

# Canterbury City Council

## Strategic Housing Land Availability Assessment (SHLAA)

### Herne Bay Worksheets

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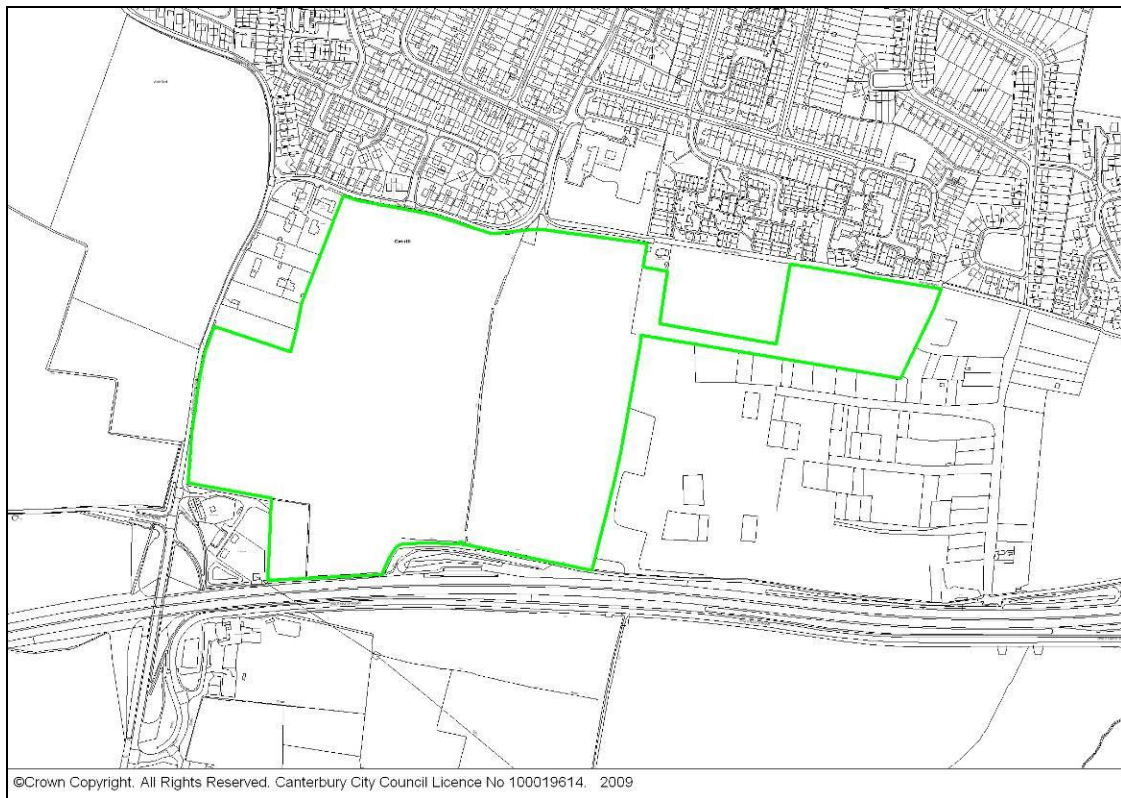
SHLAA	Reference	Company_Agent	Site Address	Street	Town
SHLAA	10	VLH Associates	Land at	Greenhill Road/Junction Road	Herne Bay
SHLAA	11	VLH Associates	Strode Farm	Lower Herne Road	Herne Bay
SHLAA	12	VLH Associates	Herne Bay golf driving range B	Bullockstone Road	Herne Bay
SHLAA	13	VLH Associates	Land west of	Bullockstone Rd	Herne Bay
SHLAA	16	Lakehurst Developments Ltd	Land North of The Links	Eddington	Herne Bay
SHLAA	20	DHA Planning	Herne Bay Police Station	Gordon Road	Herne Bay
SHLAA	23	Space Shuffle	Red House Farm	Molehill Rd	Herne Bay
SHLAA	30	N/A	Land at Roman Galley	Thanet Way	Herne Bay
SHLAA	32	N/A	Cedar House Blacksole Bridge	Margate Rd	Herne Bay
SHLAA	51	Howard Huton & Assoc.	Land at	Whitstable Rd Studd Hill	Herne Bay
SHLAA	63	Laurence Wilbraham	Herne Bay Court	Canterbury Rd	Herne Bay
SHLAA	66	Lee Evans Planning	Hillborough Business Park	Sweechbridge Rd	Herne Bay
SHLAA	68	Lee Evans Planning	Land at Beltinge		Herne Bay
SHLAA	69	Lee Evans Planning	Land at Underdown House	Underdown Lane	Herne Bay
SHLAA	71	Lee Evans Planning	Land at Greenhill	adjacent Thornden Close	Herne Bay

SHLAA	Reference	Company_Agent	Site Address	Street	Town
SHLAA	77	Lee Evans Planning	53	Sea View Road	Herne Bay
SHLAA	110	CCC	227	Sea Street	Herne Bay
SHLAA	114	CCC	Land at	Sea Street	Herne Bay
SHLAA	128	Angela Hirst	Land between 41 & 73	Ridgeway Rd Herne	Herne Bay
SHLAA	129	Kitewood Estates	Land North of the	Thanet Way	Herne Bay
SHLAA	131	Kitewood Estates	land south of	Richmond Drive	Herne Bay
SHLAA	132	Kitewood Estates	Land adjoining May Street & El	Hillborough	Herne Bay
SHLAA	134	Kitewood Estates	Altira Business Park & Adjoining		Herne Bay
SHLAA	166	CCC	land at	Thornden Wood Road	Herne Bay
SHLAA	175	Lee Evans Planning	Land bet Eddington & Old Than	Eddington lane	Herne Bay
SHLAA	176	Lee Evans Planning	Land adjoining Plenty Brook	Eddington Lane	Herne Bay
SHLAA	179	Country Life Homecare	48&50	Herne Street , Herne	Herne Bay
SHLAA	198	GVA Humberts Leisure	Keat Farm Caravan Park	Reculver Road	Herne Bay
SHLAA	199	VLH Associates	Adj to H bay Golf Driv Range	Bullockstone Road	Herne Bay
SHLAA	202	Hobbs Parker Property Consultants	Land off Bramley Gardens	Broomfield	Herne Bay
SHLAA	208	Goddard Planning Consultancy	Herne Bay Golf Club		Herne Bay

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

<b>SITE DETAILS</b>	
<b>Site Reference Number</b>	SHLAA/010
<b>Site Name</b>	Land off
<b>Location/Address</b>	Greenhill Road / Junction Road, Greenhill
<b>Greenfield/PDL/Mixed</b>	Greenfield
<b>Proposed Use</b>	Housing as part of mixed use development – community development, recreation, leisure
<b>Site Area</b>	21.34 ha – 17ha site capacity

**Site Plan**



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

**Aerial view**



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

**Photograph 1: View of site looking north east**



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Site Assessment Form**

<b>Description of Site:</b>	The site consists of a large open field to the south of Greenhill. To the south of the site is a small landscape buffer however there is very little boundary treatment and views available across the whole site from the Thanet Way. The north of the site is equally open although to the west there is some tree screening along the boundary with adjoining houses. To the west of the site is an unmade access road, which leads towards an area of open space included within the site boundary. Again there are trees and hedgerow along the western boundary of the site.
<b>Current Use:</b>	Agricultural/Open Space
<b>Surrounding Uses:</b>	Residential/Agricultural  To the south is the A299 Thanet Way in close proximity and to the southeast corner is the Herne Bay Power Grid. There are a few dwellings to the western site boundary.
<b>Character of Surrounding Area:</b>	The surrounding area is very open, particularly to the south and east. The north is characterised by dense residential development.
<b>Planning History:</b> e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	CA/01/1177 – Outline planning permission was granted for the erection of a community centre.  At the 2004 LPI this was an Omission Site. The Inspector considered that the site was stark, located at the urban edge, comprising of vulnerable agricultural land to the south with open countryside beyond the urban edge and the A299. The site was also considered to be exposed when viewed from the north, south and east.  The Inspector also concluded that it was allocated for a community use and that this would seem to better serve the physical characteristics much better than a housing scheme, however well landscaped.  In conclusion despite the shortfall in the Council's housing allocation he concluded that there are better, less sensitive locations than this to accommodate a deficiency.
<b>Potential site Capacity:</b> as proposed	600 units as proposed by the applicant.
Calculated by CCC at x units / ha	35 units per hectare = 595

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

<b>STAGE 1 ASSESSMENT: POLICY CONSTRAINTS</b>	
<b>A - Is the site within any of the following Areas?</b>	
<u>Category 1: National and Regional</u>  SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No  (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	No although land to the west of the site is.
<b>B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?</b>	A small part of the north of the site is currently allocated for community use as set out by C12 of the CDLP. Indeed outline planning permission was granted in 2001 for the community centre.  In addition the land to the east is open space protected from development to enable use as public playing fields by C25 of the CDLP.
<b>C - Is the site in or adjacent to a settlement?</b>	The site is not in but is adjacent to a settlement.
<b>D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?</b>	The site falls adjacent to the identified Herne Bay urban area.
<b>CONCLUSION:</b> Site not suitable for housing at this stage existing policy objections	

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

<p>Site may be suitable - continue to Stage 2</p>	<p><b>Initial Assessment Conclusion:</b> Carry forward for further assessment as site is adjacent to Urban area and falls within one of the option under consideration. Existing local plan allocation for community use which will be reassessed as part of the SHLAA methodology</p>
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**Strategic Housing Land Availability Assessment  
Site Assessment Form**

<b>STAGE 2 ASSESSMENT: SUITABILITY</b>	
<p><b>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</b></p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p><b>B. Is the site in a suitable location when measured against the following criteria?</b></p> <ul style="list-style-type: none"> <li>• Within 800m. walking distance of a bus stop or railway station providing two or more services per hour.</li> </ul>	<p>No. Much of the site is further than 800m of public transport.</p> <p>There is a bus route to the north of the site.</p>
<ul style="list-style-type: none"> <li>• Within 800 m. walking distance of a convenience store , a primary school and a GP surgery.</li> </ul>	<p>Yes, primary school, convenience and GP</p>
<ul style="list-style-type: none"> <li>• Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre.</li> </ul>	<p>Not within 30 minutes of Kent Canterbury hospital</p> <p>Much of the site is not within 30 minutes of a health centre</p> <p>Within 20 minutes of secondary school</p> <p>Within 30 minutes of employment area and town centre</p>
<b>TECHNICAL CONSULTATIONS</b>	
<p><b>C. Does the site have any of the following physical or infrastructure constraints?</b></p>	
<ul style="list-style-type: none"> <li>• Access</li> </ul>	<p>Medium – Access possible onto Thornden Wood Road or Greenhill Road but localised widening likely to be required to achieve right turns. No access to be provided onto A299.</p>
<ul style="list-style-type: none"> <li>• Highway capacity</li> </ul>	<p>Medium – No capacity problems on Thornden Wood Road or Greenhill Road but poor crash record in Thornden Wood Road. TA required at A2990 roundabout.</p>



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

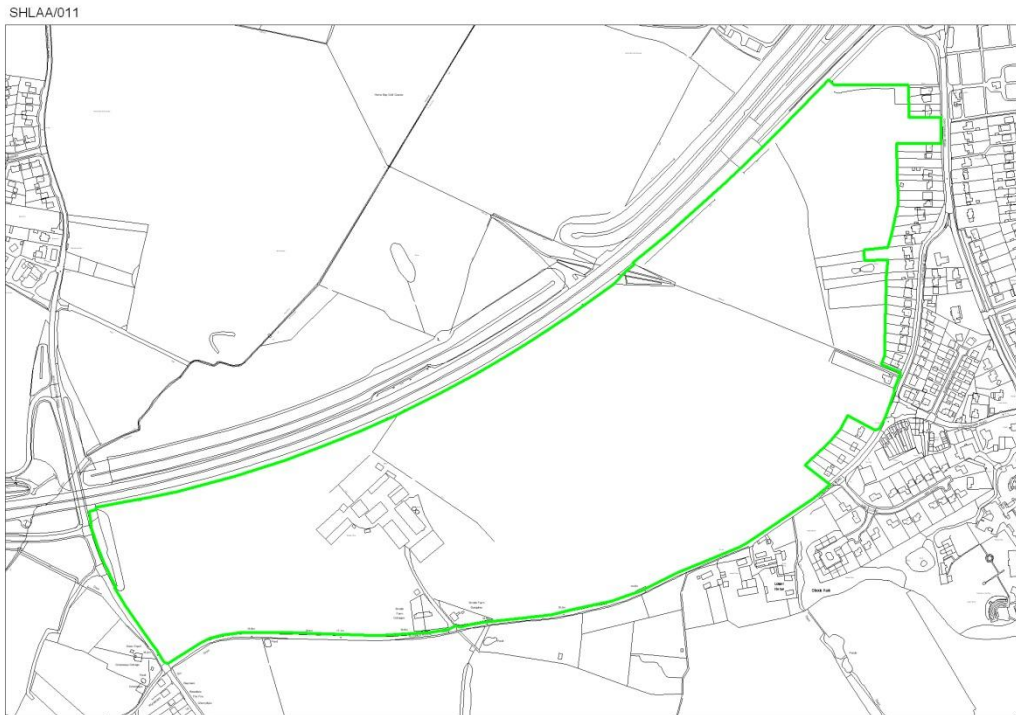
<ul style="list-style-type: none"> <li>• Infrastructure – Water Supply</li>   <li>Sewerage/Drainage</li>   <li>Electricity supply Gas Supply</li>   <li>Electricity Pylons</li> </ul>	<p>There is an electricity pylon adjoining the site to the southwest and electricity sub station.</p> <p>Greenfield site therefore no infrastructure provision. Good proximity to neighbouring housing development however.</p>
<ul style="list-style-type: none"> <li>• Contamination/Pollution</li> </ul>	<p><b>Traffic noise assessment and air quality assessment likely to be required.</b></p> <p>There is potential for noise pollution due to the proximity to the A299 and assessment will be required</p>
<ul style="list-style-type: none"> <li>• Adverse Ground Conditions</li> </ul>	<p>No</p>
<ul style="list-style-type: none"> <li>• Hazardous Risk</li> </ul>	<p>No</p>
<ul style="list-style-type: none"> <li>• Topography</li> </ul>	<p>Gently sloping site</p>
<ul style="list-style-type: none"> <li>• Flood Zone</li> </ul>	<p>No</p>
<ul style="list-style-type: none"> <li>• Other e.g. Archaeology, Conservation area, AHLV</li> </ul>	<p><b>An archaeological evaluation will be required.</b></p> <p>Agricultural Land Classification: Grade 3</p>
<p>If yes, how and when can the constraint be overcome?</p>	<p>Archaeology evaluation</p> <p>Noise impact assessment and appropriate mitigation measures</p>

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

<p><b>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</b></p> <ul style="list-style-type: none"> <li>• Townscape</li> <li>• Landscape</li>   <li>• Trees</li>   <li>• Conservation Areas</li> <li>• Historic Parks and Gardens</li> <li>• Listed Buildings</li> <li>• Scheduled Ancient Monuments</li>   <li>• Sites of Nature Conservation Interest/Protected Species</li> </ul> <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>This development would potentially have a significant impact upon the landscape due to its open nature and the long-range views available. Landscape assessments would be likely to be required.</p> <p>Trees – No</p> <p>Cons Areas – No Historic Parks and Gardens – No Listed Buildings – No SAM's – No</p> <p>The site is not particularly sensitive regarding biodiversity.</p>
<p><b>E. Would the amenity of residents be adversely affected by any external, environmental factors?</b></p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Traffic noise mitigation measures could be dealt with by condition.</p>

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

<b>SITE DETAILS</b> – updated 18/05/12	
Site Reference Number	<i>SHLAA/011</i>
Site Name	<i>Strode Farm</i>
Location/Address	<i>Lower Herne Road, Herne</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	Housing as part of mixed use development
Site Area	<i>37.34 ha</i>



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



The site viewed from Bullockstone Road towards Herne



Strode Farm, Lower Herne Road

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

<b>Description of Site:</b>	Agricultural land; largely open except for farm complex at centre of site. Gently undulating land. Quite large farm complex. Some boundary trees and hedgerows.
<b>Current Use:</b>	Agricultural land and in part cultivation of cut flowers.
<b>Surrounding Uses:</b>	Agriculture; limited residential property; A299 adjacent and golf course beyond. Borders Herne Village at eastern end and Bullockstone Road at Western end.
<b>Character of Surrounding Area:</b>	Largely rural in character, but close to Herne village. Potential noise disturbance from road traffic/aircraft? Immediately adjacent to A299 Thanet Way. Land slopes up to the Blean ridge in the south which is more wooded (Herne Bay & Whitstable Landscape Assessment).
<b>Planning History:</b> e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	No allocations/previous local plan history for this site. The site was proposed as a Green Gap by the local Parish Council, but this was not carried forward.  CA//04/00548 Strode Farm, Lower Herne Road, Herne. Erection of steel framed agricultural building for storing hay and straw granted 27/04/2004.
<b>Potential site Capacity:</b> As proposed	No detailed proposals.
Calculated by CCC at 35 units / ha	Approx. 15 ha – approx. 525 units



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

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

<b>STAGE 2 ASSESSMENT: SUITABILITY</b>	
<p><b>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</b></p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p><b>B. Is the site in a suitable location when measured against the following criteria?</b></p> <ul style="list-style-type: none"> <li>• Within 800m. walking distance of a bus stop or railway station providing two or more services per hour.</li> </ul>	<p>400-800 metres to public transport</p> <p>Yes – Quality Bus Partnership route through Herne village.</p>
<ul style="list-style-type: none"> <li>• Within 800 m. walking distance of a convenience store, a primary school and a GP surgery.</li> </ul>	<p>No - GP surgery (although there is one in the village) Part of site in relation to primary school and convenience store in Herne and primary school in Greenhill</p>
<ul style="list-style-type: none"> <li>• Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre.</li> </ul>	<p>Yes – via Quality Bus Partnership route through Herne village (Herne Bay, Canterbury)</p>
<b>TECHNICAL CONSULTATIONS</b>	
<p><b>C. Does the site have any of the following physical or infrastructure constraints?</b></p>	
<ul style="list-style-type: none"> <li>• Access</li> </ul>	<p>Access should not be provided direct off Thanet Way as this is a high speed dual carriageway and the number of junctions need to be limited. Access onto Bullockstone Road would be possible, but junction of Bullockstone Road / A291 inadequate and Bullockstone Road not suitable for increased volume of traffic.</p>
<ul style="list-style-type: none"> <li>• Highway capacity</li> </ul>	<p>Lower Herne Road has poor junctions with A291, and capacity of A291 through pinch points in Herne is inadequate. The capacity of the roundabouts at A299 and A2990 need to be checked. Can this development deliver a Herne Bypass?</p>

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

	Sustainability- Large development could provide significant public transport infrastructure, but the bus service needs to be delivered as a through route, not as a spur. Improvements to walking and cycling will also be needed. Western end of site is remote from amenities
<ul style="list-style-type: none"> <li>• Infrastructure – Water Supply</li> <li>Sewerage/Drainage</li> <li>Electricity supply Gas Supply</li> <li>Electricity Pylons</li> </ul>	<p>Possibly adjacent to site.</p> <p>Electricity lines on edge of site</p>
<ul style="list-style-type: none"> <li>• Contamination/Pollution</li> </ul>	Potential agricultural pollutants - contaminated land issues need to be addressed.
<ul style="list-style-type: none"> <li>• Adverse Ground Conditions</li> </ul>	None known
<ul style="list-style-type: none"> <li>• Hazardous Risk</li> </ul>	None known
<ul style="list-style-type: none"> <li>• Topography</li> </ul>	Generally flat – slight W>E slope at eastern end of site
<ul style="list-style-type: none"> <li>• Flood Zone</li> </ul>	No
<ul style="list-style-type: none"> <li>• Other e.g. Archaeology, Conservation area, AHLV</li> </ul>	<p>Adjacent to Herne Conservation Area; would require archaeological site evaluation.</p> <p>Agricultural Land Classification: Grade 3</p>
If yes, how and when can the constraint be overcome?	Most constraints not highly significant, but delivery of Herne Bypass key to successful implementation of any development scheme in this location.

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

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

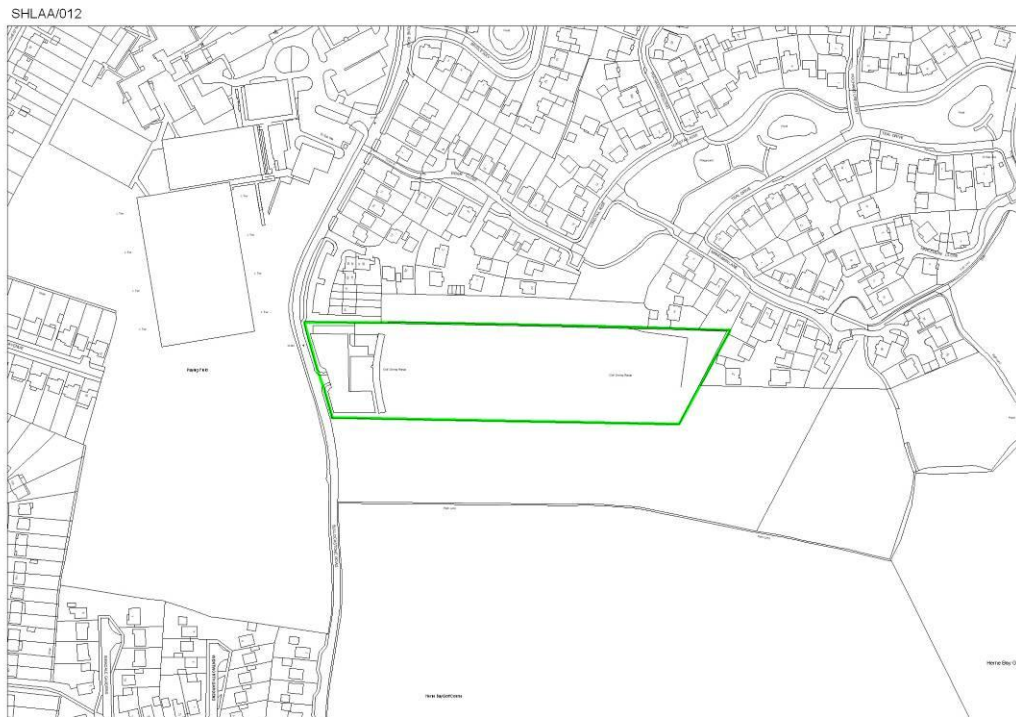
<p><b>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</b></p> <ul style="list-style-type: none"><li>• Townscape</li><li>• Landscape</li><li>• Trees</li><li>• Conservation Areas</li><li>• Historic Parks and Gardens</li><li>• Listed Buildings</li><li>• Scheduled Ancient Monuments</li><li>• Sites of Nature Conservation Interest/Protected Species</li></ul> <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Site not particularly sensitive regarding biodiversity. No particular issues raised in relation to proximity to Conservation Area. Other – N/A.</p>
<p style="text-align: center;"><b>IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</b></p>	
<p><b>E. Would the amenity of residents be adversely affected by any external, environmental factors?</b></p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Traffic noise and air quality assessments 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.**

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

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

**Plan**





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

Aerial view of the site



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View of the front of the site



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

View of the southern boundary



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

<p><b>Description of Site:</b></p>	<p>The application site comprises the Herne Bay Golf Driving Range situated on the east side of Bullockstone Road. The golf driving range comprises a two-storey building incorporating a clubhouse with residential flat over and car park to the front of the site, with golf driving bays and a floodlit range surrounded by ball catch fencing to the rear. Much of the site is an open grassed area.</p> <p>The northern most part of the site is made up of a fifteen metre wide buffer strip located between the golf driving range and housing estate. This has been left uncultivated.</p> <p>There are extensive views out across the appeal site towards open countryside to the south from within the public strip of open space which adjoins the eastern part of the proposal site, although limited by fencing and hedging</p>
<p><b>Current Use:</b></p>	<p>The site is currently in use as a Golf Driving Range.</p>
<p><b>Surrounding Uses:</b></p>	<p>Immediately to the south and east of the site is Herne Bay Golf Course while to the north is Stillwater Park, the residential development recently completed by Ward Homes. The houses adjacent to the application site are predominantly substantial two-storey detached houses, with the exception of a terrace fronting onto Bullockstone Road. On the opposite side of Bullockstone Road are the playing fields of the Herne Bay High School.</p>
<p><b>Character of Surrounding Area:</b></p>	<p>The Herne Bay golf course to the south of the site is dotted with mature trees, some of which are native and some of which are introduced. Views across the landscape from Bullockstone Road are limited by a substantial hedgerow. Despite the urban edge in this area being softened by golf course planting new development at Still Water Park is highly visible in the landscape. Development to the north and west of the site is dominated by modern estate development, and with playing fields immediately west of the site across Bullockstone Road.</p>
<p><b>Planning History:</b> e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>Planning permission CA/89/1286/HBA was granted in 1990 for change of use from agricultural land to driving range, with access, bar, parking and office. Since then there have been various permissions for extending these facilities and the first-floor living accommodation in the main building.</p> <p>An application made in 2001 (Ref No</p>

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

	<p>CA/01/0254/HBA) for the erection of 24 dwellings with garaging on the entire golf driving range site was refused planning permission in 2001 on the grounds that the site was outside of the urban area and would result in encroachment of built form into the countryside.</p> <p>Two outline applications for the golf driving range were made in 2004. Application CA/04/0491/HBA proposed to retain the existing club-house building and convert this to residential use (no numbers were given) and erect a new leisure building against the southern boundary of the site which would house an eight lane bowling alley.</p> <p>Application CA/04/0490/HBA proposed residential development on the land behind the club-house buildings. An indicative layout showed 36 dwellings served off a single access road with a landscaped buffer zone along the southern boundary with the golf course. These applications have now been withdrawn.</p> <p>CA/06/0769/HBA proposed the erection of 66 dwellings on the sites and was refused permission in October 2006. It was Dismissed at appeal on the basis that the release of land outside the settlement boundary, in a situation where there is adequate land available within existing settlements would be contrary to Local Plan Policy H3 and that the proposal would be harmful to the character and appearance of the locality</p>
<p><b>Potential site Capacity:</b> as proposed</p>	<p align="center">64</p>
<p>Calculated by CCC at x units / ha</p>	<hr/>

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

<b>STAGE 1 ASSESSMENT: POLICY CONSTRAINTS</b>	
<b>A - Is the site within any of the following Areas?</b>	
<u>Category 1: National and Regional</u>  SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	None  The Thanet Coast and Sandwich Bay SPA and Ramsar located on the coast to the north.  The Blean Complex SAC is located some distance to the southeast.
<u>Category 2: Local</u>  Special Landscape Area	None
<b>B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?</b>	Currently in use and use appears to be suitable for this site. It is not protected by local plan designation and in view of planning history further assessment required
<b>C - Is the site in or adjacent to a settlement?</b>	Yes - adjacent to Herne Bay
<b>D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?</b>	Abuts the Herne Bay urban area at Greenhill
<b>CONCLUSION:</b>	
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



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

<b>STAGE 2 ASSESSMENT: SUITABILITY</b>	
<p><b>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</b></p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p><b>B. Is the site in a suitable location when measured against the following criteria?</b></p> <ul style="list-style-type: none"> <li>• Within 800m. walking distance of a bus stop or railway station providing two or more services per hour.</li> </ul>	<p>The site is close to existing public transport routes running along the Old Thanet Way and the railway station via Eddington Lane.</p> <p>Within 600-800 metres of public transport</p>
<ul style="list-style-type: none"> <li>• Within 800 m. walking distance of a convenience store , a primary school and a GP surgery.</li> </ul>	<p>The site is immediately adjacent to the Herne Bay High School</p> <p>Within 800 metres of local shops, post office at Greenhill Road and GP at Poplar Drive but further from Briary County Primary School,</p> <p>A lack of continuous footway increases remoteness from facilities.</p>
<ul style="list-style-type: none"> <li>• Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre.</li> </ul>	<p>30 minutes to town centre, however, Herne Bay town centre is approximately 1.6 km by foot from the site. 30 minutes to health facilities 10 minutes to employment and secondary school Further travelling time to Kent &amp; Canterbury hospital</p>
<b>TECHNICAL CONSULTATIONS</b>	
<p><b>C. Does the site have any of the following physical or infrastructure constraints?</b></p>	
<ul style="list-style-type: none"> <li>• Access</li> </ul>	<p>No access issues</p>
<ul style="list-style-type: none"> <li>• Highway capacity</li> </ul>	<p>No capacity issues. .</p>

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

<ul style="list-style-type: none"> <li>• Infrastructure –</li> </ul> <p>Water Supply</p>  <p>Sewerage/Drainage</p>          <p>Electricity supply</p> <p>Gas Supply</p> <p>Electricity Pylons</p>	<p>Yes – adjacent to existing development. <b>Consultation required.</b></p> <p>The existing sewerage system downstream does not have the capacity for the additional flow from the development. Off-site sewerage works would need to be requisitioned to ensure that the development connects to a point of adequate capacity. In the past there has been issues related to surcharging of existing sewers and flooding at the Eddington Pumping Station whenever there is any heavy rain.</p> <p><b>Further information is required to prove that the previously installed surface water systems at Stillwater park have adequate capacity.</b></p> <p>Yes – adjacent to existing development</p> <p>Yes – adjacent to existing development</p> <p>None</p>
<ul style="list-style-type: none"> <li>• Contamination/Pollution</li> </ul>	<p>No contamination issues identified</p>
<ul style="list-style-type: none"> <li>• Adverse Ground Conditions</li> </ul>	<p>None identified</p>
<ul style="list-style-type: none"> <li>• Hazardous Risk</li> </ul>	<p>None identified</p>
<ul style="list-style-type: none"> <li>• Topography</li> </ul>	<p>Flat</p>
<ul style="list-style-type: none"> <li>• Flood Zone</li> </ul>	<p>The site is not in a flood zone</p> <p>The site drains via the existing Stillwater Park development direct to the Southern Water holding reservoir which itself feeds directly into the Plenty Brook just upstream of where serious flooding has</p>

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

	<p>occurred in recent years. Lagoons have recently been completed to alleviate flooding at Eddington from Plenty Brook. <b>Need to confirm capacity is now sufficient.</b></p>
<ul style="list-style-type: none"> <li>• Other e.g. Archaeology, Conservation area, AHLV</li> </ul>	<p>The area to the north of the proposed development site has previously been subject to a detailed programme of sample archaeological excavation. This revealed evidence for Early Bronze Age occupation, although the principal remains were of Late Iron Age and Early-Late Roman date. The full extent of the site was not determined and clearly extends into the site. <b>An archaeological evaluation is necessary, which could be dealt with by condition.</b></p> <p>Site is currently in use for sport. <b>It is likely that Sport England would require a replacement facility or a contribution to offset the loss.</b></p> <p>Agricultural Land Classification: Grade 3, although not in agricultural use (golf course)</p>
<p>If yes, how and when can the constraint be overcome?</p>	<p>As above</p>

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

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

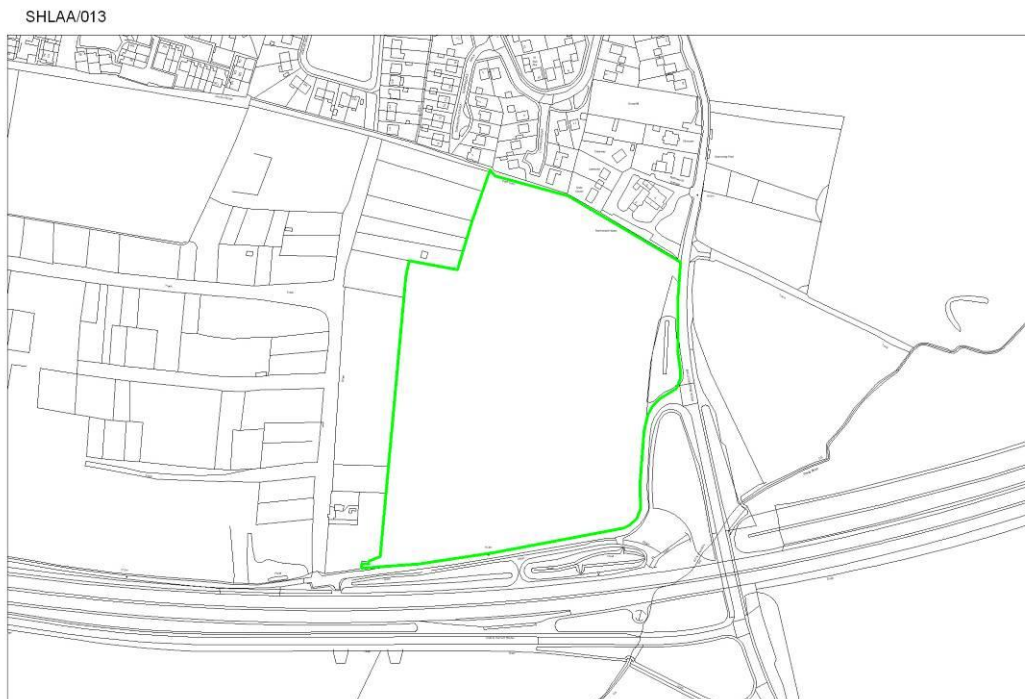
<p><b>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</b></p> <ul style="list-style-type: none"> <li>• Townscape</li> <li>• Landscape</li> <li>• Trees</li> <li>• Conservation Areas</li> <li>• Historic Parks and Gardens</li> <li>• Listed Buildings</li> <li>• Scheduled Ancient Monuments</li> <li>• Sites of Nature Conservation Interest/Protected Species</li> </ul> <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Would be detrimental to views out from existing open space in the adjacent housing development - changing the character of the development and reducing openness. Careful siting and design is likely to be able to reduce these concerns.</p> <p>From view points to the south of the site, any development would be seen with the backdrop of existing development at the urban area. Impact of development would be reduced with sensitive design.</p> <p>Boundary planting important to setting of site.</p> <p>Site not particularly sensitive regarding biodiversity</p>
<p align="center"><b>IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</b></p>	
<p><b>E. Would the amenity of residents be adversely affected by any external, environmental factors?</b></p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>None</p>

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

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

<b>SITE DETAILS</b>	
Site Reference Number	<i>SHLAA/013</i>
Site Name	<i>Land West of Bullockstone Road</i>
Location/Address	<i>West of Bullockstone Road, Herne Bay</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	Housing
Site Area	<i>5.6 ha</i>

**Plan**



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

Arial Photograph



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

<p><b>Description of Site:</b></p>	<p>This greenfield site is located outside the Herne Bay urban area, to the south of Greenhill.</p> <p>The site is currently in agricultural use, but separated from the wider agricultural landscape by the Thanet Way. Tree planting along the Thanet Way beginning to form a barrier to the busy road.</p> <p>Views to the north are contained by the urban area and there are views south as far as the Blean ridge</p>
<p><b>Current Use:</b></p>	<p>The site is currently in agricultural use (Grade 3 agricultural land)</p>
<p><b>Surrounding Uses:</b></p>	<p>To the west, is a series of plotlands, often with substantial tree cover. To the south is the Thanet Way separated from the site by a narrow landscaping strip. Bullockstone Road runs adjacent to the eastern boundary of the site, again separated by a landscaping strip and modern housing development closely abuts the northern boundary of the site. The Plenty Brook runs away from the site to the East.</p>
<p><b>Character of Surrounding Area:</b></p>	<p>The area is separated from the countryside to the south by the Thanet Way. It is a landscape dominated by agriculture and boundary planting is beginning to shield the site surrounding development although still very visible to the North.</p>
<p><b>Planning History:</b> e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>There is no planning history on this site. Lagoons were recently constructed to the south and east of the site to reduce flooding on the Plenty Brook.</p>
<p><b>Potential site Capacity:</b> as proposed</p>	<p>190 dwellings</p>
<p>Calculated by CCC at x units / ha</p>	



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

<b>STAGE 1 ASSESSMENT: POLICY CONSTRAINTS</b>	
<b>A - Is the site within any of the following Areas?</b>	
<u>Category 1: National and Regional</u>  SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	None  The Thanet Coast and Sandwich Bay SPA and Ramsar located on the coast to the north.  The Blean Complex SAC is located some distance to the southeast.
<u>Category 2: Local</u>  Special Landscape Area	Land south of the site, beyond the Thanet Way is located within the Blean Woods Special Landscape Area.
<b>B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?</b>	None – In agricultural use
<b>C - Is the site in or adjacent to a settlement?</b>	The site lies adjacent to the urban area at Herne Bay, to the south of Greenhill.
<b>D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?</b>	No – abuts the Herne Bay urban area at Greenhill
<b>CONCLUSION:</b>	
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

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

<b>STAGE 2 ASSESSMENT: SUITABILITY</b>	
<p><b>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</b></p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p><b>B. Is the site in a suitable location when measured against the following criteria?</b></p> <ul style="list-style-type: none"> <li>• Within 800m. walking distance of a bus stop or railway station providing two or more services per hour.</li> </ul>	<p>No</p>
<ul style="list-style-type: none"> <li>• Within 800 m. walking distance of a convenience store, a primary school and a GP surgery.</li> </ul>	<p>Relatively remote from facilities. No continuous footway.</p> <p>Primary school just within 800m threshold. Convenience store further than 800 metres. GP surgery – Poplar Drive</p>
<ul style="list-style-type: none"> <li>• Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre.</li> </ul>	<p>30 minutes to employment 30 minutes from southern end of site to health centre 30 minutes from northern end of town centre 20 minutes to secondary school</p>
<b>TECHNICAL CONSULTATIONS</b>	
<p><b>C. Does the site have any of the following physical or infrastructure constraints?</b></p>	
<ul style="list-style-type: none"> <li>• Access</li> </ul>	<p>Access could be achieved onto Bullockstone Road</p>
<ul style="list-style-type: none"> <li>• Highway capacity</li> </ul>	<p>Capacity of Bullockstone Road OK but poor junction with A291. <b>Capacity of A2990 needs to be checked</b></p>

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

<ul style="list-style-type: none"> <li>• Infrastructure – Water Supply</li> <li>Sewerage/Drainage</li> <li>Electricity supply</li> <li>Gas Supply</li> <li>Electricity Pylons</li> </ul>	<p>Yes adjacent to existing development. <b>Consultation required.</b></p> <p><b>Consultation required</b></p> <p>Yes – adjacent to existing development</p> <p>Yes – adjacent to existing development</p> <p>None</p>
<ul style="list-style-type: none"> <li>• Contamination/Pollution</li> </ul>	<p>Potential noise/air air quality issue. <b>Traffic noise assessment and air quality assessment required.</b></p>
<ul style="list-style-type: none"> <li>• Adverse Ground Conditions</li> </ul>	<p>None known</p>
<ul style="list-style-type: none"> <li>• Hazardous Risk</li> </ul>	<p>None known</p>
<ul style="list-style-type: none"> <li>• Topography</li> </ul>	<p>Site gently falls north to south</p>
<ul style="list-style-type: none"> <li>• Flood Zone</li> </ul>	<p>The site is not in a flood zone</p> <p>The site appears into the Plenty Brook just upstream of where serious flooding has occurred in recent years. Lagoons have recently been completed to alleviate flooding at Eddington from Plenty Brook.</p> <p><b>Need to confirm capacity is now sufficient.</b> <b>Need drainage consult</b></p>
<ul style="list-style-type: none"> <li>• Other e.g. Archaeology, Conservation area, AHLV</li> </ul>	<p><b>Archaeological evaluation required</b></p> <p>Agricultural Land Classification: Grade 3</p>
<p>If yes, how and when can the constraint be overcome?</p>	<p><b>As above</b></p>

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

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

<p><b>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</b></p> <ul style="list-style-type: none"> <li>• Townscape</li> <li>• Landscape</li> <li>• Trees</li> <li>• Conservation Areas</li> <li>• Historic Parks and Gardens</li> <li>• Listed Buildings</li> <li>• Scheduled Ancient Monuments</li> <li>• Sites of Nature Conservation Interest/Protected Species</li> </ul> <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Would have an impact on the character of adjoining existing housing development, which would no longer abut open land. Careful siting, design and boundary treatment is likely to be able to reduce these concerns.</p> <p>From the Thanet Way the site would be viewed as an intrusion into a predominantly agricultural landscape. It is likely, however that the impact of development could be reduced with sensitive design and strong planting.</p> <p>In longer views, the site would continue to appear as an intrusion into the agricultural landscape, despite its relationship to the urban area.</p> <p>Site not particularly sensitive in terms of biodiversity.</p>
<p align="center"><b>IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</b></p>	
<p><b>E. Would the amenity of residents be adversely affected by any external, environmental factors?</b></p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Proximity of Thanet Way a potential noise and air quality issue and assessments for these would be required. It is possible that impact may be mitigated by landscaping and tree planting.</p>

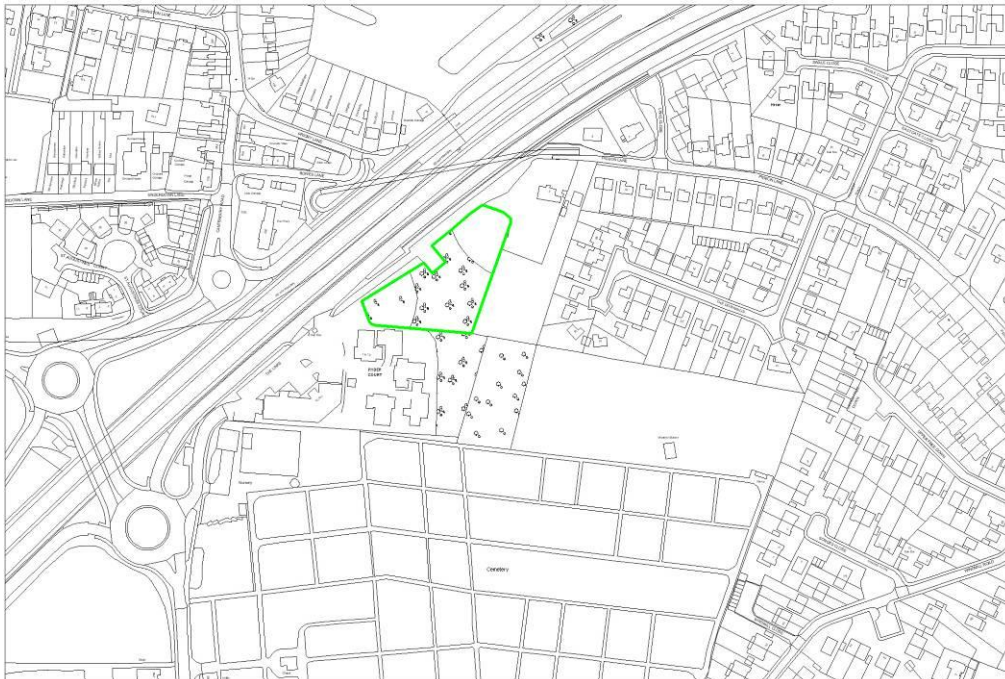
**IF THE NATURE AND SCALE OF THE IMPACT ON AMENITY IS SUCH THAT IT CANNOT BE SATISFACTORILY MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE**

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

<b>SITE DETAILS</b>	
Site Reference Number	<i>SHLAA/016</i>
Site Name	<i>Land North of the Links Development</i>
Location/Address	<i>Eddington, Herne Bay</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	Housing
Site Area	<i>5.6 ha</i>

**Plan**

SHLAA/016



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# Strategic Housing Land Availability Assessment Site Assessment Form

Aerial view of site

SHLAA/016





## Strategic Housing Land Availability Assessment Site Assessment Form

Site entrance including new housing



View of site from footpath looking towards footbridge





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

<p><b>Description of Site:</b></p>	<p>A heavily treed site sloping steeply south eastwards away from the Thanet Way. The site is physically separated from Herne Bay by the Thanet Way and the Village of Herne as a result of the landform in this area.</p>
<p><b>Current Use:</b></p>	<p>The site is currently designated as open space, with a thick cover of trees and scrub.</p>
<p><b>Surrounding Uses:</b></p>	<p>A recent mixed use development of office and housing development lies to the south East of the site. The Thanet Way runs immediately to the north and west of the site.</p> <p>To the east of the site beyond some addition scrub and tree covered open space is housing development (The Downings) and to the south east a large cemetery.</p>
<p><b>Character of Surrounding Area:</b></p>	<p>The area is dominated by the Thanet Way, which at this point the A299 is in a deep cutting but with the Broomfield to Canterbury Road slip road at a more natural level between. A footbridge crosses the A299 from Pigeon Lane to Priory Lane and it is here that the site and the surrounding area is most readily viewed.</p>
<p><b>Planning History:</b> e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>The land to the east of the petrol filling station site of which the application site is a part has a limited planning history, two applications for residential development were submitted upon it in the mid 1970's, CA/74/0727/HBA and CA/75/0450/HBA, these were both refused planning permission.</p>

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

	<p>The petrol filling station site has been subject to a number of applications relating to this use and subsequently for its redevelopment for office and residential purposes. This culminated in the application CA/07/0101/HER which is in the process of being implemented and allowed the erection of a building (2255 sq mtrs gross) for uses within Class B1 (a) and (b) offices, Class D1 clinical/medical/educational and gallery use and Class D2 sports and recreation and three apartment blocks to provide 36 two-bedroom units.</p> <p>Planning application 08/01475 which sought to use part of this site for car parking was refused for the following reasons:</p> <ul style="list-style-type: none"> <li>• The proposed development by virtue of the introduction of a car parking area into an Area of Protected Existing Open Space and resulting in the loss of trees and vegetation from the construction of the facility, would be detrimental to the visual amenity of the area; and</li> <li>• It has not been satisfactorily demonstrated that the proposed development would not harm a protected habitat or protected species.</li> </ul>
<p><b>Potential site Capacity:</b> as proposed</p>	<p>18 – 24 units</p>
<p>Calculated by CCC at x units / ha</p>	<p>-----</p>

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

<b>STAGE 1 ASSESSMENT: POLICY CONSTRAINTS</b>	
<b>A - Is the site within any of the following Areas?</b>	
<u>Category 1: National and Regional</u>  SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	The Thanet Coast and Sandwich Bay SPA and Ramsar located on the coast to the north.  The Blean Complex SAC is located some distance to the southeast.
<u>Category 2: Local</u>  Special Landscape Area	(Conservation area, Protected Existing Open Space)
<b>B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?</b>	The site is designated as Existing Protected Open Space. It remains suitable and required for that use.
<b>C - Is the site in or adjacent to a settlement?</b>	The site is located within the Herne Bay urban area. It is more closely related to the village of Herne although this relationship is limited by landform.
<b>D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?</b>	No
<b>CONCLUSION:</b>	
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	Yes, 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**

<b>STAGE 2 ASSESSMENT: SUITABILITY</b>	
<p><b>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</b></p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p><b>B. Is the site in a suitable location when measured against the following criteria?</b></p> <ul style="list-style-type: none"> <li>• Within 800m. walking distance of a bus stop or railway station providing two or more services per hour.</li> </ul>	<p>Yes – within walking distance of a good bus service. 400 metres to public transport</p>
<ul style="list-style-type: none"> <li>• Within 800 m. walking distance of a convenience store, a primary school and a GP surgery.</li> </ul>	<p>No, Store and primary school just over 900 metres, GP further</p>
<ul style="list-style-type: none"> <li>• Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre.</li> </ul>	<p>30 minutes to secondary school 20 minutes to employment (employment immediately adjacent to site) 20 minutes to health centre &amp; town centre More than 30 minutes to Kent &amp; Canterbury hospital</p>
<b>TECHNICAL CONSULTATIONS</b>	
<p><b>C. Does the site have any of the following physical or infrastructure constraints?</b></p>	
<ul style="list-style-type: none"> <li>• Access</li> </ul>	<p>Access can only be formed on left out from the slip road</p>
<ul style="list-style-type: none"> <li>• Highway capacity</li> </ul>	<p>There are no capacity problems at the slip road</p>

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

<ul style="list-style-type: none"> <li>• Infrastructure –</li> </ul> <p>Water Supply</p> <p>Sewerage/Drainage</p> <p>Electricity supply</p> <p>Gas Supply</p> <p>Electricity Pylons</p>	<p>Yes adjacent to existing development. <b>Consultation required</b></p> <p><b>Consultation required</b></p> <p>Yes adjacent to existing development</p> <p>Yes adjacent to existing development</p> <p>None</p>
<ul style="list-style-type: none"> <li>• Contamination/Pollution</li> </ul>	<p>Potential noise/ air quality issue. <b>Traffic noise assessment and air quality assessment required.</b></p>
<ul style="list-style-type: none"> <li>• Adverse Ground Conditions</li> </ul>	<p>None Known</p>
<ul style="list-style-type: none"> <li>• Hazardous Risk</li> </ul>	<p>None Known</p>
<ul style="list-style-type: none"> <li>• Topography</li> </ul>	<p>The site slopes steeply south-eastwards away from the Thanet Way</p>
<ul style="list-style-type: none"> <li>• Flood Zone</li> </ul>	<p>The site is not in an area of flood risk</p>
<ul style="list-style-type: none"> <li>• Other e.g. Archaeology, Conservation area, AHLV</li> </ul>	<p><b>Archaeological Evaluation required</b></p> <p>Agricultural Land Classification: Urban</p>
<p>If yes, how and when can the constraint be overcome?</p>	<p><b>As above</b></p>

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

<p><b>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</b></p> <ul style="list-style-type: none"> <li>• Townscape</li> <li>• Landscape</li> <li>• Trees</li> <li>• Conservation Areas</li> <li>• Historic Parks and Gardens</li> <li>• Listed Buildings</li> <li>• Scheduled Ancient Monuments</li> <li>• Sites of Nature Conservation Interest/Protected Species</li> </ul> <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>The site is also within the Eddington Conservation Area, although it should be noted that the recently approved Eddington Conservation Area Appraisal has identified all the land within the conservation area to the south of both the former Thanet Way and the New Thanet Way be excluded from the Conservation Area.</p> <p>The site is designated as Existing Protected Open Space, reflecting the visual contribution this site makes to the amenity of the area.</p> <p>Potential for protected species to be present. <b>Scoping surveys would be necessary.</b></p>
<p align="center"><b>IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</b></p>	
<p><b>E. Would the amenity of residents be adversely affected by any external, environmental factors?</b></p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Proximity of Thanet Way a potential noise and air quality issue and assessments for these would be required. It is possible that impact may be mitigated by landscaping and tree planting.</p>

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

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

<b>SITE DETAILS</b>	
Site Reference Number	<i>SHLAA/020</i>
Site Name	<i>Herne Bay Police Station</i>
Location/Address	<i>Gordon Road, Herne Bay</i>
Greenfield/PDL/Mixed	Previously Developed Land
Proposed Use	Housing
Site Area	<i>0.1 hct</i>

**Plan**





# Strategic Housing Land Availability Assessment Site Assessment Form

Aerial view



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Photograph of front of site



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



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

<b>Description of Site:</b>	The site contains a two-storey detached building with a single-storey outshot to the side. There is also a single-store detached building at the rear of the site. An area of hard standing, which provides parking to front, rear and sides, covers the remainder of the site. The site backs onto a narrow alleyway between it and adjoining gardens to the rear. The side boundaries adjoin the neighbouring residential properties and are defined by 1.8m brick walls. The buildings and the ground are in relatively good condition.
<b>Current Use:</b>	The site is currently occupied by Kent Police and this is the Herne Bay Police Station (sui-generis).
<b>Surrounding Uses:</b>	Residential
<b>Character of Surrounding Area:</b>	The site is located within the Herne Bay urban area close to the town centre. It has a strong residential character consisting of in particular two-storey terraced dwellings with a strong building line. Each dwelling has a modest setback from the road with low-level front boundary treatment. Car parking is unrestricted and is available on both sides of the road.
<b>Planning History:</b> e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	CA/99/0214 – Planning permission was granted for replacement windows.  The site has no planning permissions for housing and is not the subject of a housing allocation  It has not been a previous site proposal at a LPI.
<b>Potential site Capacity:</b> as proposed	6 units as proposed by the applicant.
Calculated by CCC at x units / ha	50 units per hectare

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

<b>STAGE 1 ASSESSMENT: POLICY CONSTRAINTS</b>	
<b>A - Is the site within any of the following Areas?</b>	
<u>Category 1: National and Regional</u>  SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No
<u>Category 2: Local</u>  Special Landscape Area	No
<b>B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?</b>	The site is currently in use. Policy C13 of the CDLP states planning permission will not be granted involving the loss to other uses of privately operated buildings, or uses for community purposes unless there is no demonstrable need for their use within the locality and it is demonstrated that other uses to serve the local community could not operate from the buildings or land.
<b>C - Is the site in or adjacent to a settlement?</b>	The site is located within the Herne Bay urban area.
<b>D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?</b>	The site is located within an identified settlement.
<b>CONCLUSION:</b>	
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.

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

<b>STAGE 2 ASSESSMENT: SUITABILITY</b>	
<p><b>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</b></p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p><b>B. Is the site in a suitable location when measured against the following criteria?</b></p> <ul style="list-style-type: none"> <li>• Within 800m. walking distance of a bus stop or railway station providing two or more services per hour.</li> </ul>	<p>Yes. 600 metres</p> <p>Close to all amenities. Site adjacent to the town centre.</p>
<ul style="list-style-type: none"> <li>• Within 800 m. walking distance of a convenience store , a primary school and a GP surgery.</li> </ul>	<p>Close to all amenities. Site adjacent to the town centre.</p>
<ul style="list-style-type: none"> <li>• Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre.</li> </ul>	<p>Not within 30 minutes of Kent Canterbury hospital Within 10 minutes of health centre and town centre Within 30 minutes of secondary school Within 20 minutes of employment area</p>
<b>TECHNICAL CONSULTATIONS</b>	
<p><b>C. Does the site have any of the following physical or infrastructure constraints?</b></p>	
<ul style="list-style-type: none"> <li>• Access</li> </ul>	<p>High - Access should be possible onto Gordon Road.</p>
<ul style="list-style-type: none"> <li>• Highway capacity</li> </ul>	<p>High – No problems Gordon Road.</p>
<ul style="list-style-type: none"> <li>• Infrastructure – Water Supply  Sewerage/Drainage</li> </ul>	<p>Existing infrastructure available.</p>

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

Electricity supply Gas Supply	Existing infrastructure available.
Electricity Pylons	No electricity pylons
<ul style="list-style-type: none"> <li>Contamination/Pollution</li> </ul>	There are considered to be possible contamination issues.
<ul style="list-style-type: none"> <li>Adverse Ground Conditions</li> </ul>	No
<ul style="list-style-type: none"> <li>Hazardous Risk</li> </ul>	No
<ul style="list-style-type: none"> <li>Topography</li> </ul>	No
<ul style="list-style-type: none"> <li>Flood Zone</li> </ul>	Level
<ul style="list-style-type: none"> <li>Other e.g. Archaeology, Conservation area, AHLV</li> </ul>	<p>Conservation Area</p> <p>Development of the site would not have an archaeological impact.</p> <p>Agricultural Land Classification: Urban</p>
If yes, how and when can the constraint be overcome?	The impact upon the character and appearance of the conservation area would need to be addressed through the detailed design stage as part of any planning application.

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



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

<p><b>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</b></p> <ul style="list-style-type: none"> <li>• Townscape</li> <li>• Landscape</li> <li>• Trees</li> <li>• Conservation Areas</li> <li>• Historic Parks and Gardens</li> <li>• Listed Buildings</li> <li>• Scheduled Ancient Monuments</li> <li>• Sites of Nature Conservation Interest/Protected Species</li> </ul> <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape – NO</p> <p>Landscape – No</p> <p>Trees – No</p> <p>Conservation Areas – The building is a decent quality late Victorian police station and if surplus should be converted and reused – it is in the Herne Bay Conservation Area.</p> <p>Development would have to preserve and/or enhance the character and appearance of the conservation area. Mitigation through the design process.</p> <p>Historic Parks and Gardens – No</p> <p>Listed Buildings – No</p> <p>SAM's – No</p> <p>SNCI/Protected Species - There are no biodiversity concerns.</p>
<p><b>IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</b></p>	
<p><b>E. Would the amenity of residents be adversely affected by any external, environmental factors?</b></p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Close proximity to neighbouring gardens means any change of use of the existing building could result in an intensity of the relationship between properties. There are a number of windows at first-floor level on both sides of the existing building.</p>

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



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

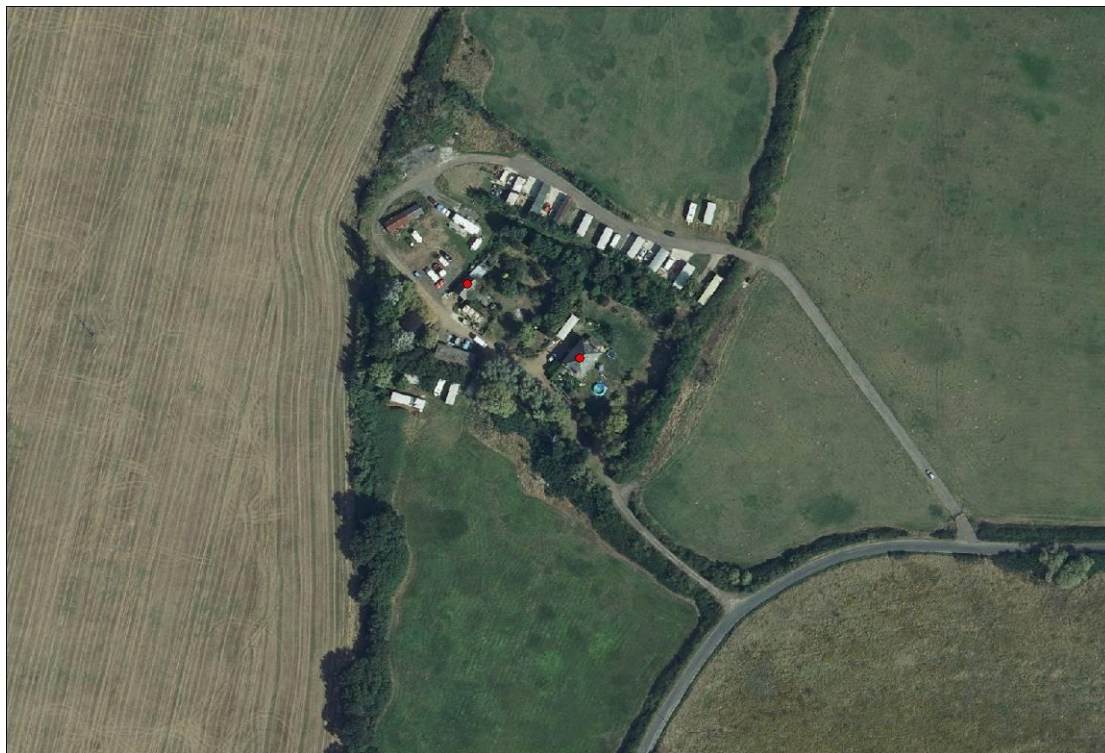
<b>SITE DETAILS</b>	
Site Reference Number	<i>SHLAA/023</i>
Site Name	<i>Red House Farm</i>
Location/Address	<i>Molehill Road, Herne Bay</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	Housing
Site Area	<i>1 ha</i>

**Plan**



## Strategic Housing Land Availability Assessment Site Assessment Form

Aerial Photograph of site



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View of Red House Farmhouse



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

View showing mobile homes to the North East of the site



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

<p><b>Description of Site:</b></p>	<p>Red House Farm is located up a narrow driveway accessed from Molehill Road from which it is set some distance back. An additional access onto Molehill Road to the east forms a circular access route that loops around the rear of buildings. The driveway leads to the main farmhouse, which is a locally listed building in red brick with a clay tiled roof.</p> <p>To the rear of the house are a collection of dilapidated buildings used for storage. Mobile homes in residential occupation are located to the northeast of the farmhouse.</p>
<p><b>Current Use:</b></p>	<p>Prominent on the site is Red House Farm. To the rear of the farmhouse are a number of dilapidated buildings used for storage. There are unauthorised caravans in residential use to the north/east of the site.</p>
<p><b>Surrounding Uses:</b></p>	<p>The site lies in the open countryside, situated between the new and old Thanet Way at the Herne Bay end of Molehill Road. The surrounding land is agricultural in nature and there are no other buildings, other than those associated with Red House Farm, within the vicinity of this site. The site is located within the Green Gap.</p>
<p><b>Character of Surrounding Area:</b></p>	<p>The surrounding area is open and low lying in character and in agricultural use. The 'Green Gap' in which it is located forms the function of maintaining the separation between Herne Bay and Whitstable. There are occasional small blocks of woodland and hedgerow remnants.</p> <p>The West Brook crosses the area, and there is one locally designated wildlife site in the vicinity known as Red House Farm Pastures – an area of semi-improved pasture surrounded by substantial hedgerows.</p>

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

<p><b>Planning History:</b> e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>In 1990, planning permission was refused for the stationing of a mobile home (Ref No CA/90/0445/HBA). While there are a number of mobile homes currently on the site, which are let to tenants, these do not benefit from planning permission .</p> <p>An application for “Removal of existing farm buildings and erection of 6 dwellings with associated garaging. The removal of 9 mobile homes and the creation of a sustainable village through the erection of 7 cabins for use as holiday lets and the erection of a 12.5m high wind turbine” (CA//08/01181/HBA) was submitted in 2008. The application was withdrawn following consideration at committee where there was a recommendation for refusal.</p> <p>Planning application (CA/10/0298) – lawful use for 5 units on part of site. Deemed as lawful – 15.9.10</p>
<p><b>Potential site Capacity:</b> as proposed</p>	<p>12 Dwellings</p>
<p>Calculated by CCC at x units / ha</p>	<p>12 units per hectare</p>

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

<b>STAGE 1 ASSESSMENT: POLICY CONSTRAINTS</b>	
<b>A - Is the site within any of the following Areas?</b>	
<u>Category 1: National and Regional</u>  SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	None  The Thanet Coast and Sandwich Bay SPA and Ramsar is located on the coast to the north.  The West Blean and Thornden Woods SSSI is located some distance to the south of the site.
<u>Category 2: Local</u>  Special Landscape Area	Land south of the site is located within the Blean Woods Special Landscape Area.
<b>B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?</b>	None
<b>C - Is the site in or adjacent to a settlement?</b>	No – It is located away from the urban boundary of settlements, but between the towns of Herne Bay and Whitstable.
<b>D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?</b>	No
<b>CONCLUSION:</b>  Site not suitable for housing at this stage existing policy objections	Not suitable, 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	

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

<b>STAGE 2 ASSESSMENT: SUITABILITY</b>	
<p><b>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</b></p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	No
<p><b>B. Is the site in a suitable location when measured against the following criteria?</b></p> <ul style="list-style-type: none"> <li>• Within 800m. walking distance of a bus stop or railway station providing two or more services per hour.</li> </ul>	No
<ul style="list-style-type: none"> <li>• Within 800 m. walking distance of a convenience store , a primary school and a GP surgery.</li> </ul>	No – The site is remote from facilities.
<ul style="list-style-type: none"> <li>• Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre.</li> </ul>	Within 30 minutes to secondary school and employment, further to hospital or health centre and town centre
<b>TECHNICAL CONSULTATIONS</b>	
<p><b>C. Does the site have any of the following physical or infrastructure constraints?</b></p>	
<ul style="list-style-type: none"> <li>• Access</li> </ul>	Site has no highway boundary. In/out access lanes.
<ul style="list-style-type: none"> <li>• Highway capacity</li> </ul>	Capacity at Molehill Road satisfactory, but need to <b>check capacity of Greenhill R/A</b>
<ul style="list-style-type: none"> <li>• Infrastructure –</li> </ul> <p>Water Supply</p> <p>Sewerage/Drainage</p>	Water supply on site, however no main drainage. <b>Consultation required</b>



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

Electricity supply	Yes
Gas Supply	Not known
Electricity Pylons	No
<ul style="list-style-type: none"> <li>• Contamination/Pollution</li> </ul>	Potential contamination issues – <b>further analysis required (may be available from Agent.)</b>
<ul style="list-style-type: none"> <li>• Adverse Ground Conditions</li> </ul>	None known
<ul style="list-style-type: none"> <li>• Hazardous Risk</li> </ul>	Not known
<ul style="list-style-type: none"> <li>• Topography</li> </ul>	<b>Fairly level site, however sloping South eastwards</b>
<ul style="list-style-type: none"> <li>• Flood Zone</li> </ul>	There is a flood zone associated with the West Brook at the westernmost part of the site. <b>Consultation required EA and LA engineers.</b>
<ul style="list-style-type: none"> <li>• Other e.g. Archaeology, Conservation area, AHLV</li> </ul>	<b>Evaluation required.</b> This is a historic farmstead of local importance, and there may be evidence of medieval or earlier settlement.  Agricultural Land Classification: Grade 3
If yes, how and when can the constraint be overcome?	<b>As above</b>

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

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

<p><b>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</b></p> <ul style="list-style-type: none"> <li>• Townscape</li> <li>• Landscape</li> <li>• Trees</li> <li>• Conservation Areas</li> <li>• Historic Parks and Gardens</li> <li>• Listed Buildings</li> <li>• Scheduled Ancient Monuments</li> <li>• Sites of Nature Conservation Interest/Protected Species</li> </ul> <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>The Thanet Coast and Sandwich Bay SPA and Ramsar located on the coast to the north. <b>Required consultation with Natural England.</b></p> <p>The West Blean and Thornden Woods SSSI is located some distance to the south of the site. <b>Required consultation with Natural England.</b></p> <p>Red House Farm LWS located to the south of the site. Consultation with NE/KWT required to determine if there is likely to be a significant impact and whether any identified impact could be mitigated.</p> <p>May be detrimental to the visual amenities of the countryside and the separating function of the Green Gap between Herne Bay and Whitstable.</p> <p>There are existing trees on the site which may be at risk.</p> <p>Red House Farmhouse is Locally Listed. This could potentially be mitigated through the design process.</p>
<p align="center"><b>IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</b></p>	
<p><b>E. Would the amenity of residents be adversely affected by any external, environmental factors?</b></p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>No</p>

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

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

<b>SITE DETAILS</b>	
Site Reference Number	<i>SHLAA/030</i>
Site Name	<i>Land at Roman Galley</i>
Location/Address	<i>Thanet Way, Herne Bay</i>
Greenfield/PDL/Mixed	Greenfield
Proposed Use	Housing
Site Area	<i>0.1 ha</i>

**Plan**



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

Aerial view of the site



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Photograph showing proposed site to the left of the existing building

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

<b>Description of Site:</b>	Grassed, wooded area with hard surfaced area adjacent to dwellings. Western part of site open storage and 2 temporary buildings.
<b>Current Use:</b>	Amenity open space and open storage adjacent to dwellings.
<b>Surrounding Uses:</b>	Rural countryside to rear and side of site with a few farm houses and buildings in the local area. Major dual carriageway to the front of the site
<b>Character of Surrounding Area:</b>	Rural countryside and agricultural farmland with a few farm houses and farm buildings within the local area.
<b>Planning History:</b> e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	Planning application – CA/06/0504 – Extensions and conversion of public house to form 6 flats and 2 dwellings – Granted 8.8.06
<b>Potential site Capacity:</b> as proposed	12-30 dwellings
Calculated by CCC at x units / ha	



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

<b>STAGE 1 ASSESSMENT: POLICY CONSTRAINTS</b>	
<b>A - Is the site within any of the following Areas?</b>	
<u>Category 1: National and Regional</u>  SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No
<u>Category 2: Local</u>  Special Landscape Area	Area of High Landscape Value – Policy R7
<b>B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?</b>	No
<b>C - Is the site in or adjacent to a settlement?</b>	No
<b>D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?</b>	Nearest settlement Reculver
<b>CONCLUSION:</b>  Site not suitable for housing at this stage existing policy objections	No, AHLV, too remote from services. 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**

<b>STAGE 2 ASSESSMENT: SUITABILITY</b>	
<p><b>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</b></p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	No
<p><b>B. Is the site in a suitable location when measured against the following criteria?</b></p> <ul style="list-style-type: none"> <li>• Within 800m. walking distance of a bus stop or railway station providing two or more services per hour.</li> </ul>	No
<ul style="list-style-type: none"> <li>• Within 800 m. walking distance of a convenience store , a primary school and a GP surgery.</li> </ul>	No
<ul style="list-style-type: none"> <li>• Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre.</li> </ul>	Employment 30 minutes, all other services further distance
<b>TECHNICAL CONSULTATIONS</b>	
<p><b>C. Does the site have any of the following physical or infrastructure constraints?</b></p>	
<ul style="list-style-type: none"> <li>• Access</li> </ul>	Existing access to site
<ul style="list-style-type: none"> <li>• Highway capacity</li> </ul>	Capacity high, however site very remote
<ul style="list-style-type: none"> <li>• Infrastructure – Water Supply  Sewerage/Drainage Electricity supply Gas Supply</li> </ul>	Existing on site



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

Electricity Pylons	No
<ul style="list-style-type: none"> <li>Contamination/Pollution</li> </ul>	Traffic noise assessment and air quality assessment will be required
<ul style="list-style-type: none"> <li>Adverse Ground Conditions</li> </ul>	No
<ul style="list-style-type: none"> <li>Hazardous Risk</li> </ul>	No
<ul style="list-style-type: none"> <li>Topography</li> </ul>	Slopes from Southern to Northern part of the site
<ul style="list-style-type: none"> <li>Flood Zone</li> </ul>	No
<ul style="list-style-type: none"> <li>Other e.g. Archaeology, Conservation area, AHLV</li> </ul>	No archaeological impact  Agricultural Land Classification: Grade 1
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><b>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</b></p> <ul style="list-style-type: none"> <li>• Townscape</li> <li>• Landscape</li> <li>• Trees</li> <li>• Conservation Areas</li> <li>• Historic Parks and Gardens</li> <li>• Listed Buildings</li> <li>• Scheduled Ancient Monuments</li> <li>• Sites of Nature Conservation Interest/Protected Species</li> </ul> <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>No          Yes – site forms part of the wider countryside          Yes – a tree survey would be required          No          No          No          No</p> <p>Potential for protected species to be present. Scoping surveys would be necessary.</p>
<p align="center"><b>IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</b></p>	
<p><b>E. Would the amenity of residents be adversely affected by any external, environmental factors?</b></p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Impact on existing residents from additional traffic entering the site. Loss of visual amenity and buffer to surrounding roads including dual carriage way.</p>

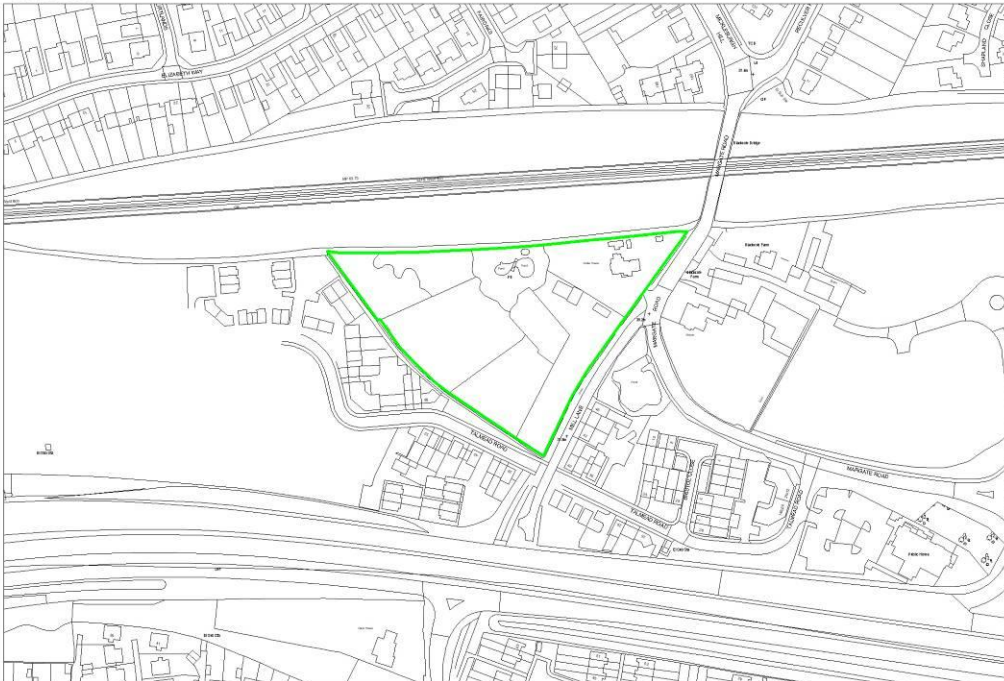
**IF THE NATURE AND SCALE OF THE IMPACT ON AMENITY IS SUCH THAT IT CANNOT BE SATISFACTORILY MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.**

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

<b>SITE DETAILS</b>	
Site Reference Number	<i>SHLAA/032</i>
Site Name	<i>Cedar House, Blacksole Bridge</i>
Location/Address	<i>Margate Road, Herne Bay</i>
Greenfield/PDL/Mixed	<i>Greenfield (part garden; part paddocks)</i>
Proposed Use	Housing
Site Area	<i>1.2 ha</i>

**Plan**

SHLAA/032



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# Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA 032



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

<b>Description of Site:</b>	Part garden of Cedar House; part paddocks associated with Cedar House. Considerable boundary trees and hedging.
<b>Current Use:</b>	Part garden; part paddocks.
<b>Surrounding Uses:</b>	Primarily residential (under construction). Some business uses at Talmead to the east.
<b>Character of Surrounding Area:</b>	Mainly urban/residential, with some business uses. Immediately adjacent to A299 Thanet Way, some noise disturbance from road traffic/aircraft? and development of neighbouring sites.
<b>Planning History:</b> e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	Originally allocated as part of wider Mill Lane site in draft CDLP. Site removed from allocation (July 2006), after planning consent granted at Appeal (Feb 2005) for the rest of the Mill Lane site.
<b>Potential site Capacity:</b> as proposed	50-60 units
Calculated by CCC at 35 units / ha	1.2ha – 42 units

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

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

<b>STAGE 2 ASSESSMENT: SUITABILITY</b>	
<p><b>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</b></p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No, but see also planning history</p>
<p><b>B. Is the site in a suitable location when measured against the following criteria?</b></p> <ul style="list-style-type: none"> <li>• Within 800m walking distance of a bus stop or railway station providing two or more services per hour.</li> </ul>	<p>Yes, but only just within 800m. Pedestrian/cycle link to Broomfield.</p>
<ul style="list-style-type: none"> <li>• Within 800m walking distance of a convenience store, a primary school and a GP surgery.</li> </ul>	<p>No</p>
<ul style="list-style-type: none"> <li>• Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre.</li> </ul>	<p>30 minutes to secondary school 20 minutes to employment &amp; town centre 10-20 minutes to health centre More to Kent &amp; Canterbury hospital</p>
<b>TECHNICAL CONSULTATIONS</b>	
<p><b>C. Does the site have any of the following physical or infrastructure constraints?</b></p>	
<ul style="list-style-type: none"> <li>• Access</li> </ul>	<p>Med - Mill Lane TRO to prohibit driving. Existing access at northern end. Must be through Mill Lane site?</p>
<ul style="list-style-type: none"> <li>• Highway capacity</li> </ul>	<p>Low - Mill Lane junction. Margate Road very poor.</p>



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

<ul style="list-style-type: none"> <li>• Infrastructure – Water Supply</li>   <li>Sewerage/Drainage</li>   <li>Electricity supply Gas Supply</li>   <li>Electricity Pylons</li> </ul>	<p>Extensive infrastructure within local area.</p>    <p>None on site.</p>
<ul style="list-style-type: none"> <li>• Contamination/Pollution</li> </ul>	<p>Railway noise assessment required.</p>
<ul style="list-style-type: none"> <li>• Adverse Ground Conditions</li> </ul>	<p>None known.</p>
<ul style="list-style-type: none"> <li>• Hazardous Risk</li> </ul>	<p>None known.</p>
<ul style="list-style-type: none"> <li>• Topography</li> </ul>	<p>Not a significant issue.</p>
<ul style="list-style-type: none"> <li>• Flood Zone</li> </ul>	<p>No.</p>
<ul style="list-style-type: none"> <li>• Other e.g. Archaeology, Conservation area, AHLV</li> </ul>	<p>Archaeological evaluation required</p>
<p>If yes, how and when can the constraint be overcome?</p>	<p>Railway noise assessment required.</p>

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

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

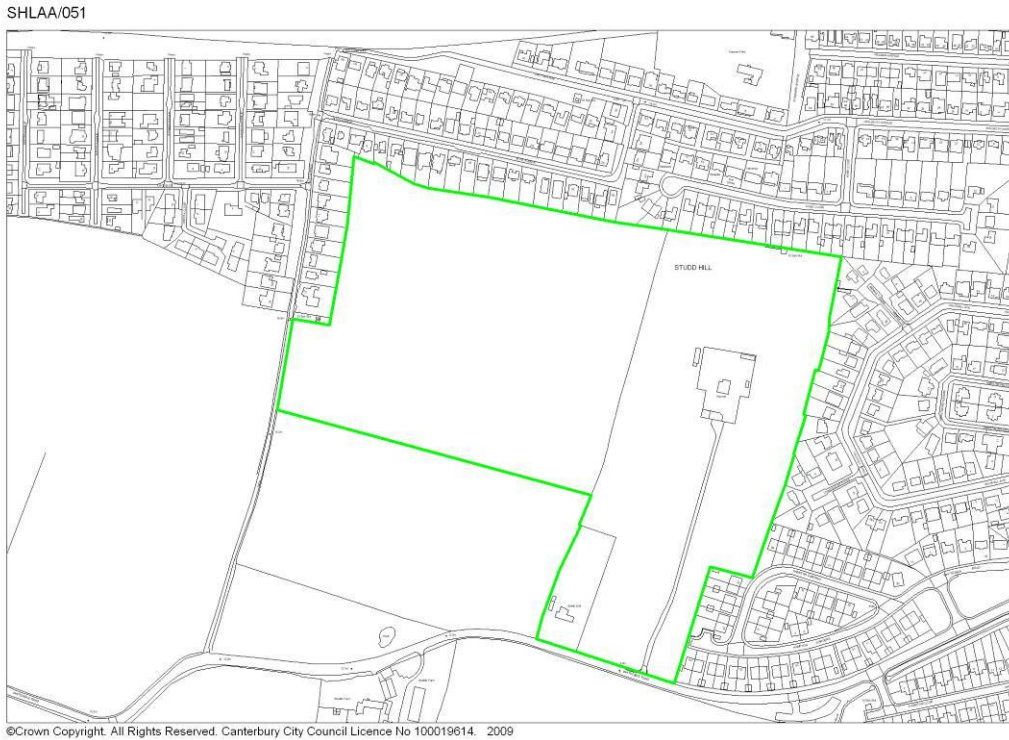
<p><b>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</b></p> <ul style="list-style-type: none"> <li>• Townscape</li> <li>• Landscape</li> <li>• Trees</li> <li>• Conservation Areas</li> <li>• Historic Parks and Gardens</li> <li>• Listed Buildings</li> <li>• Scheduled Ancient Monuments</li> <li>• Sites of Nature Conservation Interest/Protected Species</li> </ul> <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>May be protected species on site, but otherwise no significant issues in relation to these points.</p> <p>Potential for protected species to be present. Scoping surveys would be necessary.</p> <p>Dependent on survey results.</p>
<p align="center"><b>IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</b></p>	
<p><b>E. Would the amenity of residents be adversely affected by any external, environmental factors?</b></p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>No.</p>

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

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

<b>SITE DETAILS</b>	
Site Reference Number	<i>SHLAA/051</i>
Site Name	<i>Land at Studd Hill Whitstable Road</i>
Location/Address	<i>Land at Studd Hill Whitstable Road, Herne Bay. CT6 8B</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	Housing and Affordable Housing as part of mixed use development – education, leisure, sport, recreation
Site Area	<i>10.2 ha</i>

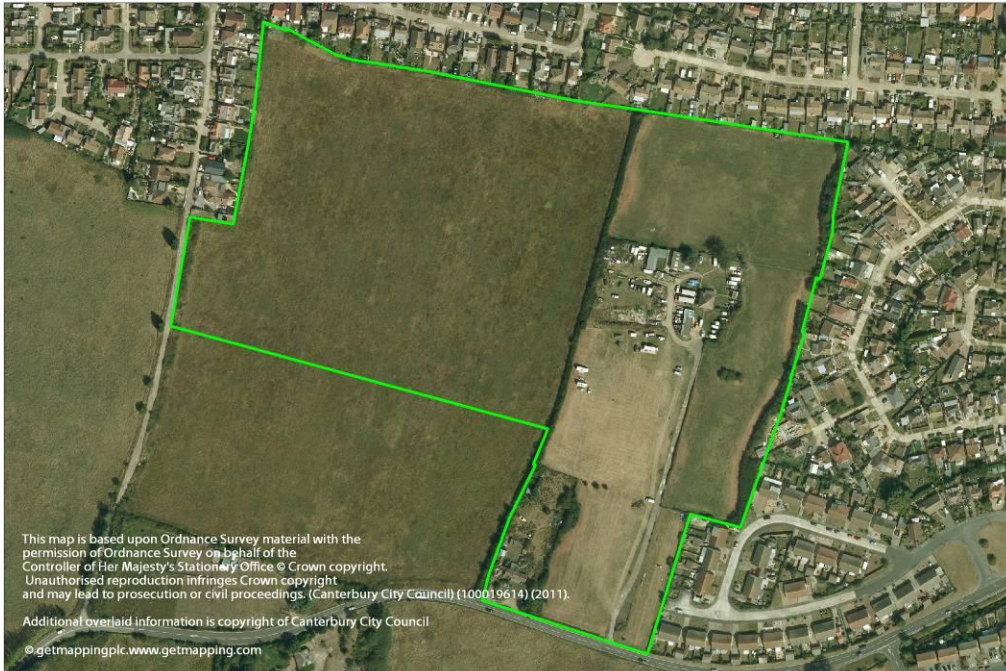
**Plan**



# Strategic Housing Land Availability Assessment Site Assessment Form

Aerial view of the site

SHLAA/051



View towards Studd Hill boundary



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

<p><b>Description of Site:</b></p>	<p>The site comprises 10.2 hectares of vacant former grazing land between, Whitstable Road, Herne Bay and stretching north as far as the housing at Studd Hill.</p> <p>There is a dwelling to the south of the site, known as Brade End and a farm in the north east of the site known as Heymar. There is a tree and shrub boundary on the eastern boundary at the urban edge, although this is less strong on the northern boundary. The land is in agricultural use (Grade 3) and is in use for both grazing and cereal crops. The site is open and the topography falls away from the western boundary of the site, limiting views out of the site. The site is divided in two by a strong boundary to Haymar.</p>
<p><b>Current Use:</b></p>	<p>The site is currently in agricultural. It is mainly under cereal production</p>
<p><b>Surrounding Uses:</b></p>	<p>To the north and east of the site is the Studd Hill Estate. The railway line is located to the south of the Whitstable Road across an additional piece of agricultural land. To the west, beyond existing residential development, are further stretches of open agricultural land before reaching the urban boundary of Whitstable and employment residential and caravan site uses.</p> <p>There is some horse keeping adjacent to the road, but the site is generally visible from Whitstable Road against the backdrop of housing at Studd Hill.</p> <p>Some 700m to the southwest of the site, within the Whitstable urban area is sited the St. Augustines Business Park.</p>
<p><b>Character of Surrounding Area:</b></p>	<p>The landscape is low lying, with occasional blocks of woodland and hedgerow remnants often associated with drainage channels. The landscape is generally in a poor condition with some horse grazing and associate objects. There are long views across the landscape from Whitstable Road to the south.</p>

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

<p><b>Planning History:</b> e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>No recent planning history</p> <p>An application for development of 85 houses was refused in 1979. One reason for refusal related to representing an intrusion into the open country between Herne Bay and Whitstable contrary to the Council's policy of maintaining the visual and physical break between the two settlements. Housing land was not required.</p> <p>The site was submitted as an omission site to the recent Local Plan Review. This was withdrawn in advance of the inquiry.</p>
<p><b>Potential site Capacity:</b> as proposed</p>	<p>200 - 300</p>
<p>Calculated by CCC at x units / ha</p>	



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

<b>STAGE 1 ASSESSMENT: POLICY CONSTRAINTS</b>	
<b>A - Is the site within any of the following Areas?</b>	
<u>Category 1: National and Regional</u>  SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	None  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 within the Herne Bay and Whitstable Green Gap and is allocated for open leisure / education uses.
<b>B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?</b>	The site is identified in the Canterbury District Local Plan for open education / leisure uses.
<b>C - Is the site in or adjacent to a settlement?</b>	Yes
<b>D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?</b>	No
<b>CONCLUSION:</b>	
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	Yes, 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**

<b>STAGE 2 ASSESSMENT: SUITABILITY</b>	
<p><b>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</b></p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p><b>B. Is the site in a suitable location when measured against the following criteria?</b></p> <ul style="list-style-type: none"> <li>• Within 800m. walking distance of a bus stop or railway station providing two or more services per hour.</li> </ul>	<p>Yes</p>
<ul style="list-style-type: none"> <li>• Within 800 m. walking distance of a convenience store , a primary school and a GP surgery.</li> </ul>	<p>No – Bus route on B2205, but remote from other facilities. Walking and cycling routes on prom.</p>
<ul style="list-style-type: none"> <li>• Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre.</li> </ul>	<p>20mins public transport time to a secondary school, employment area</p> <p>30mins public transport time to a town centre, a health centre.</p> <p>K&amp;C hospital more than 30mins away.</p>
<b>TECHNICAL CONSULTATIONS</b>	
<p><b>C. Does the site have any of the following physical or infrastructure constraints?</b></p>	
<ul style="list-style-type: none"> <li>• Access</li> </ul>	<p>Access onto B2205 should be possible, but access onto any of the side roads in Studd Hill estate would require developer to make up those roads to adoptable standards as public highway cannot be accessed off private roads.</p>
<ul style="list-style-type: none"> <li>• Highway capacity</li> </ul>	<p>Capacity of B2205 is sufficient but traffic signal junction at Greenhill Bridge Road needs to be checked.</p> <p>Sustainability - Site is remote from amenities although close to good bus</p>

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

	service and walking / cycling routes along promenade.
<ul style="list-style-type: none"> <li>• Infrastructure –</li> </ul> <p>Water Supply</p> <p>Sewerage/Drainage</p> <p>Electricity supply</p> <p>Gas Supply</p> <p>Electricity Pylons</p>	<p><b>Consultation required</b></p> <p><b>Consultation required</b></p> <p>Yes – adjacent to existing development</p> <p>Yes – adjacent to existing development</p> <p>Yes – adjacent to existing development</p>
<ul style="list-style-type: none"> <li>• Contamination/Pollution</li> </ul>	None Known
<ul style="list-style-type: none"> <li>• Adverse Ground Conditions</li> </ul>	None Known
<ul style="list-style-type: none"> <li>• Hazardous Risk</li> </ul>	None known
<ul style="list-style-type: none"> <li>• Topography</li> </ul>	Land slopes gently in a west to east direction.
<ul style="list-style-type: none"> <li>• Flood Zone</li> </ul>	Site is not within an area at risk of flooding. There is a significant risk of flooding to the east along West Brook. <b>Consultation with drainage engineer required</b>
<ul style="list-style-type: none"> <li>• Other e.g. Archaeology, Conservation area, AHLV</li> </ul>	Evaluation required  Agricultural land classification: Grade 3

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

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

<p><b>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</b></p> <ul style="list-style-type: none"> <li>• Townscape</li> <li>• Landscape</li> <li>• Trees</li> <li>• Conservation Areas</li> <li>• Historic Parks and Gardens</li> <li>• Listed Buildings</li> <li>• Scheduled Ancient Monuments</li> <li>• Sites of Nature Conservation Interest/Protected Species</li> </ul> <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>The Thanet Coast and Sandwich Bay SPA and Ramsar located on the coast to the north. <b>Consultation with NE would be required</b></p> <p>However, the site is located within the Herne Bay and Whitstable Green Gap. Unlikely that this can be mitigated through the design process.</p> <p>Potential for protected species to be present. <b>Scoping surveys would be necessary.</b></p> <p>Studds Farmhouse to the south of the site, on the other side of Whitstable Road is listed. Likely that impact could be mitigated by the design process.</p>
<p align="center"><b>IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</b></p>	
<p><b>E. Would the amenity of residents be adversely affected by any external, environmental factors?</b></p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>None Known</p>

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

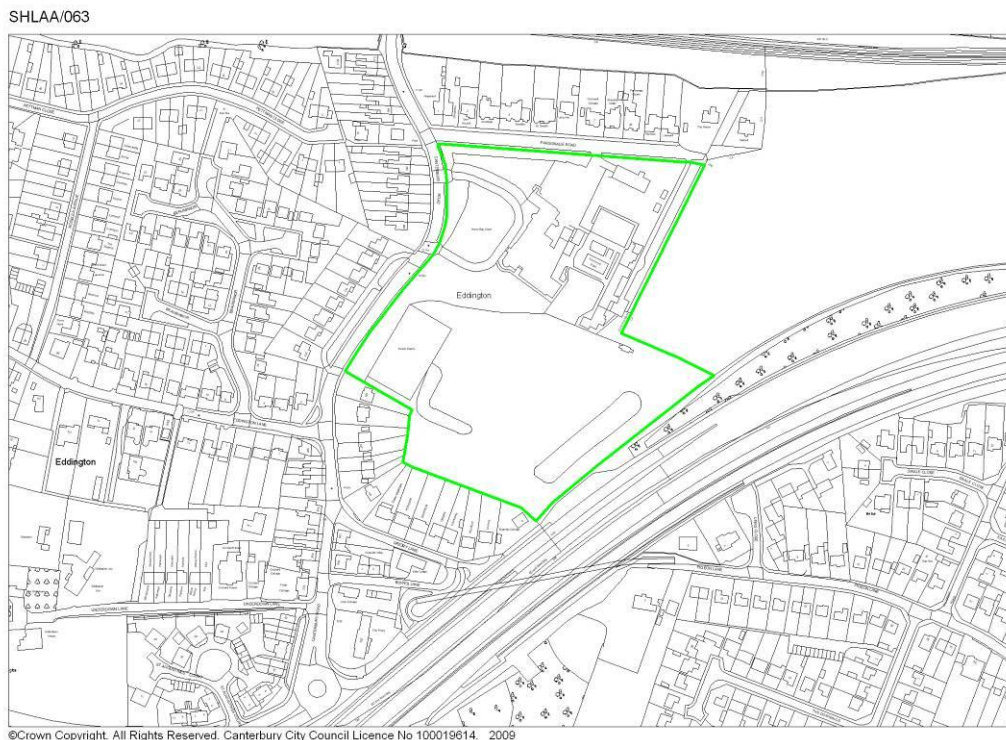
**Strategic Housing Land Availability Assessment  
Site Assessment Form**

<b>SITE DETAILS</b>	
Site Reference Number	<i>SHLAA/063</i>
Site Name	<i>Herne Bay Court</i>
Location/Address	<i>Canterbury Road, Herne Bay</i>
Greenfield/PDL/Mixed	<i>Some PDL some greenfield</i>
Proposed Use	Housing
Site Area	<i>3.8 ha</i>

**Plan**

**Comments**

Previously developed site, however, the entire site is covered by a TPO and is protected open space and the site has a community use. It could be developed as housing but would result in the loss of a community facility and would be difficult to develop due to the protections on the site. Any development/allocation would need to be limited to the current building footprints.



# Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA/063



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



Edwardian buildings



Some of the established trees on site.

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

<p><b>Description of Site:</b></p>	<p>This site is/was home to a Christian retreat as well as being used as a community facility. It is a large flat site with a cluster of buildings in the NE corner. The buildings are predominately 2 &amp; 3 storeys in a range of ages and styles and finishes there are some single storey extensions. The older buildings are attractive arts and crafts buildings from the Edwardian era. Some of the more modern buildings around the swimming pool are more utilitarian. A number of recreational facilities are provided on the site including a swimming pool, tennis courts, football pitch, large hall and meeting rooms, as well as on site accommodation. There is also a poorly maintained car parking area that is accessed via an equally poorly maintained private road.</p> <p>There is a very large area of protected open space surrounding the buildings towards the residential area and A2. This area contains a large number of established protected trees and hedges and large lawn areas and shrub borders. These trees and gardens play a very important role in character of the area and street scene.</p>
<p><b>Current Use:</b></p>	<p>Was a Christian retreat, now mainly empty with some businesses/charities using a few of the buildings/facilities.</p>
<p><b>Surrounding Uses:</b></p>	<p>Predominately residential – NW, SW and E SE A299 dual carriageway The land to the east is presently being developed for housing (see Mill Lane development brief)</p>
<p><b>Character of Surrounding Area:</b></p>	<p>Residential – large scale often Edwardian houses detached and semi-detached with family sized gardens. Housing development plot to east.</p>
<p><b>Planning History:</b> e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>The entire site is covered by a TPO It is in the Eddington conservation area The entire site is protected open space It is within the urban area</p> <p>The approved conservation area appraisal states the importance that the open space and trees on this site play in the character and values of the conservation area. The approved Mill Lane development brief states that any adjacent housing development should respect the open space an amenity of this site and a landscaping buffer should be put in place.</p> <p>CA/12/0969 seeks permission for erection of a retirement villages and associated health and leisure development. Includes retention of the main building.</p>



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

<b>Potential site Capacity:</b> as proposed	75 – 30 houses and 45 flats
Calculated by CCC at 40-50 units / ha	

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

<b>STAGE 1 ASSESSMENT: POLICY CONSTRAINTS</b>	
<b>A - Is the site within any of the following Areas?</b>	
<u>Category 1: National and Regional</u>  SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	no
<u>Category 2: Local</u>  Special Landscape Area	Conservation area Protected open space
<b>B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?</b>	Yes community
<b>C - Is the site in or adjacent to a settlement?</b>	Yes in Herne Bay
<b>D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?</b>	no
<b>CONCLUSION:</b>	
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**

<b>STAGE 2 ASSESSMENT: SUITABILITY</b>	
<p><b>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</b></p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	no
<p><b>B. Is the site in a suitable location when measured against the following criteria?</b></p> <ul style="list-style-type: none"> <li>• Within 800m. walking distance of a bus stop or railway station providing two or more services per hour.</li> </ul>	Yes - bus route on A291
<ul style="list-style-type: none"> <li>• Within 800 m. walking distance of a convenience store , a primary school and a GP surgery.</li> </ul>	The site is close to a convenience store, but there is not a primary school or GP surgery within 800 metres.
<ul style="list-style-type: none"> <li>• Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre.</li> </ul>	The site is within 10mins of a health centre, 20mins of the town centre, and employment and within 30mins of a secondary school. It is not within 30mins public transport time of K&C hospital.
<b>TECHNICAL CONSULTATIONS</b>	
<p><b>C. Does the site have any of the following physical or infrastructure constraints?</b></p>	
<ul style="list-style-type: none"> <li>• Access</li> </ul>	High but there are existing access issues especially to do with safety and Parsonage Road is a private unformed road.
<ul style="list-style-type: none"> <li>• Highway capacity</li> </ul>	High – A291 capacity okay

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

<ul style="list-style-type: none"> <li>• Infrastructure – Water Supply</li>   <li>Sewerage/Drainage</li>   <li>Electricity supply Gas Supply</li>   <li>Electricity Pylons</li> </ul>	<p>Site fully serviced.</p>
<ul style="list-style-type: none"> <li>• Contamination/Pollution</li> </ul>	<p>Traffic noise assessment, Air quality assessment due to location next to Thanet Way</p>
<ul style="list-style-type: none"> <li>• Adverse Ground Conditions</li> </ul>	<p>no</p>
<ul style="list-style-type: none"> <li>• Hazardous Risk</li> </ul>	<p>no</p>
<ul style="list-style-type: none"> <li>• Topography</li> </ul>	<p>flat</p>
<ul style="list-style-type: none"> <li>• Flood Zone</li> </ul>	<p>no</p>
<ul style="list-style-type: none"> <li>• Other e.g. Archaeology, Conservation area, AHLV</li> </ul>	<p>In a Cons Area see appraisal for issues and management</p> <p>Will need an archaeological evaluation.</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.**

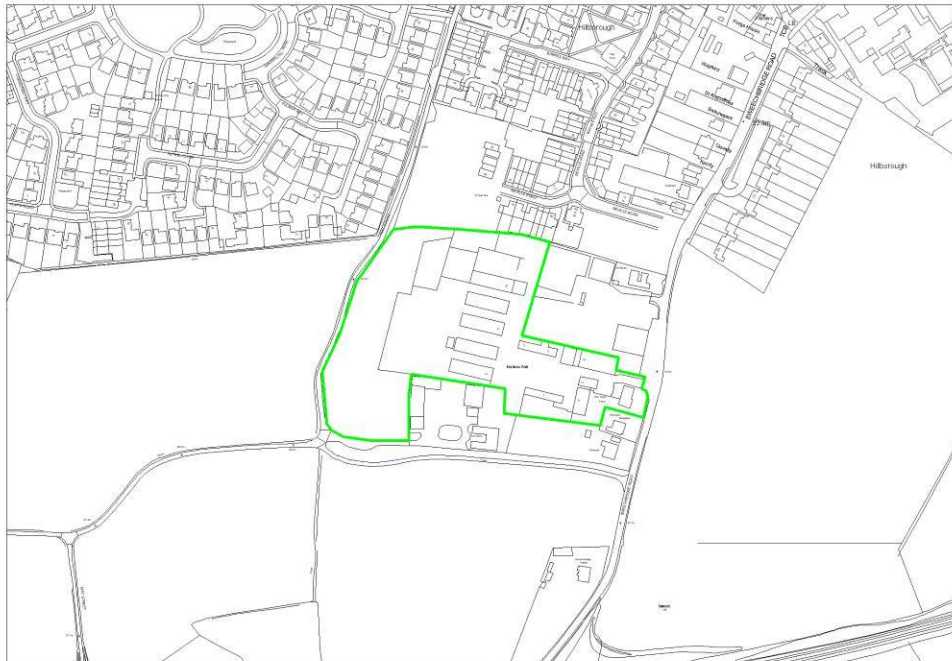
<p><b>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</b></p> <ul style="list-style-type: none"><li>• Townscape</li><li>• Landscape</li><li>• Trees</li> <li>• Conservation Areas</li><li>•</li><li>• Historic Parks and Gardens</li><li>• Listed Buildings</li><li>• Scheduled Ancient Monuments</li><li>• Sites of Nature Conservation Interest/Protected Species</li></ul> <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Trees and wall and gates are an important part of street scene Site covered by a TPO would be difficult to develop any additional areas of the site without damaging trees. Site situated in Cons Area DCA2349 see appraisal</p> <p>Potential for protected species to be present. Scoping surveys would be necessary. All trees covered by TPO.</p>
<p style="text-align: center;"><b>IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</b></p>	
<p><b>E. Would the amenity of residents be adversely affected by any external, environmental factors?</b></p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>There is a lot of constant traffic noise from A299 and the potential for pollution. Would have to be checked and the normal mitigation measure put in place. Also issues safety of ingress and egress of vehicles.</p>

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

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

<b>SITE DETAILS</b> – updated 21/05/12	
Site Reference Number	SHLAA/066
Site Name	Hillborough Business Park, Herne Bay
Location/Address	Sweechbridge Rd
Greenfield/PDL/Mixed	Previously developed land (employment site)
Proposed Use	Housing / or mixed use
Site Area	2 ha

SHLAA/066



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# Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA/066





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

<b>Description of Site:</b>	Basic business site; no landscaping; mix of single-storey and double-storey business uses; conversions from farm buildings.
<b>Current Use:</b>	Former agricultural complex business park (class B uses).
<b>Surrounding Uses:</b>	Mixture of residential property; business uses and farmland.
<b>Character of Surrounding Area:</b>	Primarily urban mix of housing, business uses, with backdrop of open farmland. Significant new residential development in the locality.
<b>Planning History:</b> e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	<p>Identified as employment land to be retained (Policy ED1). Proposed for housing development at previous Local Plan Inquiry. <u>Inspectors comments:</u></p> <p>“This is an edge-of-settlement, former agricultural site, where useful, affordable, basic employment accommodation has been allowed since 1988 in former agricultural buildings...the accessibility of this site to shops, schools, other employment areas and town centres is essentially little different from these two allocated sites; however, this local, affordable employment resource in eastern Herne Bay would go. The real question here is how much that would matter, and how great are the disbenefits.</p> <p>“...the Council acknowledges that the Blacksole farm employment site to the west is unlikely to be developed in the short-term, though it hopes for some development activity towards the end of this Plan period. <b>It is also doubtful if Blacksole would provide anything like the same kind of cheap, basic facilities available at the objection site – accommodation for 34 users, most with 2-4 employed persons per enterprise.</b></p> <p>“... I take the point that <b>there will come a time, perhaps in the next 10 years, when the physical, capacity or access deficiencies of these converted premises will make major change on the site inevitable</b>; whether this would be in the form of rebuilt employment premises, mixed development, or another use is a question to which I have no present answer, lacking knowledge of the progress that will be made on the two adjoining Hillborough allocations, and at Blacksole Farm (and also about the extension of employment land south of John Wilson Business Park which I favour). In this context, I acknowledge that the economics of running the objectors’ business, and the realities of local business, have made them hold back</p>

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

	<p>from implementing a planning permission, first granted in 1990 and since renewed, for redevelopment of the site with new industrial units. <b>However, this affordable, useful employment resource in eastern Herne Bay should not be lost, for the next few years at least.</b></p> <p>CA//05/00076 - Unit C1, land adjoining units A1, A2 and A3, Hillborough Business Park, Sweechbridge Road, Herne Bay. Change of use of Unit C1 to snack bar: change of use and surfacing of part of residential garden land (Elmcourt Farm) for additional car parking spaces. 18/01/2005</p> <p>CA//04/01069 - Hillborough Business Park, Sweechbridge Road, Herne Bay. Change of use of land from storage of cranes and diesel tanks to the storage, display and selling of caravans. 13/07/2004</p> <p>CA//03/00980 - Hillborough Business Park, Sweechbridge Road, Hillborough, Herne Bay. Use of land for the open storage of touring caravans and construction of storage compounds with 2.75 metres high fencing. 14/07/2003</p> <p>Hillborough - Business Park, Elm Court Farm, Sweechbridge Road, Herne Bay Renewal of planning permission</p> <p>CA/95/0782/HBA for the erection of eleven 180 sqm industrial units. 12/10/2000</p>
<p><b>Potential site Capacity:</b> as proposed</p>	<p>Not specified</p>
<p>Calculated by CCC at 50 units / ha</p>	<p>If whole site, 100 units. If mixed-use, probably 50 units.</p>

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

<b>STAGE 1 ASSESSMENT: POLICY CONSTRAINTS</b>	
<b>A - Is the site within any of the following Areas?</b>	
<u>Category 1: National and Regional</u>  SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No  Thanet Coast and Sandwich Bay SSI, SPA and Ramsar to the north.
<u>Category 2: Local</u>  Special Landscape Area	No
<b>B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?</b>	Yes – Policy ED1 – key issue will be whether the site continues to contribute to the overall economic strategy for the area.
<b>C - Is the site in or adjacent to a settlement?</b>	Yes
<b>D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?</b>	No
<b>CONCLUSION:</b>	
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	Carry forward for further assessment as site is within the urban area and falls within one of the options under consideration. Review of economic and employment land strategy also required.

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

<b>STAGE 2 ASSESSMENT: SUITABILITY</b>	
<p><b>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</b></p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No – current Local Plan identifies site for retention for employment uses (Policy ED1).</p>
<p><b>B. Is the site in a suitable location when measured against the following criteria?</b></p> <ul style="list-style-type: none"> <li>• Within 800m walking distance of a bus stop or railway station providing two or more services per hour.</li> </ul>	<p>Yes</p>
<ul style="list-style-type: none"> <li>• Within 800m walking distance of a convenience store, a primary school and a GP surgery.</li> </ul>	<p>The site is within 800m of a GP surgery and primary School.</p>
<ul style="list-style-type: none"> <li>• Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre.</li> </ul>	<p>Within 20mins of a health centre and a town centre. Part of the site is within 30 mins of a secondary school. The site is within 30 minutes public transport time of employment. It is not within 30 minutes public transport time of K&amp;C hospital.</p>
<b>TECHNICAL CONSULTATIONS</b>	
<p><b>C. Does the site have any of the following physical or infrastructure constraints?</b></p>	
<ul style="list-style-type: none"> <li>• Access</li> </ul>	<p>Access could be achieved onto Sweechbridge Road.</p>
<ul style="list-style-type: none"> <li>• Highway capacity</li> </ul>	<p>Capacity of Sweechbridge Road acceptable. Widening may be required to cater for right turns.</p>
<ul style="list-style-type: none"> <li>• Infrastructure – Water Supply</li> </ul>	<p>Site already served by infrastructure.</p>

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

<p>Sewerage/Drainage</p> <p>Electricity supply Gas Supply</p> <p>Electricity Pylons</p>	<p>None on site.</p>
<ul style="list-style-type: none"> <li>Contamination/Pollution</li> </ul>	<p>Contaminated land issues.</p>
<ul style="list-style-type: none"> <li>Adverse Ground Conditions</li> </ul>	<p>None known.</p>
<ul style="list-style-type: none"> <li>Hazardous Risk</li> </ul>	<p>Contaminated land issues.</p>
<ul style="list-style-type: none"> <li>Topography</li> </ul>	<p>Flat site.</p>
<ul style="list-style-type: none"> <li>Flood Zone</li> </ul>	<p>No.</p>
<ul style="list-style-type: none"> <li>Other e.g. Archaeology, Conservation area, AHLV</li> </ul>	<p>Archaeological evaluation required</p> <p>Agricultural land classification: non agricultural / urban</p>
<p>If yes, how and when can the constraint be overcome?</p>	<p>Contamination assessment would be needed.</p>

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

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

<p><b>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</b></p> <ul style="list-style-type: none"><li>• Townscape</li><li>• Landscape</li><li>• Trees</li><li>• Conservation Areas</li><li>• Historic Parks and Gardens</li><li>• Listed Buildings</li><li>• Scheduled Ancient Monuments</li><li>• Sites of Nature Conservation Interest/Protected Species</li></ul> <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Potential for protected species to be present. Scoping surveys would be necessary. Otherwise no relevant issues.</p> <p>Dependent on results of survey.</p>
<p style="text-align: center;"><b>IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</b></p>	
<p><b>E. Would the amenity of residents be adversely affected by any external, environmental factors?</b></p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Unlikely, given current use of the site.</p>

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

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

<b>SITE DETAILS</b>	
Site Reference Number	<i>SHLAA/068</i>
Site Name	<i>Land at Bogshole Lane, Beltinge,</i>
Location/Address	
Greenfield/PDL/Mixed	<i>Greenfields</i>
Proposed Use	Housing
Site Area	<i>17.81 ha</i>

**Comments**

Very much in the rural area there is currently a distinct edge to the town, which runs along the northern field boundary, access to the site is very difficult.





# Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA/068



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

<p><b>Description of Site:</b></p>	<p>Two very large agricultural fields. Substantial boundary hedgerows recently flailed.</p> <p>Outside the urban area located east of Beltinge between residential area and railway. Forms part of the green area and open countryside between the settlements of Herne Bay and Broomfield.</p>
<p><b>Current Use:</b></p>	<p>Agriculture – cropping most recently grain.</p> <p>Public footpath well used by dog walkers etc</p>
<p><b>Surrounding Uses:</b></p>	<p>To the north and west is the urban area of Beltinge in particular residential areas. To the east and southeast is open countryside and farmland. South of the site is the railway and beyond that is Blacksole farm which has planning permission &amp; development brief for development of a business park. Beyond that is the A299.</p>
<p><b>Character of Surrounding Area:</b></p>	<p>Urban fringe into open countryside</p>
<p><b>Planning History:</b> e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>None</p> <p>To the south of the railway line is a development brief and planning permission for business park on Blacksole farm between A299 and railway.</p>
<p><b>Potential site Capacity:</b> as proposed</p>	<p>540-900 dwellings</p>
<p>Calculated by CCC at 30-40 units / ha</p>	<p>534-712 urban edge</p>

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

<b>STAGE 1 ASSESSMENT: POLICY CONSTRAINTS</b>	
<b>A - Is the site within any of the following Areas?</b>	
<u>Category 1: National and Regional</u>  SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No  Thanet Coast and Sandwich Bay SSSI, SPA and Ramsar
<u>Category 2: Local</u>  Special Landscape Area	no
<b>B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?</b>	agriculture
<b>C - Is the site in or adjacent to a settlement?</b>	yes outside urban boundary but adjoining to Beltinge and Herne Bay
<b>D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?</b>	no
<b>CONCLUSION:</b>	
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 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**

<b>STAGE 2 ASSESSMENT: SUITABILITY</b>	
<p><b>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</b></p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>no</p>
<p><b>B. Is the site in a suitable location when measured against the following criteria?</b></p> <ul style="list-style-type: none"> <li>• Within 800m. walking distance of a bus stop or railway station providing two or more services per hour.</li> </ul>	<p>Parts of the site are with 800 m walking distance</p>
<ul style="list-style-type: none"> <li>• Within 800 m. walking distance of a convenience store , a primary school and a GP surgery.</li> </ul>	<p>There is a convenience store within 800m, but the school and doctors surgery are further.</p>
<ul style="list-style-type: none"> <li>• Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre.</li> </ul>	<p>Within 20mins public transport time of a health centre, a town centre, employment.</p> <p>Within 30mins public transport time of a secondary school</p> <p>Not within 30mins public transport time of K&amp;C hospital</p>
<b>TECHNICAL CONSULTATIONS</b>	
<p><b>C. Does the site have any of the following physical or infrastructure constraints?</b></p>	
<ul style="list-style-type: none"> <li>• Access</li> </ul>	<p>Low Highfield Ave and Churchill Ave not suitable for additional volume of traffic and only current access to site is down a small side road - Chartwell Ave. There are no other accesses except over private property.</p>
<ul style="list-style-type: none"> <li>• Highway capacity</li> </ul>	<p>Low – highways and intersections unable to take proposed volume of traffic (esp Margate and Reculver roads).</p>

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

<ul style="list-style-type: none"> <li>• Infrastructure – Water Supply</li>   <li>Sewerage/Drainage</li>   <li>Electricity supply Gas Supply</li>   <li>Electricity Pylons</li> </ul>	<p>Would require new services – current capacity limited</p>
<ul style="list-style-type: none"> <li>• Contamination/Pollution</li> </ul>	<p>Railway noise assessment. Possible contamination issues adjacent to railway line</p>
<ul style="list-style-type: none"> <li>• Adverse Ground Conditions</li> </ul>	<p>Agricultural uses and products</p>
<ul style="list-style-type: none"> <li>• Hazardous Risk</li> </ul>	<p>none known</p>
<ul style="list-style-type: none"> <li>• Topography</li> </ul>	<p>Relatively flat</p>
<ul style="list-style-type: none"> <li>• Flood Zone</li> </ul>	<p>no</p>
<ul style="list-style-type: none"> <li>• Other e.g. Archaeology, Conservation area, AHLV</li> </ul>	<p>Evaluation would be required - this area was an important focus for settlements due to its geographic location at the mouth of the Wantsum channel</p> <p>Agricultural Land Classification: Grade 2</p>
<p>If yes, how and when can the constraint be overcome?</p>	<p>Not sure that the traffic issues can be addressed as access is completely constrained by current built environment and rail lines</p>

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



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

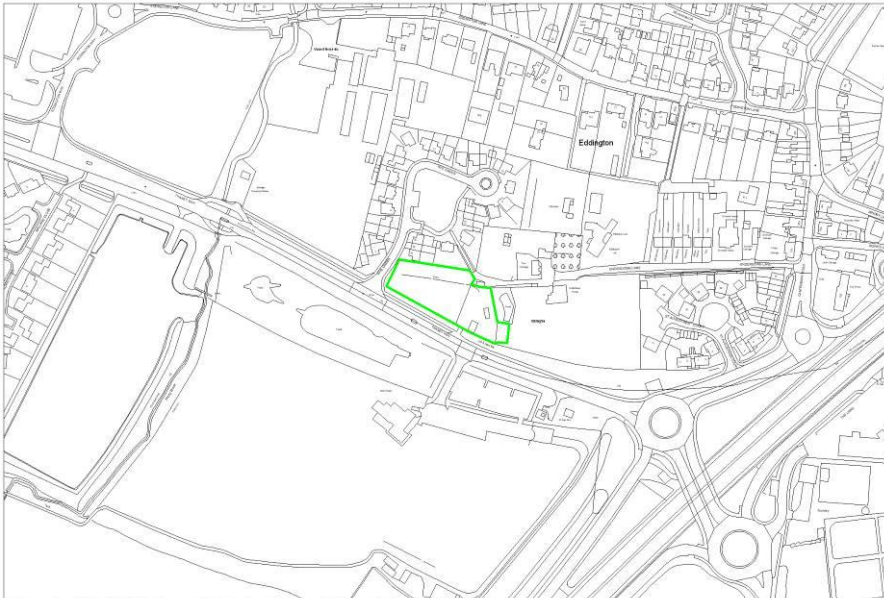
<p><b>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</b></p> <ul style="list-style-type: none"> <li>• Townscape</li> <li>• Landscape</li>   <li>• Trees</li> <li>• Conservation Areas</li> <li>• Historic Parks and Gardens</li> <li>• Listed Buildings</li> <li>• Scheduled Ancient Monuments</li> <li>• Sites of Nature Conservation Interest/Protected Species</li> </ul> <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Yes would expand town Yes change of LU from open country side with view across to built environment Hedgerows around fields no no no no Potential for protected species to be present. Scoping surveys would be necessary.</p>
<p align="center"><b>IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</b></p>	
<p><b>E. Would the amenity of residents be adversely affected by any external, environmental factors?</b></p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Rail noise Lack of services and current services and highways unlikely to cope with the quantity of residents proposed especially when the Mill Lane/Talmead developments finished. Massive population increase with current and this proposed development.</p>

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

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

<b>SITE DETAILS</b>	
Site Reference Number	<i>SHLAA/069</i>
Site Name	<i>Land at Underdown House</i>
Location/Address	<i>Underdown Lane, Eddington Lane, Herne Bay</i>
Greenfield/PDL/Mixed	<i>Mixed</i>
Proposed Use	Housing
Site Area	<i>0.3 ha</i>

SHLAA/069



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SHLAA/069



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



View of site shown on the right hand side



View looking in from the western end of the site

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

<b>Description of Site:</b>	The site is within the urban area and consists of a grassland and scrubland area surrounded by trees which act as a buffer to the Thanet Way on the Southern boundary.
<b>Current Use:</b>	Garden and amenity space. Part of site used for grazing horses.
<b>Surrounding Uses:</b>	Residential developments, garden centre and DIY store.  Dual carriageway providing the main access route to many surrounding areas.  Herne Bay golf course.
<b>Character of Surrounding Area:</b>	Separate residential areas adjacent to dual carriage way with local amenities such as a garden centre DIY store and golf club
<b>Planning History:</b> e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	No planning history
<b>Potential site Capacity:</b> as proposed	9 dwellings
Calculated by CCC at x units / ha	

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

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

<b>STAGE 2 ASSESSMENT: SUITABILITY</b>	
<p><b>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</b></p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p><b>B. Is the site in a suitable location when measured against the following criteria?</b></p> <ul style="list-style-type: none"> <li>• Within 800m. walking distance of a bus stop or railway station providing two or more services per hour.</li> </ul>	<p>Yes</p>
<ul style="list-style-type: none"> <li>• Within 800 m. walking distance of a convenience store , a primary school and a GP surgery.</li> </ul>	<p>No</p>
<ul style="list-style-type: none"> <li>• Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre.</li> </ul>	<p>Within 10 mins public transport time of an employment area</p> <p>Within 20 mins public transport time of a health centre, a secondary school and the town centre.</p> <p>It is not within 30 mins public transport time of K&amp;C hospital</p>
<b>TECHNICAL CONSULTATIONS</b>	
<p><b>C. Does the site have any of the following physical or infrastructure constraints?</b></p>	
<ul style="list-style-type: none"> <li>• Access</li> </ul>	<p>Access not be to provided from Thanet Way. Site access needs to be assessed form either Underdown Lane or Wye Green</p>
<ul style="list-style-type: none"> <li>• Highway capacity</li> </ul>	<p>Site line problems from Underdown Lane / A291</p>

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

<ul style="list-style-type: none"> <li>• Infrastructure – Water Supply</li>   <li>Sewerage/Drainage</li>   <li>Electricity supply Gas Supply</li>   <li>Electricity Pylons</li> </ul>	<p>Existing on adjacent sites</p>     <p>No</p>
<ul style="list-style-type: none"> <li>• Contamination/Pollution</li> </ul>	<p>Traffic noise assessment will be required</p>
<ul style="list-style-type: none"> <li>• Adverse Ground Conditions</li> </ul>	<p>No</p>
<ul style="list-style-type: none"> <li>• Hazardous Risk</li> </ul>	<p>No</p>
<ul style="list-style-type: none"> <li>• Topography</li> </ul>	<p>Fairly level site</p>
<ul style="list-style-type: none"> <li>• Flood Zone</li> </ul>	<p>No</p>
<ul style="list-style-type: none"> <li>• Other e.g. Archaeology, Conservation area, AHLV</li> </ul>	<p>Eddington Lane Conservation Area – Policy Be7</p> <p>Archaeological evaluation required – Iron age settlement, local / regional importance.</p> <p>Agricultural Land Classification: non- agricultural/urban.</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.**

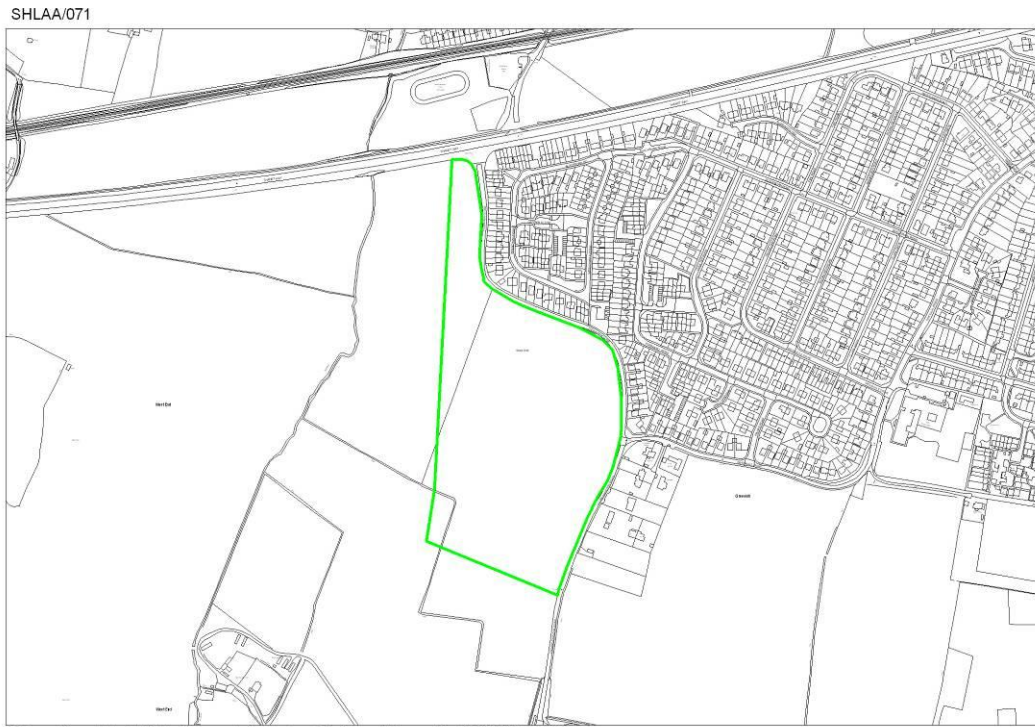
<p><b>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</b></p> <ul style="list-style-type: none"> <li>• Townscape</li> <li>• Landscape</li> <li>• Trees</li> <li>• Conservation Areas</li> <li>• Historic Parks and Gardens</li> <li>• Listed Buildings</li> <li>• Scheduled Ancient Monuments</li> <li>• Sites of Nature Conservation Interest/Protected Species</li> </ul> <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>No Yes Yes Yes No Tithe Barn is grade 2 listed. No Potential for protected species to be present. Scoping surveys would be necessary.</p> <p>Impact on Grade 2 listed Tithe Barn and nearby Underdown House Grade 2 * could possibly be mitigated with careful site layout and possible reduction of the developable area.</p>
<p align="center"><b>IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</b></p>	
<p><b>E. Would the amenity of residents be adversely affected by any external, environmental factors?</b></p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Possible impact from visual amenity and traffic noise from possible loss of 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**

<b>SITE DETAILS</b>	
Site Reference Number	<i>SHLAA/071</i>
Site Name	<i>Land at Greenhill</i>
Location/Address	<i>Adjacent Thornden Close, Greenhill, Herne Bay</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	Housing
Site Area	<i>8.6 ha</i>

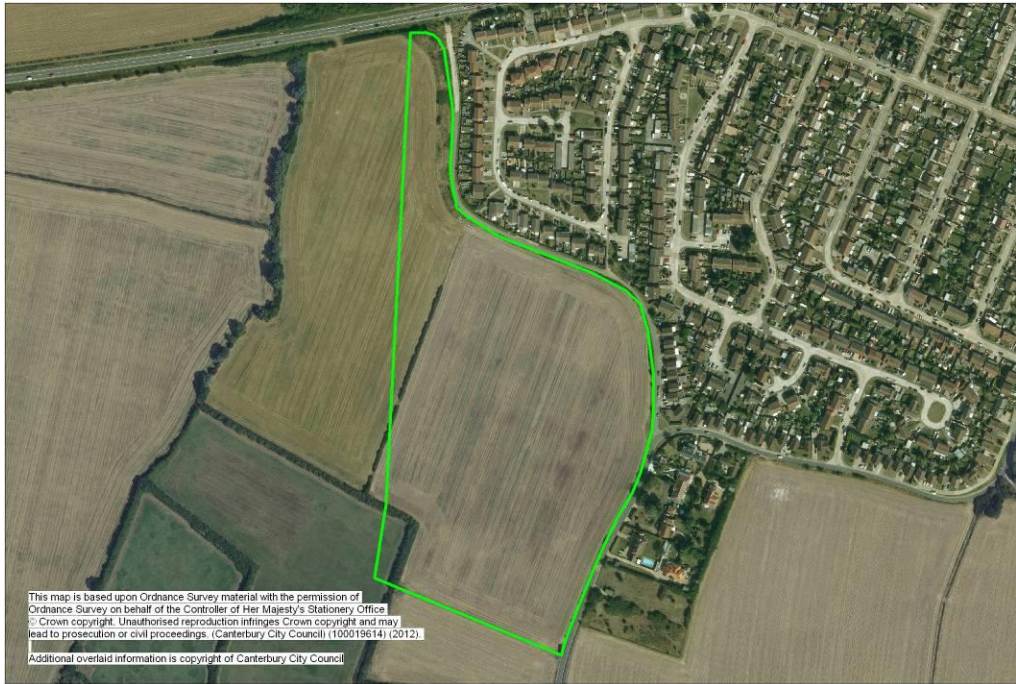
**Plan**





# Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA/071



View showing eastern side of the site

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



View showing western side of the site

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

<b>Description of Site:</b>	Large agricultural field surrounded by trees and hedging.
<b>Current Use:</b>	Agriculture
<b>Surrounding Uses:</b>	Residential development to the Eastern boundary of the site. Large open fields to the Western boundary.  A2990 runs along the Northern part of the site.
<b>Character of Surrounding Area:</b>	Rural area surrounded by residential properties on the Eastern side of the site
<b>Planning History:</b> e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	No planning history
<b>Potential site Capacity:</b> as proposed	150 – 200 dwellings
Calculated by CCC at x units / ha	

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

<b>STAGE 1 ASSESSMENT: POLICY CONSTRAINTS</b>	
<b>A - Is the site within any of the following Areas?</b>	
<u>Category 1: National and Regional</u>  SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No Thanet Coast and Sandwich Bay SSSI, SPA and Ramsar to the north.
<u>Category 2: Local</u>  Special Landscape Area	Within the green gap – Policy TC26
<b>B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?</b>	No
<b>C - Is the site in or adjacent to a settlement?</b>	Yes
<b>D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?</b>	No
<b>CONCLUSION:</b>	
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	<b>Initial Assessment Conclusion:</b> Carry forward for further assessment as site is adjacent to 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**

<b>STAGE 2 ASSESSMENT: SUITABILITY</b>	
<p><b>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</b></p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p><b>B. Is the site in a suitable location when measured against the following criteria?</b></p> <ul style="list-style-type: none"> <li>• Within 800m. walking distance of a bus stop or railway station providing two or more services per hour.</li> </ul>	<p>Yes, 600-800 metres</p>
<ul style="list-style-type: none"> <li>• Within 800 m. walking distance of a convenience store , a primary school and a GP surgery.</li> </ul>	<p>Yes, store and school, no GP surgery</p>
<ul style="list-style-type: none"> <li>• Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre.</li> </ul>	<p>30 minutes to health facilities and town centre. 20-30 minutes to employment 20 minutes to secondary school Longer travelling time to hospital (KCH)</p>
<b>TECHNICAL CONSULTATIONS</b>	
<p><b>C. Does the site have any of the following physical or infrastructure constraints?</b></p>	
<ul style="list-style-type: none"> <li>• Access</li> </ul>	<p>Possible to form an access onto Thornden Wood Road. Uncertain whether site has a boundary with A2990, but access should not be provided onto A2990 as cannot control sight lines.</p>
<ul style="list-style-type: none"> <li>• Highway capacity</li> </ul>	<p>Capacity of Thornden Wood Road is acceptable but the road has a crash history, and crash history at junction of C192. Sustainability - Limited bus route and local amenities. Close to junior school. Improvements required.</p>



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

<ul style="list-style-type: none"> <li>• Infrastructure – Water Supply</li>   <li>Electricity supply Gas Supply</li>   <li>Sewerage/Drainage</li>   <li>Electricity Pylons</li> </ul>	<p>Existing services to adjacent area , however provision will have to be made on site.</p> <p>No existing sewer capacity available.</p> <p>No</p>
<ul style="list-style-type: none"> <li>• Contamination/Pollution</li> </ul>	<p>Part of site in landfill buffer zone</p>
<ul style="list-style-type: none"> <li>• Adverse Ground Conditions</li> </ul>	<p>No</p>
<ul style="list-style-type: none"> <li>• Hazardous Risk</li> </ul>	<p>No</p>
<ul style="list-style-type: none"> <li>• Topography</li> </ul>	<p>Level site</p>
<ul style="list-style-type: none"> <li>• Flood Zone</li> </ul>	<p>West Brook and associated area of flood risk to the west beyond the site boundary</p>
<ul style="list-style-type: none"> <li>• Other e.g. Archaeology, Conservation area, AHLV</li> </ul>	<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><b>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</b></p> <ul style="list-style-type: none"> <li>• Townscape</li> <li>• Landscape</li> <li>• Trees</li> <li>• Conservation Areas</li> <li>• Historic Parks and Gardens</li> <li>• Listed Buildings</li> <li>• Scheduled Ancient Monuments</li> <li>• Sites of Nature Conservation Interest/Protected Species</li> </ul> <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>No Yes Yes No No No No No</p> <p>Site not particularly sensitive regarding biodiversity</p>
<p align="center"><b>IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</b></p>	
<p><b>E. Would the amenity of residents be adversely affected by any external, environmental factors?</b></p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Yes, loss of visual amenity.</p> <p>Additional impact from housing and traffic implications.</p> <p>Additional pressure on existing facilities and services</p>

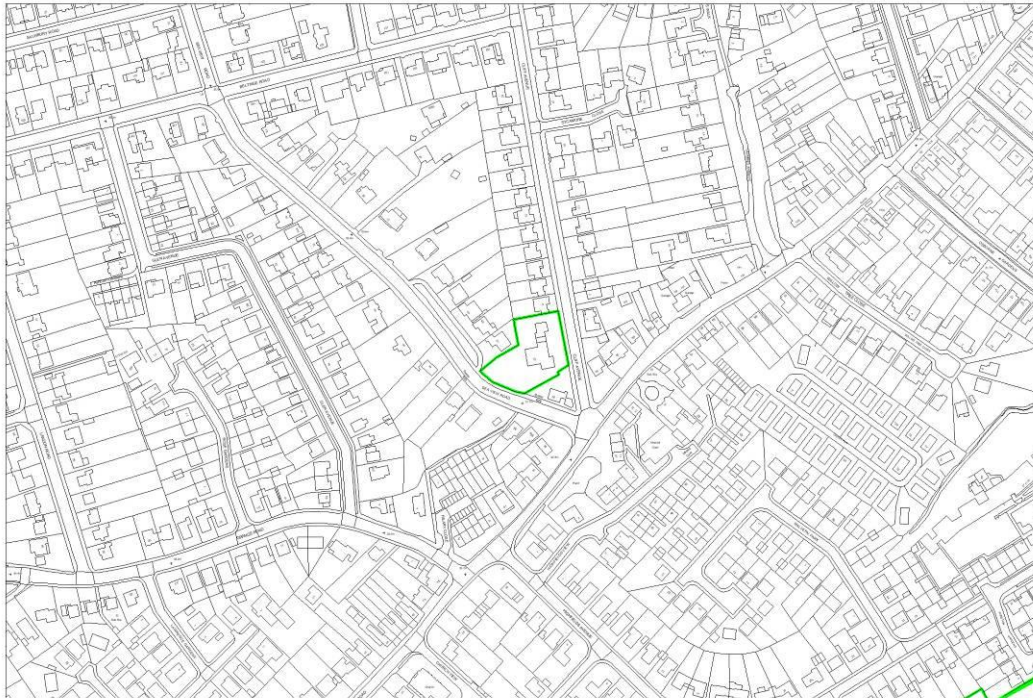
**IF THE NATURE AND SCALE OF THE IMPACT ON AMENITY IS SUCH THAT IT CANNOT BE SATISFACTORILY MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.**

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

<b>SITE DETAILS</b>	
Site Reference Number	<i>SHLAA/077</i>
Site Name	<i>Land at 53 Seaview Road, Herne Bay</i>
Location/Address	<i>Land at 53 Seaview Road, Herne Bay</i>
Greenfield/PDL/Mixed	<i>PDL, with garden (greenfield)</i>
Proposed Use	Housing - flats
Site Area	<i>0.19 ha</i>

**Plan**

SHLAA/077



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# Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA/077



View of the front of the site

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



View to the rear of the site

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

<b>Description of Site:</b>	Large residential dwelling on a large individual plot within a residential area with local character and distinctiveness.
<b>Current Use:</b>	Residential dwelling
<b>Surrounding Uses:</b>	Residential
<b>Character of Surrounding Area:</b>	Residential area within a settlement on the outskirts of Herne Bay with local shops and services. A village feel which is known for its local character and distinctiveness.
<b>Planning History:</b> e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	CA/07/0441- Demolition of existing dwelling and erection of 14 self contained flats. Outline application – Withdrawn 23.3.07  CA/07/1539 – Demolition of existing dwelling and erection of 12 self contained flats with parking- Resubmission – Withdrawn 20.11.08
<b>Potential site Capacity:</b> as proposed	14 dwellings
Calculated by CCC at x units / ha	



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

<b>STAGE 1 ASSESSMENT: POLICY CONSTRAINTS</b>	
<b>A - Is the site within any of the following Areas?</b>	
<u>Category 1: National and Regional</u>  SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No  Thanet Coast and Sandwich Bay SSSI, Ramsar and SPA located to the north.
<u>Category 2: Local</u>  Special Landscape Area	No
<b>B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?</b>	No
<b>C - Is the site in or adjacent to a settlement?</b>	Yes
<b>D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?</b>	No
<b>CONCLUSION:</b>	
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	<b>Initial Assessment Conclusion:</b> Carry forward for further assessment as site is within the Urban area and falls within one of the option under consideration.



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

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

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

<b>STAGE 2 ASSESSMENT: SUITABILITY</b>	
<p><b>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</b></p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p><b>B. Is the site in a suitable location when measured against the following criteria?</b></p> <ul style="list-style-type: none"> <li>• Within 800m. walking distance of a bus stop or railway station providing two or more services per hour.</li> </ul>	<p>Yes, 200 metres</p>
<ul style="list-style-type: none"> <li>• Within 800 m. walking distance of a convenience store , a primary school and a GP surgery.</li> </ul>	<p>Only convenience store, School and GP further distance</p>
<ul style="list-style-type: none"> <li>• Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre.</li> </ul>	<p>30 minutes to secondary school 20 minutes to employment, town centre and health facilities, however hospital (KCH) longer travelling time</p>
<b>TECHNICAL CONSULTATIONS</b>	
<p><b>C. Does the site have any of the following physical or infrastructure constraints?</b></p>	
<ul style="list-style-type: none"> <li>• Access</li> </ul>	<p>Difficult junction at Cliffe Avenue / Sea View Road. Problem with accessing this number of flats from this location.</p>
<ul style="list-style-type: none"> <li>• Highway capacity</li> </ul>	<p>Scheme to close Cliffe Avenue, could developer fund this?</p>
<ul style="list-style-type: none"> <li>• Infrastructure – Water Supply  Sewerage/Drainage</li> </ul>	<p>Existing on site, extra capacity will be required</p>

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

Electricity supply Gas Supply	No
Electricity Pylons	
• Contamination/Pollution	No issues
• Adverse Ground Conditions	No
• Hazardous Risk	No
• Topography	Level site
• Flood Zone	No
• Other e.g. Archaeology, Conservation area, AHLV	No archaeological impact
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><b>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</b></p> <ul style="list-style-type: none"> <li>• Townscape</li> <li>• Landscape</li> <li>• Trees</li> <li>• Conservation Areas</li> <li>• Historic Parks and Gardens</li> <li>• Listed Buildings</li> <li>• Scheduled Ancient Monuments</li> <li>• Sites of Nature Conservation Interest/Protected Species</li> </ul> <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Yes Yes Yes No No No No</p> <p>Site not particularly sensitive regarding biodiversity.</p>
<p align="center"><b>IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</b></p>	
<p><b>E. Would the amenity of residents be adversely affected by any external, environmental factors?</b></p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Impact from additional development, area predominately detached dwellings on separate plots. Not in conformity with the residential intensification Supplementary Planning Document. Could be mitigated through design.</p>

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

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

<b>SITE DETAILS</b>	
Site Reference Number	<i>SHLAA/110</i>
Site Name	<i>227 Sea Street, Herne Bay</i>
Location/Address	Westbrook Industrial Park
Greenfield/PDL/Mixed	Previously Developed Land
Proposed Use	Housing/Affordable Housing only
Site Area	<i>0.3 ha</i>



# Strategic Housing Land Availability Assessment Site Assessment Form

Aerial view



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

<b>Description of Site:</b>	The site consists of a small number of industrial units to the south of South Street. A mobile home retailer occupies the front of the site with the forecourt used for display purposes. Most of the units are small and to the rear with the mobile home retailer occupying the larger of the buildings on site. There is a low level brick wall to the front of the site which defines the site boundary from the pavement. There are two access points into the site, either side of the mobile home unit. The buildings are in relatively good condition and the vehicular access is over an area of hard surfacing in good condition.
<b>Current Use:</b>	Industrial Estate for various purposes, predominantly B1/B8.
<b>Surrounding Uses:</b>	To the south and north of the site are the predominant uses are residential. Immediately to the east of the site there is a car showroom and garage with another industrial estate further field.
<b>Character of Surrounding Area:</b>	The south of Sea Street is characterised by some commercial units with residential properties to the north and west. This is part of the urban area but is on the urban fringe on the outskirts of the town centre itself.
<b>Planning History:</b> e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	<p>CA/88/882 – Planning permission granted for the erection of five industrial units.</p> <p>CA/89/1253 – Planning permission granted for conversion of offices into car showroom and sales forecourt.</p> <p>CA/90/160 – Planning permission refused for two industrial units.</p> <p>CA/95/703 – Planning permission granted for the conversion of offices to car showroom and sales forecourt.</p> <p>CA/06/783 – Planning permission granted for a single-storey extension to side of building.</p> <p>The site is allocated for housing as Westbrook Industrial Park (H1 of the CDLP). No units are specified.</p> <p>This site formed part of the previous LPI and was allocation CA516/H20. The Inspector considered that this allocation was in an area where employment activities are petering out and the predominant land use is housing. The Inspector considered that the proposed allocation would not have any real adverse effects on the local economy.</p>
<b>Potential site Capacity:</b> as proposed	(Existing allocation 15 units)
Calculated by CCC at x units / ha	50 units per hectare

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

<b>STAGE 1 ASSESSMENT: POLICY CONSTRAINTS</b>	
<b>A - Is the site within any of the following Areas?</b>	
<u>Category 1: National and Regional</u>  SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No
<u>Category 2: Local</u>  Special Landscape Area	No
<b>B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?</b>	The site is allocated for housing.
<b>C - Is the site in or adjacent to a settlement?</b>	The site is located within the Herne Bay urban area.
<b>D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?</b>	The site falls within the identified settlement of Herne Bay.
<b>CONCLUSION:</b>	
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. Existing local plan allocation which will be reassessed as part of the SHLAA methodology

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

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

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

<b>STAGE 2 ASSESSMENT: SUITABILITY</b>	
<p><b>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</b></p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>The site is allocated for housing in the existing CDLP.</p>
<p><b>B. Is the site in a suitable location when measured against the following criteria?</b></p> <ul style="list-style-type: none"> <li>• Within 800m. walking distance of a bus stop or railway station providing two or more services per hour.</li> </ul>	<p>Within 200m</p> <p>There is a bus route in close proximity.</p>
<ul style="list-style-type: none"> <li>• Within 800 m. walking distance of a convenience store , a primary school and a GP surgery.</li> </ul>	<p>There are some local facilities in close proximity on Sea Street and Hampton Pier Road. A primary school is located to the east of the site. No GP within 800m.</p>
<ul style="list-style-type: none"> <li>• Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre.</li> </ul>	<p>Not within 30 minutes of Kent Canterbury hospital Within 20 minutes of health centre, secondary school and town centre Within 10 minutes of employment area</p>
<b>TECHNICAL CONSULTATIONS</b>	
<p><b>C. Does the site have any of the following physical or infrastructure constraints?</b></p>	
<ul style="list-style-type: none"> <li>• Access</li> </ul>	<p>High – Access should be possible onto Sea Street.</p>
<ul style="list-style-type: none"> <li>• Highway capacity</li> </ul>	<p>Medium – No problems on Sea Street but capacity of signals at Greenhill Bridge would need to be checked.</p>

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

<ul style="list-style-type: none"> <li>• Infrastructure – Water Supply</li>   <li>Sewerage/Drainage</li>   <li>Electricity supply Gas Supply</li>   <li>Electricity Pylons</li> </ul>	<p>There are no electricity pylons on site.</p>
<ul style="list-style-type: none"> <li>• Contamination/Pollution</li> </ul>	<p>There are possible contamination issues involved with the development of the site due to its use as an industrial estate.</p>
<ul style="list-style-type: none"> <li>• Adverse Ground Conditions</li> </ul>	<p>No</p>
<ul style="list-style-type: none"> <li>• Hazardous Risk</li> </ul>	<p>No</p>
<ul style="list-style-type: none"> <li>• Topography</li> </ul>	<p>Level</p>
<ul style="list-style-type: none"> <li>• Flood Zone</li> </ul>	<p>The site is located within Flood Zones 2 &amp; 3. Policies C32 and C33 of the CDLP are relevant.</p>
<ul style="list-style-type: none"> <li>• Other e.g. Archaeology, Conservation area, AHLV</li> </ul>	<p>Development of the site would not have an archaeological impact.</p> <p>Agricultural Land Classification: Urban / Non agricultural</p>
<p>If yes, how and when can the constraint be overcome?</p>	<p>A Flood Risk Assessment and Sequential Test would be likely to be required.</p> <p>A contamination survey would be required as a result of the current and previous uses of the site.</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.**

<p><b>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</b></p> <ul style="list-style-type: none"> <li>• Townscape</li> <li>• Landscape</li> <li>• Trees</li> <li>• Conservation Areas</li> <li>• Historic Parks and Gardens</li> <li>• Listed Buildings</li> <li>• Scheduled Ancient Monuments</li> <li>• Sites of Nature Conservation Interest/Protected Species</li> </ul> <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape - No Landscape - No Trees - No Cons Areas - No Historic Parks and Gardens - No Listed Buildings - No SAM's - No SNCI/Protected Species - There are no biodiversity issues relating to the development of this site.</p>
<p align="center"><b>IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</b></p>	



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

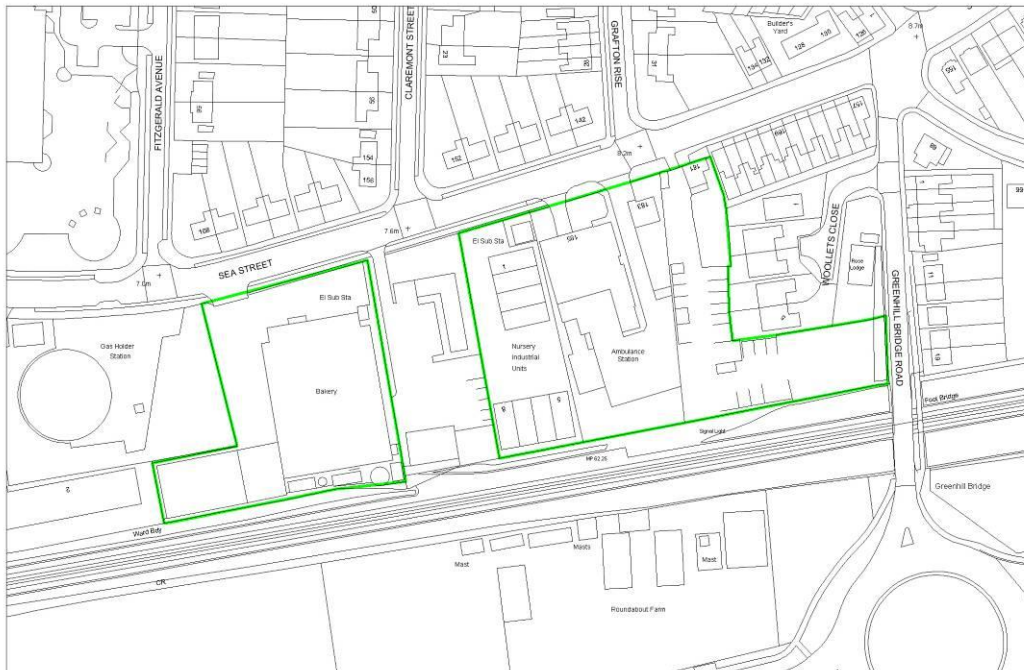
<p><b>E. Would the amenity of residents be adversely affected by any external, environmental factors?</b></p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>No</p>
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**IF THE NATURE AND SCALE OF THE IMPACT ON AMENITY IS SUCH THAT IT CANNOT BE SATISFACTORILY MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.**

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

<b>SITE DETAILS</b>	
Site Reference Number	<i>SHLAA/114</i>
Site Name	<i>Sea Street</i>
Location/Address	<i>Sea Street, Herne Bay</i>
Greenfield/PDL/Mixed	<i>Previously Developed Land</i>
Proposed Use	<i>Housing/Affordable Housing only</i>
Site Area	<i>1.3 ha</i>

SHLAA/114



# Strategic Housing Land Availability Assessment Site Assessment Form

Aerial view



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

<b>Description of Site:</b>	The site is split into two parts. The first consists of vacant land to the east, an ambulance station and some industrial units all accessed from Sea Street. The second part of the site to the west is the former Hoppers Bakery site, which is currently empty. The first section of the site contains buildings in good condition and areas of hardstanding put to use for parking and storage. The far east of the site contains two residential properties which front onto Sea Street. The railway line is located directly to the rear. Hoppers Bakery is a two-storey brick building with a large metal clad building to the rear of the site. The front of the site has an area of hardstanding and a compressed gravel surface in relatively poor condition.
<b>Current Use:</b>	Most of the site is currently vacant however the ambulance station and the industrial units are currently occupied.
<b>Surrounding Uses:</b>	The north of the site is a predominantly residential area consisting of private dwellings. To the west is a gas tower and to the east is the railway bridge and the centre of Herne Bay. To the south is the railway line. Between the two parts of the site is Jewson's building suppliers storage and distribution yard.
<b>Character of Surrounding Area:</b>	This is an urban area characterised by relatively dense housing development to the north and industrial uses to the south of Sea Street.
<b>Planning History:</b> e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	<p>CA/81/00113 – Planning permission was granted for the erection of 8 nursery factory units.</p> <p>CA/84/1363 – Planning permission was granted for the erection of eight light industrial units and then again CA/89/1348.</p> <p>CA/98/00324 – Planning permission was granted for the erection of a warehouse with covered loading bay.</p> <p>CA/08/00341 – Planning permission was granted for the change of use from bakery to builder's merchant with external alterations (Not yet implemented).</p> <p>The site to the east is allocated for housing as land adjacent to Sea Street (H1 of the CDLP). 14 units are specified.</p> <p>This site formed part of the previous LPI and was allocation H18. The Inspector considered that this former coal yard to be used for housing would significantly enhance the amenities of existing local residents and is feasible within the Local Plan period.</p> <p>The second part of the site to the west also former part of the previous LPI and was allocation H19. The Inspector noted that originally proposed for housing, it was moved to mixed-use in the revised draft with a yield</p>

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

	<p>of 60 dwellings. The railway was considered no real inhibition but it makes it not the first site choice for housing. Only small developments to the east and west extremities would serve housing. It was noted that it would be unlikely to be attractive to private house builders without the firm prospect of the wider allocation becoming vacant soon.</p> <p>It was also considered that unless the Council could remove the gasholder there is a flimsy justification for the whole allocation. There was no confidence that a significant number of dwellings would appear by 2011.</p>
<p><b>Potential site Capacity:</b> as proposed</p>	
<p>Calculated by CCC at x units / ha</p>	<p>40-50 units per hectare</p>

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

<b>STAGE 1 ASSESSMENT: POLICY CONSTRAINTS</b>	
<b>A - Is the site within any of the following Areas?</b>	
<u>Category 1: National and Regional</u>  SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No
<u>Category 2: Local</u>  Special Landscape Area	No
<b>B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?</b>	The east of the site is allocated for housing.
<b>C - Is the site in or adjacent to a settlement?</b>	The site is located within the Herne Bay urban area.
<b>D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?</b>	The site falls within the identified settlement of Herne Bay.
<b>CONCLUSION:</b>	
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	<b>Initial Assessment Conclusion:</b> Carry forward for further assessment as site is within the Urban area and falls within one of the option under consideration.



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

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

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

<b>STAGE 2 ASSESSMENT: SUITABILITY</b>	
<p><b>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</b></p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>The east of the site is allocated for housing in the existing CDLP.</p>
<p><b>B. Is the site in a suitable location when measured against the following criteria?</b></p> <ul style="list-style-type: none"> <li>• Within 800m. walking distance of a bus stop or railway station providing two or more services per hour.</li> </ul>	<p>Yes within 200m.</p> <p>The site is close to a bus route but not within walking distance of railway station.</p>
<ul style="list-style-type: none"> <li>• Within 800 m. walking distance of a convenience store , a primary school and a GP surgery.</li> </ul>	<p>There is a primary school and convenience store within 800m.</p>
<ul style="list-style-type: none"> <li>• Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre.</li> </ul>	<p>Not within 30 minutes of Kent Canterbury Hospital Within 20 minutes of health centre and town centre Within 10 minutes of secondary school and employment area</p>
<b>TECHNICAL CONSULTATIONS</b>	
<p><b>C. Does the site have any of the following physical or infrastructure constraints?</b></p>	
<ul style="list-style-type: none"> <li>• Access</li> </ul>	<p>Medium – No problems on Sea Street but check capacity of signals at Greenhill Bridge. Access should not be provided onto Greenhill Bridge Road.</p>
<ul style="list-style-type: none"> <li>• Highway capacity</li> </ul>	<p>High – Should be possible onto Sea Street.</p>

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

<ul style="list-style-type: none"> <li>• Infrastructure – Water Supply</li>   <li>Sewerage/Drainage</li>   <li>Electricity supply Gas Supply</li>   <li>Electricity Pylons</li> </ul>	<p>PDL therefore some infrastructure will be available.</p> <p>No electricity pylons on the site.</p>
<ul style="list-style-type: none"> <li>• Contamination/Pollution</li> </ul>	<p>Contamination issues. Railway Noise Assessment required.</p>
<ul style="list-style-type: none"> <li>• Adverse Ground Conditions</li> </ul>	<p>No</p>
<ul style="list-style-type: none"> <li>• Hazardous Risk</li> </ul>	<p>Gas holder adjacent to the west of the site.</p>
<ul style="list-style-type: none"> <li>• Topography</li> </ul>	<p>Level</p>
<ul style="list-style-type: none"> <li>• Flood Zone</li> </ul>	<p>No</p>
<ul style="list-style-type: none"> <li>• Other e.g. Archaeology, Conservation area, AHLV</li> </ul>	<p>No archaeological impact</p> <p>Agricultural Land Classification: Urban / non-agricultural</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**

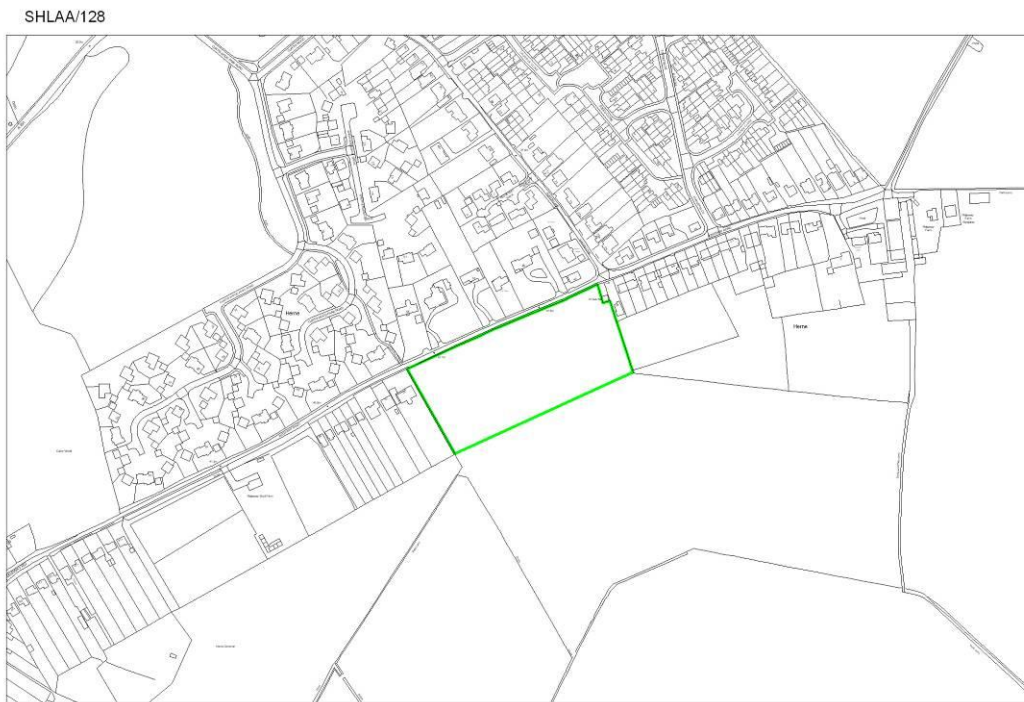
<p><b>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</b></p> <ul style="list-style-type: none"> <li>• Townscape</li> <li>• Landscape</li> <li>• Trees</li> <li>• Conservation Areas</li> <li>• Historic Parks and Gardens</li> <li>• Listed Buildings</li> <li>• Scheduled Ancient Monuments</li> <li>• Sites of Nature Conservation Interest/Protected Species</li> </ul> <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape – No</p> <p>Landscape – No – Although rear of sites visible from Old Thanet Way housing development would potentially improve the landscape quality.</p> <p>Trees – No</p> <p>Cons Areas – No</p> <p>Historic Parks and Gardens – No</p> <p>Listed Buildings – No</p> <p>SAM's – No</p> <p>SNCI/Protected Species – Site not particularly sensitive regarding biodiversity.</p>
<p align="center"><b>IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</b></p>	
<p><b>E. Would the amenity of residents be adversely affected by any external, environmental factors?</b></p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Yes – The railway line is in close proximity and appropriate mitigation measures could be applied to any development proposal.</p>

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

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

<b>SITE DETAILS</b>	
Site Reference Number	<i>SHLAA/128</i>
Site Name	<i>Land between 41 &amp; 73 Ridgeway Road, Herne</i>
Location/Address	<i>Land between 41 &amp; 73 Ridgeway Road, Herne</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	Housing – family accommodation, semi or detached houses with gardens
Site Area	<i>1.7 ha</i>

**Plan**



# Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA128



View of site showing far reach views





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

View showing residential properties on the western side of the site



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

<b>Description of Site:</b>	Large agricultural field with far reaching views across the landscape
<b>Current Use:</b>	Pasture
<b>Surrounding Uses:</b>	Fields. Residential dwellings to the East and West of the site along a country road.
<b>Character of Surrounding Area:</b>	Rural area with residential properties along a country road. Intermittent views of open countryside.
<b>Planning History:</b> e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	No planning history
<b>Potential site Capacity:</b> as proposed	16 dwellings
Calculated by CCC at x units / ha	

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

<b>STAGE 1 ASSESSMENT: POLICY CONSTRAINTS</b>	
<b>A - Is the site within any of the following Areas?</b>	
<u>Category 1: National and Regional</u>  SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	Blean Complex SAC and East Blean Woods SSSI approximately 400m to the south of the site
<u>Category 2: Local</u>  Special Landscape Area	Yes, SLA
<b>B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?</b>	No
<b>C - Is the site in or adjacent to a settlement?</b>	Yes
<b>D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?</b>	No
<b>CONCLUSION:</b>	
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	<b>Initial Assessment Conclusion:</b> Carry forward for further assessment as site is adjacent to Urban area and falls within one of the option under consideration.

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

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

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

<b>STAGE 2 ASSESSMENT: SUITABILITY</b>	
<p><b>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</b></p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p><b>B. Is the site in a suitable location when measured against the following criteria?</b></p> <ul style="list-style-type: none"> <li>• Within 800m. walking distance of a bus stop or railway station providing two or more services per hour.</li> </ul>	<p>Just beyond 800 metres.</p>
<ul style="list-style-type: none"> <li>• Within 800 m. walking distance of a convenience store , a primary school and a GP surgery.</li> </ul>	<p>Yes – convenience store and school. GP – distance further than 800m</p>
<ul style="list-style-type: none"> <li>• Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre.</li> </ul>	<p>Edge of western part of site – 30 minutes to secondary school. 30 minutes to employment 20 minutes to health 30 minutes to town centre More than 30 minutes to town centre</p>
<b>TECHNICAL CONSULTATIONS</b>	
<p><b>C. Does the site have any of the following physical or infrastructure constraints?</b></p>	
<ul style="list-style-type: none"> <li>• Access</li> </ul>	<p>Access could be formed. Ridgeway Road may require local widening</p>
<ul style="list-style-type: none"> <li>• Highway capacity</li> </ul>	<p>No capacity problems onto Ridgeway Road</p>

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

<ul style="list-style-type: none"> <li>• Infrastructure – Water Supply</li>   <li>Sewerage/Drainage</li>   <li>Electricity supply Gas Supply</li>   <li>Electricity Pylons</li> </ul>	<p>Existing to adjacent residential properties</p>     <p>No</p>
<ul style="list-style-type: none"> <li>• Contamination/Pollution</li> </ul>	<p>No issues</p>
<ul style="list-style-type: none"> <li>• Adverse Ground Conditions</li> </ul>	<p>No</p>
<ul style="list-style-type: none"> <li>• Hazardous Risk</li> </ul>	<p>No</p>
<ul style="list-style-type: none"> <li>• Topography</li> </ul>	<p>Site sloping towards the South</p>
<ul style="list-style-type: none"> <li>• Flood Zone</li> </ul>	<p>No</p>
<ul style="list-style-type: none"> <li>• Other e.g. Archaeology, Conservation area, AHLV</li> </ul>	<p>Archaeological evaluation 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**

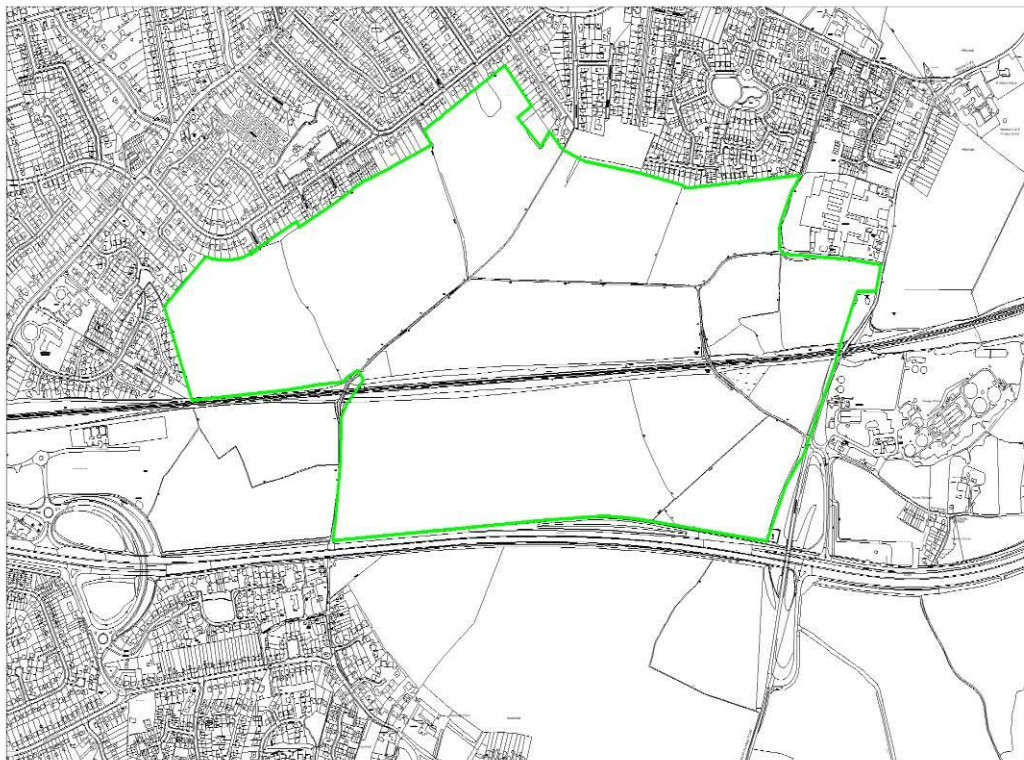
<p><b>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</b></p> <ul style="list-style-type: none"> <li>• Townscape</li> <li>• Landscape</li> <li>• Trees</li> <li>• Conservation Areas</li> <li>• Historic Parks and Gardens</li> <li>• Listed Buildings</li> <li>• Scheduled Ancient Monuments</li> <li>• Sites of Nature Conservation Interest/Protected Species</li> </ul> <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p><b>Townscape</b>– the character of the local area</p> <p><b>Landscape</b> – Yes, the site provides a visual amenity with views far into the countryside and it is within an SLA</p> <p><b>Trees</b> – Trees on the edge of the site should be retained where possible</p> <p><b>Conservation area</b> –Not within a conservation area</p> <p><b>Historic parks &amp; gardens, listed buildings, scheduled ancient monuments</b> -No</p> <p><b>SNCI</b> - Site not particularly sensitive regarding biodiversity</p>
<p align="center"><b>IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</b></p>	
<p><b>E. Would the amenity of residents be adversely affected by any external, environmental factors?</b></p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Loss of visual amenity space</p>

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

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

<b>SITE DETAILS</b>	
Site Reference Number	<i>SHLAA/129</i>
Site Name	<i>Land North of Thanet Way, Hillborough</i>
Location/Address	<i>Land south of Richmond Drive, Coventry, etc, Herne Bay</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	Housing as part of mixed use development – business park, shops, community facilities, primary school, railway station.
Site Area	<i>81.7 ha</i>

SHLAA/129



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# Strategic Housing Land Availability Assessment Site Assessment Form

Aerial view of site

SHLAA/129





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

View of site adjacent to the Thanet Way



View into the site



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

<b>Description of Site:</b>	Quite open agricultural land sloping up from A299 Thanet Way to existing urban boundary. Some area of natural growth, trees, hedges, etc.
<b>Current Use:</b>	Agriculture.
<b>Surrounding Uses:</b>	Primarily residential to the north; some business uses to west (Altira) and east (Sweechbridge).
<b>Character of Surrounding Area:</b>	Mixture of residential and business uses with main A299 road running along southern boundary.
<b>Planning History:</b> e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	In draft 1998 Local Plan, this land was identified as part of a large urban extension to provide significant new housing and employment land. It was subsequently withdrawn from the Local Plan and not allocated, partly as a result of a reduction in housing land requirement.
<b>Potential site Capacity:</b> as proposed	1200 units as part of mixed development, including community facilities and 16ha business park.
Calculated by CCC at 50 units / ha av.	Assume one-third site – ie. 27ha – 1350 units.

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

<b>STAGE 1 ASSESSMENT: POLICY CONSTRAINTS</b>	
<b>A - Is the site within any of the following Areas?</b>	
<u>Category 1: National and Regional</u>  SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No  Thanet Coast and Sandwich Bay Ramsar, SPA and SSSI some distance to the north at the coast
<u>Category 2: Local</u>  Special Landscape Area	No
<b>B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?</b>	No
<b>C - Is the site in or adjacent to a settlement?</b>	Yes
<b>D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?</b>	No
<b>CONCLUSION:</b> Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	Carry forward for further assessment as site is adjacent to urban area and falls within one of the options under consideration. Further testing. Test site through VISUM.

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

<b>STAGE 2 ASSESSMENT: SUITABILITY</b>	
<p><b>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</b></p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p><b>B. Is the site in a suitable location when measured against the following criteria?</b></p> <ul style="list-style-type: none"> <li>• Within 800m. walking distance of a bus stop or railway station providing two or more services per hour.</li> </ul>	<p>More than 800 metres</p>
<ul style="list-style-type: none"> <li>• Within 800 m. walking distance of a convenience store, a primary school and a GP surgery.</li> </ul>	<p>Remote from facilities (close to school)</p>
<ul style="list-style-type: none"> <li>• Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre.</li> </ul>	<p>30 minutes to health 30 minutes to town centre 10-20 minutes to employment Further travelling time to secondary school and Kent &amp; Canterbury hospital</p>
<b>TECHNICAL CONSULTATIONS</b>	
<p><b>C. Does the site have any of the following physical or infrastructure constraints?</b></p>	
<ul style="list-style-type: none"> <li>• Access</li> </ul>	<p>Access should not be provided direct off Thanet Way as this is a high speed dual carriageway and the number of junctions need to be limited. It would be appropriate to improve the existing Sweechbridge junction</p>
<ul style="list-style-type: none"> <li>• Highway capacity</li> </ul>	<p>Existing junction of Sweechbridge Road onto A299 is substandard and will need improving to accommodate development. Sweechbridge Road may need widening between site and Thanet way. Junction of Sweechbridge Road / Reculver Road is also substandard and a major development would be expected to address this.</p>



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

	Sustainability - North western end of site is within reach of the village amenities in Beltinge including National Cycle Route 15 and bus services. Amenities and public transport facilities would have to be provided to serve the eastern end of the site.
<ul style="list-style-type: none"> <li>• Infrastructure – Water Supply</li> <li>Sewerage/Drainage</li> <li>Electricity supply Gas Supply</li> <li>Electricity Pylons</li> </ul>	<p>There is no infrastructure/utilities available to the site. Entirely new infrastructure would have to be put in place.</p> <p>No</p>
<ul style="list-style-type: none"> <li>• Contamination/Pollution</li> </ul>	<p><b>Traffic and railway noise assessment Air quality assessment Possible contamination issues adjacent to railway line</b></p>
<ul style="list-style-type: none"> <li>• Adverse Ground Conditions</li> </ul>	<p><b>None known</b></p>
<ul style="list-style-type: none"> <li>• Hazardous Risk</li> </ul>	<p><b>None known</b></p>
<ul style="list-style-type: none"> <li>• Topography</li> </ul>	<p><b>Relatively level with small undulations</b></p>
<ul style="list-style-type: none"> <li>• Flood Zone</li> </ul>	<p><b>No</b></p>
<ul style="list-style-type: none"> <li>• Other e.g. Archaeology, Conservation area, AHLV</li> </ul>	<p><b>Potentially Archaeologically significant - evaluation required</b></p> <p>Agricultural Land Classification: Most of site Grade 2. The south-eastern corner Grade 3 .</p>

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

<p>If yes, how and when can the constraint be overcome?</p>	<p><b>Evaluations and assessments required with potential mitigations measures outlined.</b></p>
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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.**

<p><b>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</b></p> <ul style="list-style-type: none"> <li>• Townscape</li> <li>• Landscape</li> <li>• Trees</li>   <li>• Conservation Areas</li> <li>• Historic Parks and Gardens</li> <li>• Listed Buildings</li> <li>• Scheduled Ancient Monuments</li> <li>• Sites of Nature Conservation Interest/Protected Species</li> </ul> <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Extension of urban edge Llost of open space Some trees and hedgerows bordering fields margins and highway No No No No Potential for protected species to be present. Scoping surveys would be necessary.</p>
<p align="center"><b>IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</b></p>	

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

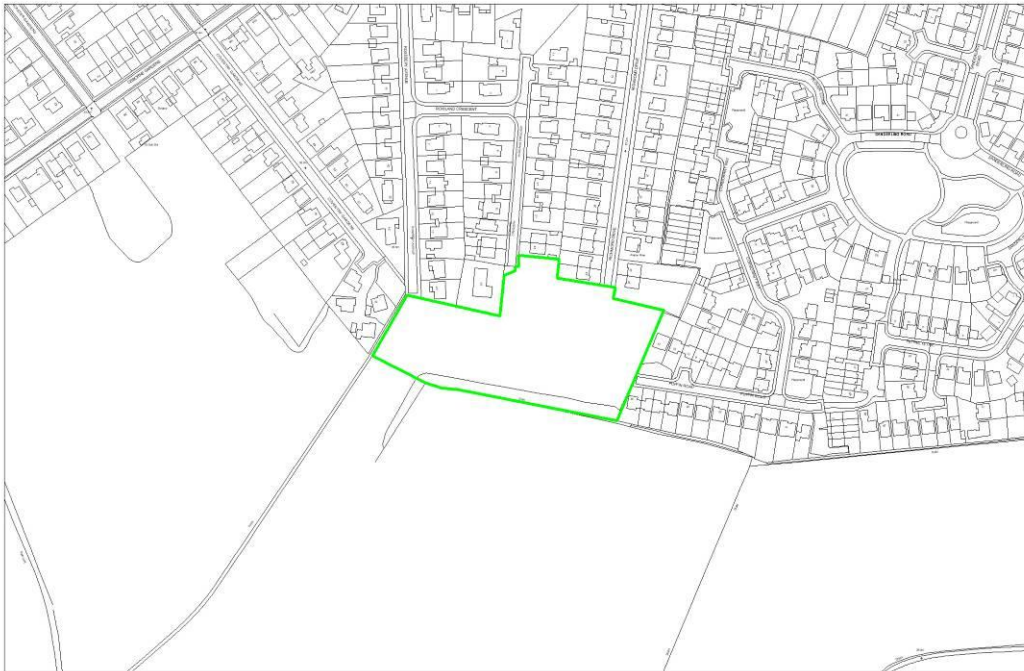
<p><b>E. Would the amenity of residents be adversely affected by any external, environmental factors?</b></p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Traffic and railway noise and potential for low Air quality</p>
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**IF THE NATURE AND SCALE OF THE IMPACT ON AMENITY IS SUCH THAT IT CANNOT BE SATISFACTORILY MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE**

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

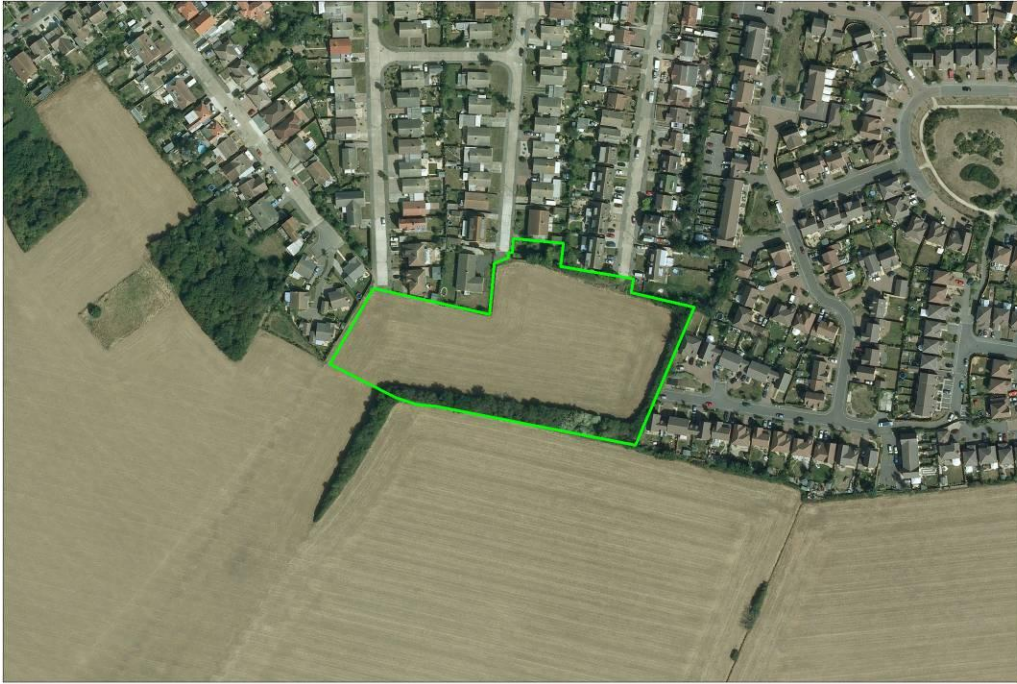
<b>SITE DETAILS</b>	
Site Reference Number	<i>SHLAA/131</i>
Site Name	<i>Land South of Richmond Drive</i>
Location/Address	<i>Land South of Richmond Drive, Herne Bay</i>
Greenfield/PDL/Mixed	<i>Greenfield/infill</i>
Proposed Use	mixed use development – houses and care home
Site Area	<i>1.25 ha</i>

SHLAA/131



# Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA/131



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

<b>Description of Site:</b>	<p>Currently part of a wider agricultural field. Used for cropping currently grain. Flat with an established hedgerow to south. Four roads end at site boundary – Rosebery Ave, Rowland Cres, Richmond Dr, Puffin Rd.</p>
<b>Current Use:</b>	<p>Fields agricultural - crops</p> <p>Site was previously allegedly part of a caravan park</p>
<b>Surrounding Uses:</b>	<p>Residential to north, east and west. To the south is a hedgerow and then farmland</p>
<b>Character of Surrounding Area:</b>	<p>Urban Fringe Predominately residential – hedgerow blocks off most views of open countryside making this area of land seemly located in the midst of housing</p>
<b>Planning History:</b> e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	<p>Within Urban Boundary</p> <p>Reserve housing allocation site in 06 local plan – 40 units Inspectors comments – he reinstated the site as a housing allocation due to it being within the urban boundary with no visual distinction and being close to amenities.</p> <p>Outline application for affordable housing 03/01433 – refused – reason – that the site was not required at this time as there was a housing surplus.</p> <p>Planning Appeal: APP/J2210/A/11/2159370 dismissed on basis of 5-year housing land supply</p>
<b>Potential site Capacity:</b> as proposed	40
Calculated by CCC at 30-40 units / ha	38-50 40 in local plan



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

<b>STAGE 1 ASSESSMENT: POLICY CONSTRAINTS</b>	
<b>A - Is the site within any of the following Areas?</b>	
<u>Category 1: National and Regional</u>  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 north
<u>Category 2: Local</u>  Special Landscape Area	no
<b>B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?</b>	no
<b>C - Is the site in or adjacent to a settlement?</b>	Adjacent and within urban boundary
<b>D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?</b>	no
<b>CONCLUSION:</b>	
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	Carry forward for further assessment as site within the Urban Area and falls within one the options under consideration. Existing local plan reserve allocation which will be reassessed as part of the SHLAA methodology.

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

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

<b>STAGE 2 ASSESSMENT: SUITABILITY</b>	
<p><b>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</b></p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>Yes reserve allocation site</p> <p>Still suitable although some highway concerns raised</p>
<p><b>B. Is the site in a suitable location when measured against the following criteria?</b></p> <ul style="list-style-type: none"> <li>• Within 800m. walking distance of a bus stop or railway station providing two or more services per hour.</li> </ul>	<p>Walking distance to bus stop 600m</p>
<ul style="list-style-type: none"> <li>• Within 800 m. walking distance of a convenience store , a primary school and a GP surgery.</li> </ul>	<p>Walking distance to facilities in Beltinge, including convenience store, and doctors surgery. Reculver primary school further</p>
<ul style="list-style-type: none"> <li>• Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre.</li> </ul>	<p>20mins to town centre, employment, healthcare centre 30mins to secondary School Over 30mins to hospital</p>
<b>TECHNICAL CONSULTATIONS</b>	
<p><b>C. Does the site have any of the following physical or infrastructure constraints?</b></p>	
<ul style="list-style-type: none"> <li>• Access</li> </ul>	<p>Low – neither either road can be extended</p>
<ul style="list-style-type: none"> <li>• Highway capacity</li> </ul>	<p>Low – Rosebery Ave and Richmond Dr unsuitable for extra traffic.</p>
<ul style="list-style-type: none"> <li>• Infrastructure – Water Supply  Sewerage/Drainage</li> </ul>	<p>All services would need to be extended.</p>

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

<p>Electricity supply Gas Supply</p> <p>Electricity Pylons</p>	
<ul style="list-style-type: none"> <li>Contamination/Pollution</li> </ul>	Agriculture uses and associated products
<ul style="list-style-type: none"> <li>Adverse Ground Conditions</li> </ul>	unknown
<ul style="list-style-type: none"> <li>Hazardous Risk</li> </ul>	Unknown
<ul style="list-style-type: none"> <li>Topography</li> </ul>	Flat
<ul style="list-style-type: none"> <li>Flood Zone</li> </ul>	no
<ul style="list-style-type: none"> <li>Other e.g. Archaeology, Conservation area, AHLV</li> </ul>	<p>Evaluation would be required</p> <p>Agricultural Land Classification: Grade 2</p>
<p>If yes, how and when can the constraint be overcome?</p>	<p>Could extend all of the roads reducing the impact on any one road or intersection</p>

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

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

<p><b>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</b></p> <ul style="list-style-type: none"> <li>• Townscape</li> <li>• Landscape</li> <li>• Trees</li> <li>• Conservation Areas</li> <li>• Historic Parks and Gardens</li> <li>• Listed Buildings</li> <li>• Scheduled Ancient Monuments</li> <li>• Sites of Nature Conservation Interest/Protected Species</li> </ul> <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>No – will simply be like in fill          No – as above          Hedgerow – should be retained          no          no          no          no          Potential for protected species to be present. Scoping surveys would be necessary.</p>
<p align="center"><b>IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</b></p>	
<p><b>E. Would the amenity of residents be adversely affected by any external, environmental factors?</b></p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p><b>Not really – existing residential would have some additional traffic to contend with and sufficient parking would need to be provided so no on street parking occurred in adjacent roads as they are narrow.</b></p>

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

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

<b>SITE DETAILS</b>	
Site Reference Number	<i>SHLAA/132</i>
Site Name	<i>Land Adjoining May Street</i>
Location/Address	<i>Land Adjoining May Street and Elms, Hillborough Business Park, Hillborough, Herne Bay</i>
Greenfield/PDL/Mixed	Greenfield/PDL
Proposed Use	Housing
Site Area	<i>0.7 ha</i>



## Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA/132



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



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

<p><b>Description of Site:</b></p>	<p>Land on top of and below a large earth bund.</p> <p>In west north and south of site is very high boundary hedge and fence and an even higher bund used to screen and secure industrial area. The bund is covered in trees scrub and rubbish to the east is a lower flat area containing car parking and storage areas gravelled related to industrial uses of whole site.</p> <p>Site has no access point</p>
<p><b>Current Use:</b></p>	<p>Western and northern half is a scrub vegetated bund to screen site</p> <p>West and south is car parking and skip storage for businesses working on industrial estate and other open air storage associated with industrial uses.</p>
<p><b>Surrounding Uses:</b></p>	<p>Industrial uses to east including scrap yard, BT yard, engineering, skip company.</p> <p>To north substation and dumping area zoned mixed use.</p> <p>To the northwest is the start of the residential area. South and west is farmland. Currently used for grain cropping.</p>
<p><b>Character of Surrounding Area:</b></p>	<p>Industrial and farmland</p>
<p><b>Planning History:</b> e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>Within and employment cluster and the urban area.</p> <p>00466 – increase bund height and erect a 2.75M high fence for a secure compound 00/1098 – industrial units - granted 03/0980 – storage unit - granted</p> <p>Adjacent land has a development brief which identifies this area as commercial and the land immediately north as mixed use.</p> <p>Part of the business park was omitted from a housing allocation in the Local Plan and this was supported by the inspector as the affordable useful employment resource in eastern Herne Bay should not be lost.</p>
<p><b>Potential site Capacity:</b> as proposed</p>	<p>35</p>
<p>Calculated by CCC at 30-40 units / ha</p>	<p>21-28 Urban edge</p>

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

<b>STAGE 1 ASSESSMENT: POLICY CONSTRAINTS</b>	
<b>A - Is the site within any of the following Areas?</b>	
<u>Category 1: National and Regional</u>  SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	no
<u>Category 2: Local</u>  Special Landscape Area	no
<b>B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?</b>	Yes storage, screening and car parking associated with industrial uses  Employment cluster, industrial, manufacturing and related retail.
<b>C - Is the site in or adjacent to a settlement?</b>	Adjacent and within urban fringe
<b>D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?</b>	no
<b>CONCLUSION:</b>	
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	Carry forward for further assessment as site is adjacent to Urban Area and falls within one 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**

<b>STAGE 2 ASSESSMENT: SUITABILITY</b>	
<p><b>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</b></p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p><b>B. Is the site in a suitable location when measured against the following criteria?</b></p> <ul style="list-style-type: none"> <li>• Within 800m. walking distance of a bus stop or railway station providing two or more services per hour.</li> </ul>	<p>yes</p>
<ul style="list-style-type: none"> <li>• Within 800 m. walking distance of a convenience store , a primary school and a GP surgery.</li> </ul>	<p>School and GP only</p>
<ul style="list-style-type: none"> <li>• Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre.</li> </ul>	<p>10mins employment (unless this development goes ahead on the business park) 20mins town centre, healthcare centre Not within 30mins to hospital or secondary school.</p>
<b>TECHNICAL CONSULTATIONS</b>	
<p><b>C. Does the site have any of the following physical or infrastructure constraints?</b></p>	
<ul style="list-style-type: none"> <li>• Access</li> </ul>	<p>Low – land appears to have no direct access to highway Access via a long narrow single lane with no passing bays private road (May street) which serves houses, farm land and part of the industrial estate or through industrial estate private roads.</p> <p>Unsustainable site – remote from services</p>
<ul style="list-style-type: none"> <li>• Highway capacity</li> </ul>	<p>Low – land appears to have no direct access to highway</p>

**Strategic Housing Land Availability Assessment  
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	No scope for improvement to May street and sightlines and narrowness make it dangerous.
<ul style="list-style-type: none"> <li>• Infrastructure – Water Supply</li>   <li>Sewerage/Drainage</li>   <li>Electricity supply Gas Supply</li>   <li>Electricity Pylons</li> </ul>	Would require a new sewer and new drains
<ul style="list-style-type: none"> <li>• Contamination/Pollution</li> </ul>	Both contamination and pollution issues from current and previous uses and fill used to create bund
<ul style="list-style-type: none"> <li>• Adverse Ground Conditions</li> </ul>	3m+ high man made bund
<ul style="list-style-type: none"> <li>• Hazardous Risk</li> </ul>	Potential from past uses
<ul style="list-style-type: none"> <li>• Topography</li> </ul>	3m+ high man made bund
<ul style="list-style-type: none"> <li>• Flood Zone</li> </ul>	no
<ul style="list-style-type: none"> <li>• Other e.g. Archaeology, Conservation area, AHLV</li> </ul>	Archaeological evaluation required  Agricultural Land Classification: Non-agricultural
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><b>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</b></p> <ul style="list-style-type: none"> <li>• Townscape</li> <li>• Landscape</li>   <li>• Trees</li> <li>• Conservation Areas</li> <li>• Historic Parks and Gardens</li> <li>• Listed Buildings</li> <li>• Scheduled Ancient Monuments</li> <li>• Sites of Nature Conservation Interest/Protected Species</li> </ul> <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p><b>Yes removal of bund screening industrial and expansion of residential area</b></p> <p><b>On bund</b> no no no no</p> <p><b>Potential for protected species to be present. Scoping surveys would be necessary.</b></p>
<p align="center"><b>IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</b></p>	
<p><b>E. Would the amenity of residents be adversely affected by any external, environmental factors?</b></p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p><b>Land contamination, farming practises and noises and noise, light pollution and activity in industrial area. Very expensive and difficult to remediate also access issues.</b></p>



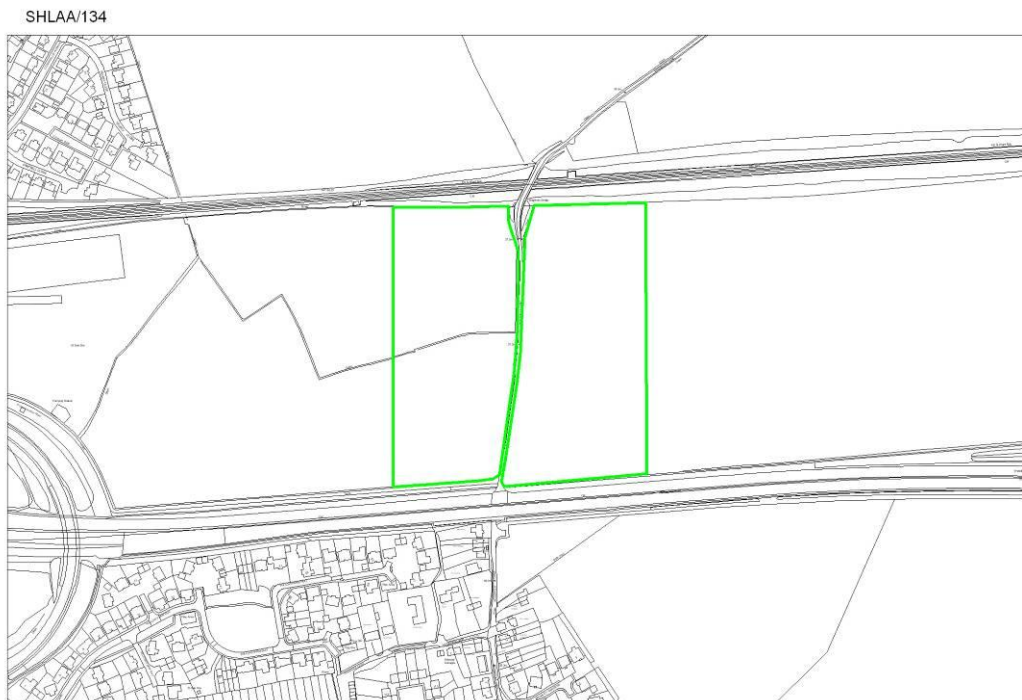
**Strategic Housing Land Availability Assessment  
Site Assessment Form**

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

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

<b>SITE DETAILS</b>	
Site Reference Number	<i>SHLAA/134</i>
Site Name	<i>Altira Business Park &amp; Adjoining</i>
Location/Address	<i>Adjacent A299 Thanet Way, Herne Bay</i>
Greenfield/PDL/Mixed	<i>Greenfield – western half of site subject to planning consent for business park (landscaping buffer)</i>
Proposed Use	Housing as part of mixed use development – employment
Site Area	<i>6.8 ha</i>

**Plan**



# Strategic Housing Land Availability Assessment Site Assessment Form

Aerial view of site

SHLAA/134





## Strategic Housing Land Availability Assessment Site Assessment Form

View into the site



Views into site showing housing the Thanet Way running alongside and housing opposite



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

<b>Description of Site:</b>	Currently flat, open arable land, but western half unfarmed.
<b>Current Use:</b>	Mixture of farmland and unfarmed, open land.
<b>Surrounding Uses:</b>	Altira Business Park to west in process of development. Agricultural land to north and east; residential development to south on other side of A299 Thanet Way.
<b>Character of Surrounding Area:</b>	Mixture of farmland, residential, business uses under development, main A road along southern boundary.
<b>Planning History:</b> e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	<p>Western part of site covered by planning consent for business park (Consent Ref: CA/98/0544/HBA).</p> <p>Western half of site supposed to provide landscaped buffer zone to existing Altira Park (see Blacksole Farm Business Park) Development Brief September 1998) as agreed with MAFF at previous LPI.</p> <p>Eastern half of site is farmland outside urban boundary.</p> <p>05/01193 – details for outline permission above.</p>
<b>Potential site Capacity:</b> as proposed	10-15 dwellings
Calculated by CCC at 35 units / ha	0.83ha – 29 dwellings possible, but may require lower density due to setting

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

<b>STAGE 1 ASSESSMENT: POLICY CONSTRAINTS</b>	
<b>A - Is the site within any of the following Areas?</b>	
<u>Category 1: National and Regional</u>  SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No  Thanet Coast and Sandwich Bay SSSI, SPA and Ramsar some distance to the north at the coast
<u>Category 2: Local</u>  Special Landscape Area	No
<b>B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?</b>	No
<b>C - Is the site in or adjacent to a settlement?</b>	Yes
<b>D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?</b>	No
<b>CONCLUSION:</b> Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	Carry forward for further assessment as site is partly within and partly adjacent to urban area and falls within one of the options under consideration. Further testing – site within an employment cluster. Site will be reviewed as part of the employment land review assessment. Approved development brief for part of the site for a buffer area to employment use.



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

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

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

<b>STAGE 2 ASSESSMENT: SUITABILITY</b>	
<p><b>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</b></p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No – western half of site has a development brief for employment, eastern half is outside of Urban Boundary.</p>
<p><b>B. Is the site in a suitable location when measured against the following criteria?</b></p> <ul style="list-style-type: none"> <li>• Within 800m. walking distance of a bus stop or railway station providing two or more services per hour.</li> </ul>	<p>No</p>
<ul style="list-style-type: none"> <li>• Within 800m walking distance of a convenience store, a primary school and a GP surgery</li> </ul>	<p>Broomfield Post Office to the south</p>
<ul style="list-style-type: none"> <li>• Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre.</li> </ul>	<p>30mins to health centre and town centre, 20mins to employment more than 30 mins to secondary school, Hospital</p>
<b>TECHNICAL CONSULTATIONS</b>	
<p><b>C. Does the site have any of the following physical or infrastructure constraints?</b></p>	
<ul style="list-style-type: none"> <li>• Access</li> </ul>	<p>May be acceptable - depends on location of access</p>
<ul style="list-style-type: none"> <li>• Highway capacity</li> </ul>	<p>Sufficient capacity onto Margate Road.</p>
<ul style="list-style-type: none"> <li>• Infrastructure – Water Supply  Sewerage/Drainage  Electricity supply Gas Supply</li> </ul>	<p>Services/utilities could be made available as part of adjacent development of Talmead./Blacksole Farm.</p>

**Strategic Housing Land Availability Assessment  
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Electricity Pylons	None on site.
<ul style="list-style-type: none"> <li>Contamination/Pollution</li> </ul>	Traffic and railway noise assessment Air quality assessment contaminated land issues at Blacksole Farm and possibly adjacent to railway line.
<ul style="list-style-type: none"> <li>Adverse Ground Conditions</li> </ul>	As above.
<ul style="list-style-type: none"> <li>Hazardous Risk</li> </ul>	None known
<ul style="list-style-type: none"> <li>Topography</li> </ul>	Relatively flat with some undulations
<ul style="list-style-type: none"> <li>Flood Zone</li> </ul>	No
<ul style="list-style-type: none"> <li>Other e.g. Archaeology, Conservation area, AHLV</li> </ul>	Archaeological evaluation, multi-period settlement, of local/regional importance  Agricultural Land Classification: Grade 2
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><b>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</b></p> <ul style="list-style-type: none"> <li>• Townscape</li> <li>• Landscape</li> <li>• Trees</li> <li>• Conservation Areas</li> <li>• Historic Parks and Gardens</li> <li>• Listed Buildings</li> <li>• Scheduled Ancient Monuments</li> <li>• Sites of Nature Conservation Interest/Protected Species</li> </ul> <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Extension of urban boundary into agricultural land. Field boundaries. No No No No Site not particularly sensitive regarding biodiversity.</p>
<p align="center"><b>IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</b></p>	
<p><b>E. Would the amenity of residents be adversely affected by any external, environmental factors?</b></p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Traffic and railway noise and Air quality 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**

<b>SITE DETAILS</b>	
Site Reference Number	<i>SHLAA/166</i>
Site Name	
Location/Address	<i>Thornden Wood Road, Greenhill, Herne Bay</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	<i>Housing</i>
Site Area	<i>0.2957 hectares</i>



# Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA/166



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Site, from Thornden Wood Road





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

<b>Description of Site:</b>	The site is currently grassed land with a treed and hedged boundary, The boundary to Thornden Wood Road is open but is fenced. There is a single storey storage building located on the site, adjacent to the access in the southern corner of the site. There are a number of trees on site that would be affected by development.
<b>Current Use:</b>	The site is currently used as grazing land
<b>Surrounding Uses:</b>	<p>There are open fields to the west, east and south. Residential development is located to the north.</p> <p>Land to the east is subject of another SHLAA site (10) for 600 houses. Land to the west (SHLAA 71) is also put forward for 150-200 houses.</p>
<b>Character of Surrounding Area:</b>	The character of the area is mainly rural, with limited residential development to the north, although increasing in numbers and density in Greenhill Road.
<b>Planning History:</b> e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	<p>The site is not allocated for housing. Adjacent to land that formed part of the LPI.</p> <p>Site to the east is allocated for community uses policy C12 for which outline planning permission was granted for a community centre in 2002 (/01/1177)</p> <p>Planning application 10/1274 Erection of 4 dwellings with associated parking withdrawn 19/11/10.</p>
<b>Potential site Capacity:</b> as proposed	
Calculated by CCC at x units / ha	4 detached dwellings or 3 pairs semi-detached houses.

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

<b>STAGE 1 ASSESSMENT: POLICY CONSTRAINTS</b>	
<b>A - Is the site within any of the following Areas?</b>	
<u>Category 1: National and Regional</u>  SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No
<u>Category 2: Local</u>  Special Landscape Area	No
<b>B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?</b>	No
<b>C - Is the site in or adjacent to a settlement?</b>	The site is adjacent to Greenhill, Herne Bay within the urban boundary
<b>D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?</b>	No – within the urban boundary so a general presumption in favour of development.  Green gap designation boundary policy TC26 is opposite the site.
<b>CONCLUSION:</b>  Site not suitable for housing at this stage existing policy objections	Carry forward as site is within the urban area and falls within one of the options under consideration
Site may be suitable - continue to Stage 2	

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

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

<b>STAGE 2 ASSESSMENT: SUITABILITY</b>	
<p><b>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</b></p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p><b>B. Is the site in a suitable location when measured against the following criteria?</b></p> <ul style="list-style-type: none"> <li>• Within 800m. walking distance of a bus stop or railway station providing two or more services per hour.</li> </ul>	<p>No – just beyond the 800m to bus stop in Greenhill Road.</p>
<ul style="list-style-type: none"> <li>• Within 800 m. walking distance of a convenience store , a primary school and a GP surgery.</li> </ul>	<p>The site is within 800m of Briary Primary School and a convenience store. There are a number of small commercial businesses in Greenhill Road within walking distance of the site. GP is further away at 66 Poplar Drive</p>
<ul style="list-style-type: none"> <li>• Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre.</li> </ul>	<p>The site is not within 30 minutes of Kent Canterbury Hospital The site is within 30 minutes of a health centre and town centre Within 20 minutes of a secondary school and employment area</p>
<b>TECHNICAL CONSULTATIONS</b>	
<p><b>C. Does the site have any of the following physical or infrastructure constraints?</b></p>	
<ul style="list-style-type: none"> <li>• Access</li> </ul>	<p>An existing access is situated in the southern corner of the site onto Thornden Wood Road. Access is possible onto Thornden Wood Road but site is outside built up area and outside 30mph limit</p> <p>There are no pedestrian footways to the site.</p>
<ul style="list-style-type: none"> <li>• Highway capacity</li> </ul>	<p>No problems with capacity</p>

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

<ul style="list-style-type: none"> <li>• Infrastructure – Water Supply</li>   <li>Sewerage/Drainage</li>   <li>Electricity supply Gas Supply</li>   <li>Electricity Pylons</li> </ul>	<p>Yes – adjacent to existing development</p> <p>Yes – adjacent to existing development. Assessment/confirmation from Southern Water will be necessary to demonstrate the existing system has adequate capacity.</p> <p>Yes – adjacent to existing development</p> <p>None</p>
<ul style="list-style-type: none"> <li>• Contamination/Pollution</li> </ul>	<p>Possible contamination issues due to adjacent Thornden Close Hospital site</p>
<ul style="list-style-type: none"> <li>• Adverse Ground Conditions</li> </ul>	<p>None known</p>
<ul style="list-style-type: none"> <li>• Hazardous Risk</li> </ul>	<p>None known</p>
<ul style="list-style-type: none"> <li>• Topography</li> </ul>	<p>Flat site</p>
<ul style="list-style-type: none"> <li>• Flood Zone</li> </ul>	<p>No</p>
<ul style="list-style-type: none"> <li>• Other e.g. Archaeology, Conservation area, AHLV</li> </ul>	<p>Site is located within the urban area of Herne Bay, adjacent to land in community use, policy C12 (to the east) and green gap (to the west)</p> <p>No impact on archaeology</p> <p>Agricultural Land Classification: Grade 3</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><b>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</b></p> <ul style="list-style-type: none"> <li>• Townscape</li> <li>• Landscape</li> <li>• Trees</li> <li>• Conservation Areas</li> <li>• Historic Parks and Gardens</li> <li>• Listed Buildings</li> <li>• Scheduled Ancient Monuments</li> <li>• Sites of Nature Conservation Interest/Protected Species</li> </ul> <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape – Yes. Adjacent to existing development and open countryside that would both be affected as a result of the development of this site.</p> <p>Landscape – Yes – the loss of the undeveloped land would impact on the landscape.</p> <p>Trees – Yes - There are a number of trees and hedgerow around the site boundaries and within the site. A landscaping condition would be appropriate to assess the impact of development on them and to protect them where appropriate. A condition relating to site landscaping could help reduce the impact of the development and provide screening.</p> <p>Conservation Area – site not located within a conservation area</p> <p>Historic Parks and Gardens – No</p> <p>Listed Buildings – No</p> <p>SAM's - No</p> <p>Undeveloped site – given the semi-rural location of this site there should be a habitat and species survey to establish if there is presence of protected species.</p> <p>Sensitive site, ecological surveys required.</p> <p>SNCI's/Protected Species - Potential for protected species to be present and a scoping surveys may be required</p>
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**Strategic Housing Land Availability Assessment  
Site Assessment Form**

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.

**E. Would the amenity of residents be adversely affected by any external, environmental factors?**

If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?

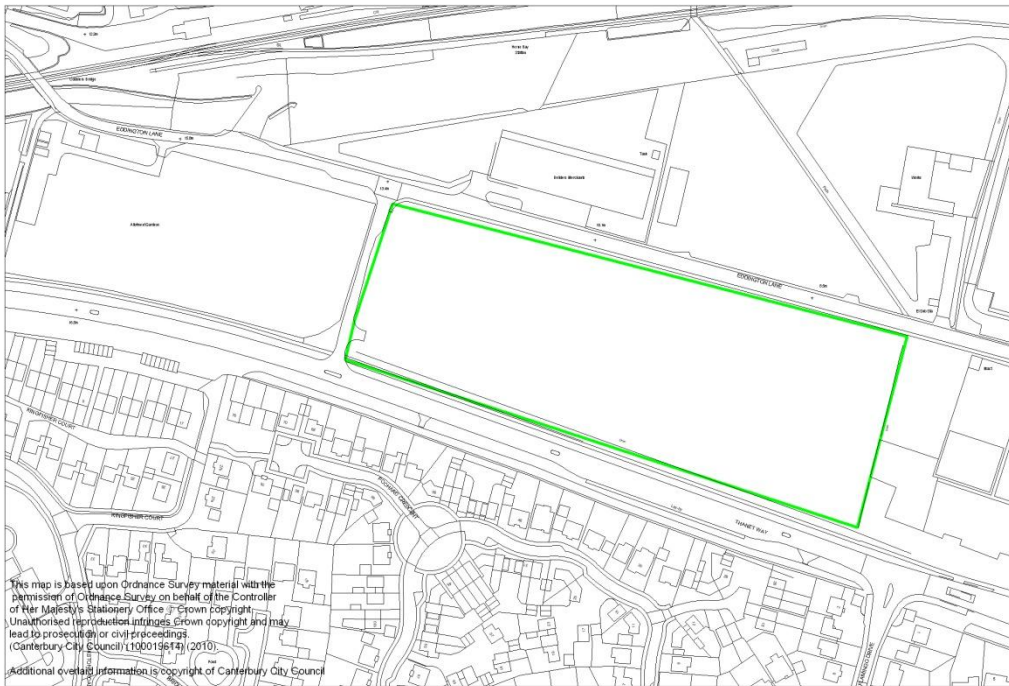
IF THE NATURE AND SCALE OF THE IMPACT ON AMENITY IS SUCH THAT IT CANNOT BE SATISFACTORILY MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE



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

<b>SITE DETAILS</b>	
Site Reference Number	<b>SHLAA/175</b>
Site Name	<i>Land between Eddington Lane and Old Thanet Way</i>
Location/Address	<i>Eddington Lane Herne Bay</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	Housing as part of mixed use development – retail
Site Area	3 ha

SHLAA/175



SHLAA/175



Aerial view of site

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



View towards the eastern end of the site and Royal Mail sorting office



View towards the west with Stillwater Park (residential) in the distance

**Strategic Housing Land Availability Assessment  
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<b>Description of Site:</b>	This is a long narrow strip of land situated between Eddington Lane to the north and the Old Thanet Way A2990 to the south. There are two further vacant plots surrounding the site. The site is adjacent to employment uses and allotments. Land has some self sown trees on the sites and has ditch running around the edge.
<b>Current Use:</b>	Scrubland which has been relatively undisturbed for more than 20 years.
<b>Surrounding Uses:</b>	Wachera builders' merchants, Crown Products, the Royal Mail sorting office, Homebase and Halfords. Adjacent to a site with planning permission for new bus depot.
<b>Character of Surrounding Area:</b>	<p>The area is a mix of employment, limited retail warehousing with large residential area to the south of A2990.</p> <p>The main railway station is located to the north of the site and there is a direct pedestrian link to the station via a tunnel.</p>
<b>Planning History:</b> e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	<p>Site was first allocated for employment use in 1998 Canterbury District Local Plan and remains an employment allocation in 2006 local plan. The site is also within an employment cluster as identified in the 2006 local plan.</p> <p>It has been the subject of planning applications for retail use over the last 20 years which have been largely resisted.</p>
<b>Potential site Capacity:</b> as proposed	50-75 units as part of a mixed use scheme. Could include some live work units.
Calculated by CCC at x units / ha	

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

<b>STAGE 1 ASSESSMENT: POLICY CONSTRAINTS</b>	
<b>A - Is the site within any of the following Areas?</b>	
<u>Category 1: National and Regional</u>  SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No
<u>Category 2: Local</u>  Special Landscape Area	No
<b>B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?</b>	The site is allocated for employment use in the Canterbury District Local Plan 2006. The site is also protected as an employment cluster in the local plan and is therefore protected for employment uses only.
<b>C - Is the site in or adjacent to a settlement?</b>	Site is within the wider Herne Bay urban area
<b>D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?</b>	N/A
<b>CONCLUSION:</b>  Site not suitable for housing at this stage existing policy objections	There are existing policy objections to releasing this site for housing. It is important for the employment land supply for the District.
Site may be suitable - continue to Stage 2	

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

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

<b>STAGE 2 ASSESSMENT: SUITABILITY</b>	
<p><b>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</b></p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<b>No</b>
<p><b>B. Is the site in a suitable location when measured against the following criteria?</b></p> <ul style="list-style-type: none"> <li>• Within 800m. walking distance of a bus stop or railway station providing two or more services per hour.</li> </ul>	<b>Yes</b>
<ul style="list-style-type: none"> <li>• Within 800 m. walking distance of a convenience store , a primary school and a GP surgery.</li> </ul>	<b>Convenience store only</b>
<ul style="list-style-type: none"> <li>• Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre.</li> </ul>	<b>10mins to employment 20mins to town centre, health care centre, secondary school more than 30mins to hospital</b>
<b>TECHNICAL CONSULTATIONS</b>	
<p><b>C. Does the site have any of the following physical or infrastructure constraints?</b></p>	
<ul style="list-style-type: none"> <li>• Access</li> </ul>	<p>Close to rail station. Remote from other facilities. 1.2km to school Access possible via Eddington Lane / Eddington Way. Presumption against access direct onto A2990</p>
<ul style="list-style-type: none"> <li>• Highway capacity</li> </ul>	<p>Capacity of Eddington Way / Thanet Way to be checked</p>
<ul style="list-style-type: none"> <li>• Infrastructure – Water Supply</li>   <li>Sewerage/Drainage</li> </ul>	<b>Available on adjacent sites</b>

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

Electricity supply Gas Supply	
Electricity Pylons	<b>No</b>
<ul style="list-style-type: none"> <li>Contamination/Pollution</li> </ul>	<b>Traffic Noise Assessment and possible contaminated land</b>
<ul style="list-style-type: none"> <li>Adverse Ground Conditions</li> </ul>	<b>See above</b>
<ul style="list-style-type: none"> <li>Hazardous Risk</li> </ul>	<b>See above</b>
<ul style="list-style-type: none"> <li>Topography</li> </ul>	<b>Undulating</b>
<ul style="list-style-type: none"> <li>Flood Zone</li> </ul>	<b>no</b>
<ul style="list-style-type: none"> <li>Other e.g. Archaeology, Conservation area, AHLV</li> </ul>	<b>Archaeological evaluation required</b>  <b>Agricultural Land Classification: Grade 3, but urban and not in agricultural use.</b>
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><b>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</b></p> <ul style="list-style-type: none"> <li>• Townscape</li> <li>• Landscape</li> <li>• Trees</li> <li>• Conservation Areas</li> <li>• Historic Parks and Gardens</li> <li>• Listed Buildings</li> <li>• Scheduled Ancient Monuments</li> <li>• Sites of Nature Conservation Interest/Protected Species</li> </ul> <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>As the site has remained relatively undisturbed there may be presence of protected species such as slowworms and newts given the proximity to Plenty Brook. Sensitive site, ecological surveys required.</p>
<p align="center"><b>IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</b></p>	
<p><b>E. Would the amenity of residents be adversely affected by any external, environmental factors?</b></p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Proximity to A2990 may be a noise issue and railway.</p>

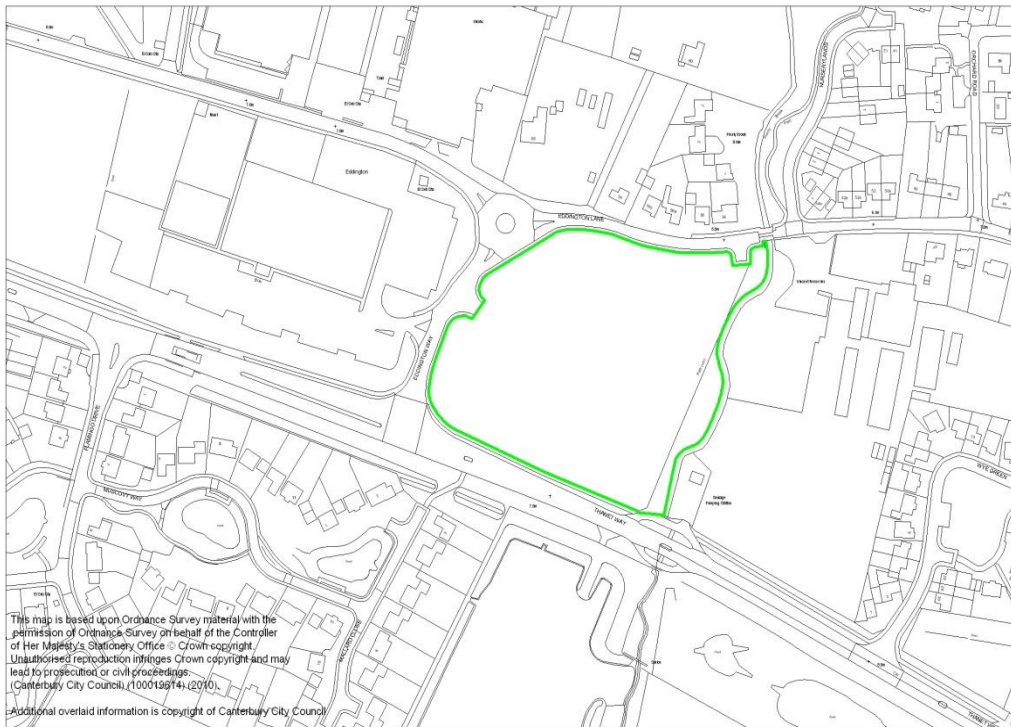
**IF THE NATURE AND SCALE OF THE IMPACT ON AMENITY IS SUCH THAT IT CANNOT BE SATISFACTORILY MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.**



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

<b>SITE DETAILS</b>	
Site Reference Number	<b>SHLAA/176</b>
Site Name	<i>Land adjoining Plenty Brook</i>
Location/Address	<i>Eddington Lane Herne Bay</i>
Greenfield/PDL/Mixed	<i>Greenfields</i>
Proposed Use	Housing as part of mixed use development – care home
Site Area	2 ha

SHLAA/176



# Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA1176



Aerial photograph of the site



Site looking East towards "Freshlands"



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



View towards Plenty Brook

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

<b>Description of Site:</b>	The site is scrubland bounded by Eddington Lane to the north and A2990 old Thanet Way to the South. It slopes down to the east and Plenty Brook. It lies to the east of SHLAA 175. There are some self sown trees particularly along the Plenty Brook.
<b>Current Use:</b>	Scrubland with trees.
<b>Surrounding Uses:</b>	To the East of Plenty Brook lies a commercial garden nursery. To the north and south are residential areas. To the west are more commercial areas e.g Halfords, Homebase, Royal Mail, Crown Products and Wachters. To the north is the railway line and main line station.
<b>Character of Surrounding Area:</b>	The character of the area is a mix of uses – residential and commercial.
<b>Planning History:</b> e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	This site is allocated along with SHLAA 175 for employment uses and lies within the employment cluster. It formed part of the retail applications in the late 1980's.
<b>Potential site Capacity:</b> as proposed	30-40 units of mixed housing or Care home.
Calculated by CCC at x units / ha	

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

<b>STAGE 1 ASSESSMENT: POLICY CONSTRAINTS</b>	
<b>A - Is the site within any of the following Areas?</b>	
<u>Category 1: National and Regional</u>  SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	no
<u>Category 2: Local</u>  Special Landscape Area	No
<b>B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?</b>	The site is allocated for employment use in the Canterbury District Local Plan 2006. The site is also protected as an employment cluster in the local plan and is therefore protected for employment uses only.  Over ¾ of the site is identified by the Environment Agency as being at risk from flooding Zones 2 and 3.
<b>C - Is the site in or adjacent to a settlement?</b>	Site lies within the wider urban area of Herne Bay.
<b>D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?</b>	N/A
<b>CONCLUSION:</b>  Site not suitable for housing at this stage existing policy objections	Site forms part of the employment land supply for the District. Site is also within a flood risk area and therefore residential uses should be avoided.
Site may be suitable - continue to Stage 2	

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

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

<b>STAGE 2 ASSESSMENT: SUITABILITY</b>	
<p><b>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</b></p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<b>No</b>
<p><b>B. Is the site in a suitable location when measured against the following criteria?</b></p> <ul style="list-style-type: none"> <li>• Within 800m. walking distance of a bus stop or railway station providing two or more services per hour.</li> </ul>	<b>Yes</b>
<ul style="list-style-type: none"> <li>• Within 800 m. walking distance of a convenience store , a primary school and a GP surgery.</li> </ul>	<b>No</b>
<ul style="list-style-type: none"> <li>• Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre.</li> </ul>	<p><b>10mins employment</b>  <b>20mins town centres, health centre, secondary school</b>  <b>Over 30mins to hospital</b></p>
<b>TECHNICAL CONSULTATIONS</b>	
<p><b>C. Does the site have any of the following physical or infrastructure constraints?</b></p>	
<ul style="list-style-type: none"> <li>• Access</li> </ul>	<p>Close to rail station. Remote from other facilities. 1.2km to school. Access possible via Eddington Lane / Eddington Way. Presumption against access direct onto A2990</p>
<ul style="list-style-type: none"> <li>• Highway capacity</li> </ul>	<p>The capacity of Eddington Way / Thanet Way junction should be checked.</p>
<ul style="list-style-type: none"> <li>• Infrastructure – Water Supply</li>   <li>Sewerage/Drainage</li> </ul>	<b>Available on adjacent sites.</b>

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

Electricity supply Gas Supply	
Electricity Pylons	<b>No</b>
<ul style="list-style-type: none"> <li>• Contamination/Pollution</li> </ul>	<b>Traffic Noise Assessment and possible contaminated land</b>
<ul style="list-style-type: none"> <li>• Adverse Ground Conditions</li> </ul>	<b>See above</b>
<ul style="list-style-type: none"> <li>• Hazardous Risk</li> </ul>	<b>See above</b>
<ul style="list-style-type: none"> <li>• Topography</li> </ul>	<b>relatively flat</b>
<ul style="list-style-type: none"> <li>• Flood Zone</li> </ul>	<b>Within flood zones 2 and 3</b>
<ul style="list-style-type: none"> <li>• Other e.g. Archaeology, Conservation area, AHLV</li> </ul>	<b>Adjacent to with a small part in conservation area Archaeological evaluation required</b>
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**

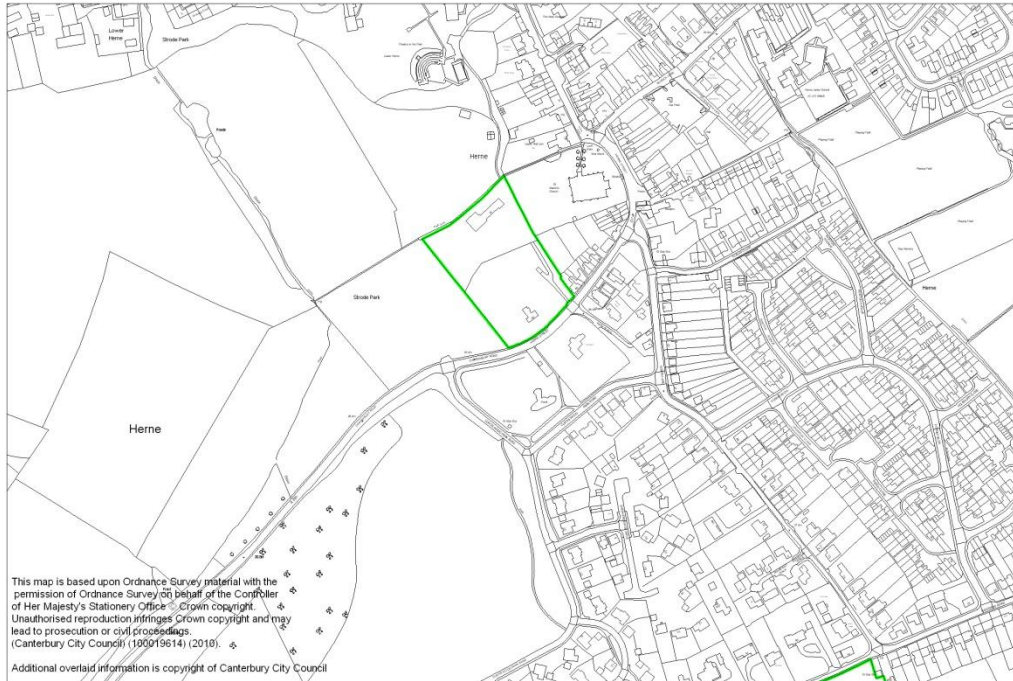
<p><b>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</b></p> <ul style="list-style-type: none"> <li>• Townscape</li> <li>• Landscape</li> <li>• Trees</li> <li>• Conservation Areas</li>   <li>• Historic Parks and Gardens</li> <li>• Listed Buildings</li> <li>• Scheduled Ancient Monuments</li> <li>• Sites of Nature Conservation Interest/Protected Species</li> </ul> <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>No</p> <p>No</p> <p>Loss of trees along plenty brook Adjacent to Eddington Conservation Area</p> <p>No</p> <p>No</p> <p>May be an issue of protected species given the relatively undisturbed nature of the site and the close proximity to Plenty Brook. Sensitive site, ecological surveys required.</p>
<p align="center"><b>IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</b></p>	
<p><b>E. Would the amenity of residents be adversely affected by any external, environmental factors?</b></p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>May be a noise issues adjacent to A2990.</p>

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

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

<b>SITE DETAILS</b>	
Site Reference Number	<b>SHLAA/179</b>
Location/Address	<i>48 &amp; 50 Herne Street, Herne</i>
Greenfield/PDL/Mixed	<i>Greenfield/PDL</i>
Proposed Use	Private retirement housing
Site Area	1.1 ha

SHLAA/179



# Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA/179





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

View of terraced bungalows



View showing heavily wooded area to the front and side of the site



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

<b>Description of Site:</b>	The site consists of a development of terraced bungalows set along a private driveway which is surrounded by a large woodland area. Adjacent to the site is the rear of St Martins church.
<b>Current Use:</b>	Terraced bungalows accessed along a private drive set within a 3 acre woodland for residents use.
<b>Surrounding Uses:</b>	The site is set within a large wooded area alongside a private driveway. There is another detached dwelling set within the woodland area at the entrance of the site. Adjacent to the site is the churchyard and grounds of St Martins church, Herne.
<b>Character of Surrounding Area:</b>	The site is set on the edge of the village of Herne adjacent to the village church of St Martins. There are several local village amenities such as a local shop and 2 public houses. The village primary school is within walking distance.
<b>Planning History:</b> e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	<p>Planning History – CA/03/1310 – Conversion of part of the residential care home to 2 retirement dwellings with porches &amp; conservatories. Granted 10.11.03</p> <p>CA/03/0780 – Erection of 1 pair of semi-detached bungalows – Granted 16.9.03</p> <p>Inspectors Report to planning Inquiry – RN316 – requested designation of open space on the site and the surrounding area.</p> <p>Inspectors response – Objections seeking Open Space designation for particular sites have been answered by the Council saying that local needs assessments will be carried out in the Open Space Strategy. The Council has made some amendments to supporting text in response to objections, and I find these to be adequate.</p>
<b>Potential site Capacity:</b> as proposed	5-10 dwellings
Calculated by CCC at x units / ha	

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

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

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



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

<b>STAGE 2 ASSESSMENT: SUITABILITY</b>	
<p><b>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</b></p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p><b>B. Is the site in a suitable location when measured against the following criteria?</b></p> <ul style="list-style-type: none"> <li>• Within 800m. walking distance of a bus stop or railway station providing two or more services per hour.</li> </ul>	<p>Yes - 10 minutes or less walk to public transport</p>
<ul style="list-style-type: none"> <li>• Within 800 m. walking distance of a convenience store , a primary school and a GP surgery.</li> </ul>	<p>Yes, convenience store. Yes, primary school with a nursery school attached. GP/health clinic 1km</p>
<ul style="list-style-type: none"> <li>• Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre.</li> </ul>	<p>Hospital more than 30 minutes but health centre within 20 minutes Employment within 20 minutes Secondary school within 30 minutes Town centre within 30 minutes</p>
<b>TECHNICAL CONSULTATIONS</b>	
<p><b>C. Does the site have any of the following physical or infrastructure constraints?</b></p>	
<ul style="list-style-type: none"> <li>• Access</li> </ul>	<p>Presumption against accesses onto A roads, but technically possible</p>
<ul style="list-style-type: none"> <li>• Highway capacity</li> </ul>	<p>No problems with capacity</p>
<ul style="list-style-type: none"> <li>• Infrastructure – Water Supply  Sewerage/Drainage  Electricity supply Gas Supply</li> </ul>	<p>Within the area</p>

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

Electricity Pylons	No
• Contamination/Pollution	None known
• Adverse Ground Conditions	None known
• Hazardous Risk	None known
• Topography	Fairly level site
• Flood Zone	Not within a flood zone
• Other e.g. Archaeology, Conservation area, AHLV	Within the Herne Conservation area  Archaeological assessment and evaluation will be required  Agricultural Land Classification: Non-agricultural
If yes, how and when can the constraint be overcome?	The site is within the conservation area and consists of a heavily wooded area which is protected by conservation area designation.

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

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

<p><b>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</b></p> <ul style="list-style-type: none"> <li>• Townscape</li> <li>• Landscape</li> <li>• Trees</li> <li>• Conservation Areas</li> <li>• Historic Parks and Gardens</li> <li>• Listed Buildings</li> <li>• Scheduled Ancient Monuments</li> <li>• Sites of Nature Conservation Interest/Protected Species</li> </ul> <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p><b>Townscape / Landscape</b> - Yes – the loss of the undeveloped land would impact on the townscape and the landscape.</p> <p><b>Trees</b> - Very sensitive area regarding mature trees – trees protected from conservation area designation</p> <p><b>Conservation area</b> - Site covered with mature trees within Herne conservation area. Adjacent to listed buildings and St Martin’s church. Very limited (if none) opportunity for development.</p> <p><b>SNCI</b> - Sensitive site, ecological surveys required.</p>
<p align="center"><b>IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</b></p>	
<p><b>E. Would the amenity of residents be adversely affected by any external, environmental factors?</b></p> <p>If yes, could the impact be mitigated to such an extent that the residents’ living conditions would be acceptable?</p>	<p>Impact could not be mitigated against as loss of trees 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**

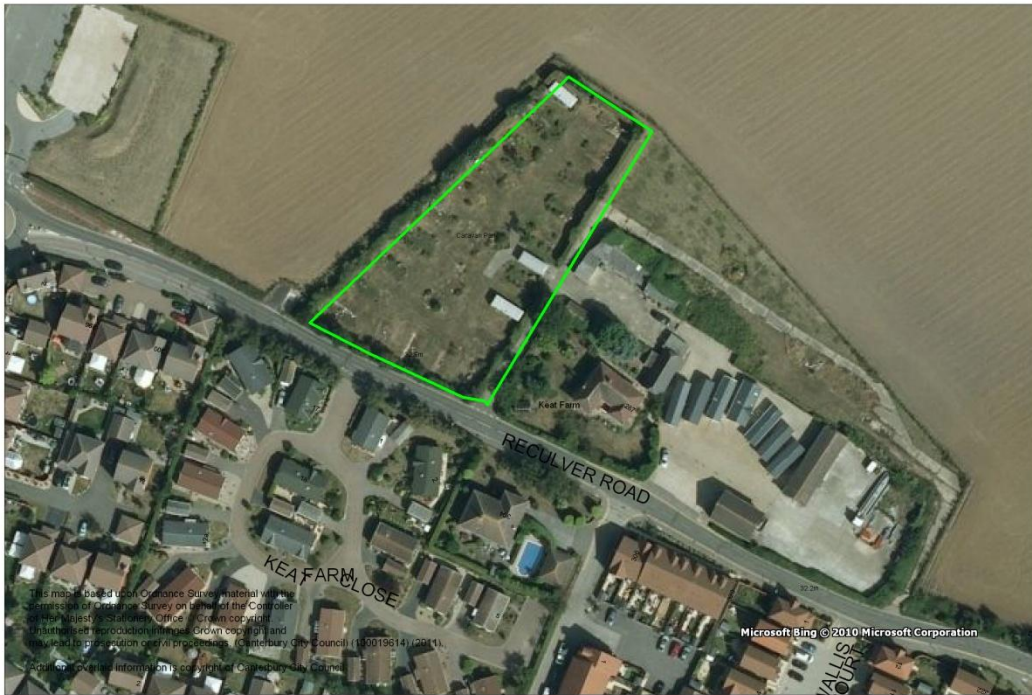
<b>SITE DETAILS</b>	
Site Reference Number	<b>SHLAA/198</b>
Site Name	Keat Farm Caravan Park
Location/Address	Reculver Road, Herne Bay
Greenfield/PDL/Mixed	Greenfield
Proposed Use	Residential
Site Area	0.3 ha

SHLAA/198



# Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA/198



Photograph of site



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

<b>Description of Site:</b>	Caravan park with several caravans set around grassed areas
<b>Current Use:</b>	Caravan park for the use of privately owned static caravans
<b>Surrounding Uses:</b>	Residential dwellings, residential caravan park, site for the sale of caravans with a small retail outlet.  There are areas of agricultural land to the side and rear of the site
<b>Character of Surrounding Area:</b>	The area consists of residential dwellings on the edge of the settlement of Reculver. There are large areas of agricultural land and several local facilities including a primary school and a health centre with a Drs surgery within the vicinity
<b>Planning History:</b> e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	CA/07/1373 – variation of condition of planning permission CA/91/00414 to allow the use of caravan for living accommodation for 12 months of the year.- Refused at appeal 10.3.08.  Reasons for refusal - The proposal would lead to the creation of permanent residential occupation of units within the countryside and remove any likelihood of the units being retained or returned to use as short-term visitor staying accommodation for which they were originally intended. As such the proposal would be contrary to policies HP5 and EP12 of the Kent and Medway Structure Plan and policy TC8 of the Canterbury District Local Plan which seek to retain visitor staying accommodation within the district.  CAE/07/00010 – Certificate of proposed lawful use for residential occupation from 1 Feb to 31 Dec – would be lawful – 16.8.07
<b>Potential site Capacity:</b> as proposed	Approximately 10 dwellings
Calculated by CCC at x units / ha	



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

<b>STAGE 1 ASSESSMENT: POLICY CONSTRAINTS</b>	
<b>A - Is the site within any of the following Areas?</b>	
<u>Category 1: National and Regional</u>  SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No  The Thanet Coast and Sandwich Bay SSSI, SPA, Ramsar at the coast to the north.
<u>Category 2: Local</u>  Special Landscape Area	No
<b>B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?</b>	No
<b>C - Is the site in or adjacent to a settlement?</b>	Yes
<b>D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?</b>	Yes
<b>CONCLUSION:</b>	Site outside the urban boundary
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**

<b>STAGE 2 ASSESSMENT: SUITABILITY</b>	
<p><b>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</b></p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p><b>B. Is the site in a suitable location when measured against the following criteria?</b></p> <ul style="list-style-type: none"> <li>• Within 800m. walking distance of a bus stop or railway station providing two or more services per hour.</li> </ul>	<p>Yes, within less than 200 metres</p>
<ul style="list-style-type: none"> <li>• Within 800 m. walking distance of a convenience store , a primary school and a GP surgery.</li> </ul>	<p>Yes School and GP, further to store</p>
<ul style="list-style-type: none"> <li>• Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre.</li> </ul>	<p>Less than 10 minutes to employment centre 10 to 20 minutes to health centre 10 to 20 minutes to town centre 20 to 30 minutes secondary school Over 30 minutes to K &amp; C hospital</p>
<b>TECHNICAL CONSULTATIONS</b>	
<p><b>C. Does the site have any of the following physical or infrastructure constraints?</b></p>	
<ul style="list-style-type: none"> <li>• Access</li> </ul>	<p>The access to this site should not be directly opposite the junction with Keat Farm Close as this will create a cross roads. It may be preferable to negotiate use of the existing access to Keat Farm adjacent to the site. Site is slightly remote from village amenities, but close to school. An infrequent bus service to Canterbury, Herne Bay and Reculver passes the site.</p>
<ul style="list-style-type: none"> <li>• Highway capacity</li> </ul>	<p>No problems with capacity on Reculver road.</p>



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

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

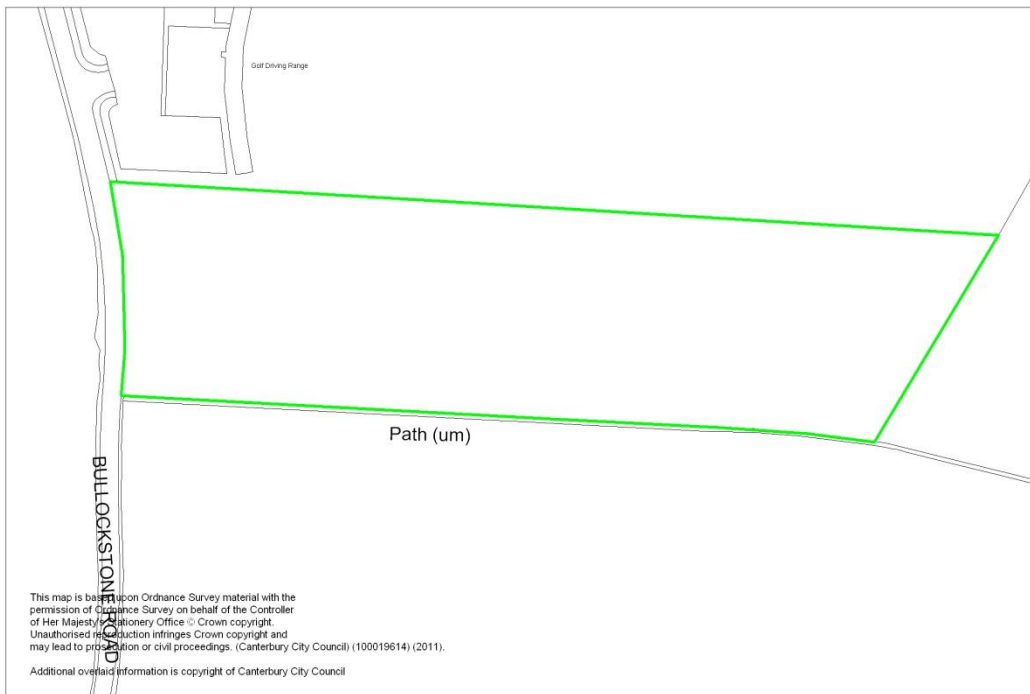
<p><b>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</b></p> <ul style="list-style-type: none"> <li>• Townscape</li> <li>• Landscape</li> <li>• Trees</li> <li>• Conservation Areas</li> <li>• Historic Parks and Gardens</li> <li>• Listed Buildings</li> <li>• Scheduled Ancient Monuments</li> <li>• Sites of Nature Conservation Interest/Protected Species</li> </ul> <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p><b>Townscape</b> – The surrounding area consists of mainly low level dwellings in cul-de-sacs with landscaped areas. Any development would have to be in keeping with existing development</p> <p><b>Landscape</b> – The site is immediately adjacent to a large area of agricultural land. The site currently is heavily screened, it is important that this is maintained to ensure there is minimal impact on the surrounding landscape</p> <p><b>Trees</b> – The site is surrounded by trees and hedges, a tree survey would be required</p> <p><b>Conservation area</b> – Not within a Conservation Area</p> <p><b>Historic parks &amp; gardens</b> – No</p> <p><b>Listed buildings and SAMs</b> – No</p> <p><b>SNCI/protected species</b> – Potential for protected species to be present. Ecological surveys will be necessary.</p>
<p align="center"><b>IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</b></p>	
<p><b>E. Would the amenity of residents be adversely affected by any external, environmental factors?</b></p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	

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

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

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

SHLAA/199



# Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA/199



Photograph of site showing driving range buildings to the left





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

Photograph showing golf driving range clubhouse and buildings to the immediate left of the site



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

<b>Description of Site:</b>	The site consists of an open grassed area with a small pond. The eastern and western boundaries are screened with trees and hedging. There is a large ball catch net to the eastern part of the site that separates the golf driving range clubhouse and car parking area.
<b>Current Use:</b>	The site is currently an unused part of the golf course
<b>Surrounding Uses:</b>	The remainder of the Herne Bay Golf Course surrounds the site with the club house buildings and car park to the eastern side of the site. To the north is Stillwater Park, the Ward Homes residential development. On the opposite side of Bullockstone Road are the playing fields of the Herne Bay High School and the newly built sports centre.
<b>Character of Surrounding Area:</b>	The Herne Bay golf course is dotted with mature trees, some of which are native and some of which are introduced. Views across the landscape from Bullockstone Road are limited by a substantial hedgerow. Despite the urban edge in this area being softened by golf course planting new development at Still Water Park is highly visible in the landscape. Development to the north and west of the site is dominated by modern estate development, and with playing fields immediately west of the site across Bullockstone Road.
<b>Planning History:</b> e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	<p>Planning permission CA/89/1286/HBA was granted in 1990 for change of use from agricultural land to driving range, with access, bar, parking and office. Since then there have been various permissions for extending these facilities and the first-floor living accommodation in the main building.</p> <p>An application made in 2001 (Ref No CA/01/0254/HBA) for the erection of 24 dwellings with garaging on the entire golf driving range site was refused planning permission in 2001 on the grounds that the site was outside of the urban area and would result in encroachment of built form into the countryside.</p> <p>Two outline applications for the golf driving range were made in 2004. Application CA/04/0491/HBA proposed to retain the existing club-house building and convert this to residential use (no numbers were given) and erect a new leisure building against the southern boundary of the site which would house an eight lane bowling alley. Application CA/04/0490/HBA proposed residential development</p>

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

	<p>on the land behind the club-house buildings. An indicative layout showed 36 dwellings served off a single access road with a landscaped buffer zone along the southern boundary with the golf course. These applications have now been withdrawn.</p> <p>CA/06/0769/HBA proposed the erection of 66 dwellings on the sites and was refused permission in October 2006. It was Dismissed at appeal on the basis that the release of land outside the settlement boundary, in a situation where there is adequate land available within existing settlements would be contrary to Local Plan Policy H3 and that the proposal would be harmful to the character and appearance of the locality</p> <p>CA/11/00584 single storey extension to side of building on the golf driving range clubhouse site was granted permission on 18 May 2011</p>
<p><b>Potential site Capacity:</b> as proposed</p>	
<p>Calculated by CCC at x units / ha</p>	<p>Approximately 40 dwellings</p>

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

<b>STAGE 1 ASSESSMENT: POLICY CONSTRAINTS</b>	
<b>A - Is the site within any of the following Areas?</b>	
<u>Category 1: National and Regional</u>  SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	None  The Thanet Coast and Sandwich Bay SPA and Ramsar located on the coast to the north.  The Blean Complex SAC is located some distance to the southeast.
<u>Category 2: Local</u>  Special Landscape Area	None
<b>B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?</b>	No
<b>C - Is the site in or adjacent to a settlement?</b>	Yes, adjacent to Greenhill / Herne Bay
<b>D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?</b>	Yes
<b>CONCLUSION:</b>	
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	Yes, 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**

<b>STAGE 2 ASSESSMENT: SUITABILITY</b>	
<p><b>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</b></p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p><b>B. Is the site in a suitable location when measured against the following criteria?</b></p> <ul style="list-style-type: none"> <li>• Within 800m. walking distance of a bus stop or railway station providing two or more services per hour.</li> </ul>	<p>Just over 800 metres from a frequent bus service.</p>
<ul style="list-style-type: none"> <li>• Within 800 m. walking distance of a convenience store , a primary school and a GP surgery.</li> </ul>	<p>Within 800 metres of local shops and GP at Poplar Road, however further from school.</p>
<ul style="list-style-type: none"> <li>• Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre.</li> </ul>	<p>Under 10 minutes to secondary school 10 to 20 minutes to employment centre 20 to 30 minutes to health centre 20 to 30 minutes to town centre Over 30 minutes to K &amp; C hospital</p>
<b>TECHNICAL CONSULTATIONS</b>	
<p><b>C. Does the site have any of the following physical or infrastructure constraints?</b></p>	
<ul style="list-style-type: none"> <li>• Access</li> </ul>	<p>Formation of an access onto Bullockstone Road would be possible. A new footway along the frontage of the site would be required. Site is adjacent to Herne Bay High School but remote from junior school and local shops. There is currently no bus route in Bullockstone Road.</p>
<ul style="list-style-type: none"> <li>• Highway capacity</li> </ul>	<p>Traffic generated from this site will impact on Greenhill roundabout on Bullockstone Road / A291 junction, and improvements to both junctions may be required.</p>

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

<ul style="list-style-type: none"> <li>• Infrastructure – Water Supply</li> <li>Sewerage/Drainage</li>        <li>Electricity supply Gas Supply</li> <li>Electricity Pylons</li> </ul>	<p>Within existing adjacent area.</p> <p>The existing sewerage system downstream does not have the capacity for the additional flow from the development. Off-site sewerage works would need to be requisitioned to ensure that the development connects to a point of adequate capacity. In the past there has been issues related to surcharging of existing sewers and flooding at the Eddington Pumping Station whenever there is any heavy rain.</p> <p><b>Further information is required to prove that the previously installed surface water systems at Stillwater park have adequate capacity.</b></p>         <p>Within existing adjacent area.</p> <p>None</p>
<ul style="list-style-type: none"> <li>• Contamination/Pollution</li> </ul>	<p>No issues</p>
<ul style="list-style-type: none"> <li>• Adverse Ground Conditions</li> </ul>	<p>None known</p>
<ul style="list-style-type: none"> <li>• Hazardous Risk</li> </ul>	<p>None known</p>
<ul style="list-style-type: none"> <li>• Topography</li> </ul>	<p>Fairly level site</p>
<ul style="list-style-type: none"> <li>• Flood Zone</li> </ul>	<p>Not within a flood zone</p> <p>The site drains via the existing Stillwater Park development direct to the Southern Water holding reservoir which itself feeds directly into the Plenty Brook just upstream of where serious flooding has occurred in recent years. Lagoons have recently been completed to alleviate flooding at Eddington from Plenty Brook.</p> <p><b>Need to confirm capacity is now sufficient.</b></p>
<ul style="list-style-type: none"> <li>• Other e.g. Archaeology, Conservation area, AHLV</li> </ul>	<p>Not within a conservation area</p> <p>An archaeological evaluation will be required</p>



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

	Agricultural Land Classification: Grade 3, previously used as part of the golf course.
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<p><b>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</b></p> <ul style="list-style-type: none"> <li>• Townscape</li> <li>• Landscape</li> <li>• Trees</li> <li>• Conservation Areas</li> <li>• Historic Parks and Gardens</li> <li>• Listed Buildings</li> <li>• Scheduled Ancient Monuments</li> <li>• Sites of Nature Conservation Interest/Protected Species</li> </ul> <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p><b>Townscape</b> – Any new development will have to compliment the existing adjacent residential areas</p> <p><b>Landscape</b> – A landscaping scheme would have to be submitted to ensure that existing views are maintained where possible. Boundary planting important to setting of site.</p> <p><b>Trees</b> – There are trees and hedging on site, a tree survey would be required</p> <p><b>Conservation area</b> – The site is not within a conservation area</p> <p><b>Historic parks &amp; gardens</b> – No</p> <p><b>Listed buildings and SAMs</b> – No</p> <p><b>SNCI / Protected Species</b>– Potential for protected species to be present. Ecological surveys will be necessary.</p>
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**IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.**

<p><b>E. Would the amenity of residents be adversely affected by any external, environmental factors?</b></p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	
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**IF THE NATURE AND SCALE OF THE IMPACT ON AMENITY IS SUCH THAT IT CANNOT BE SATISFACTORILY MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.**

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

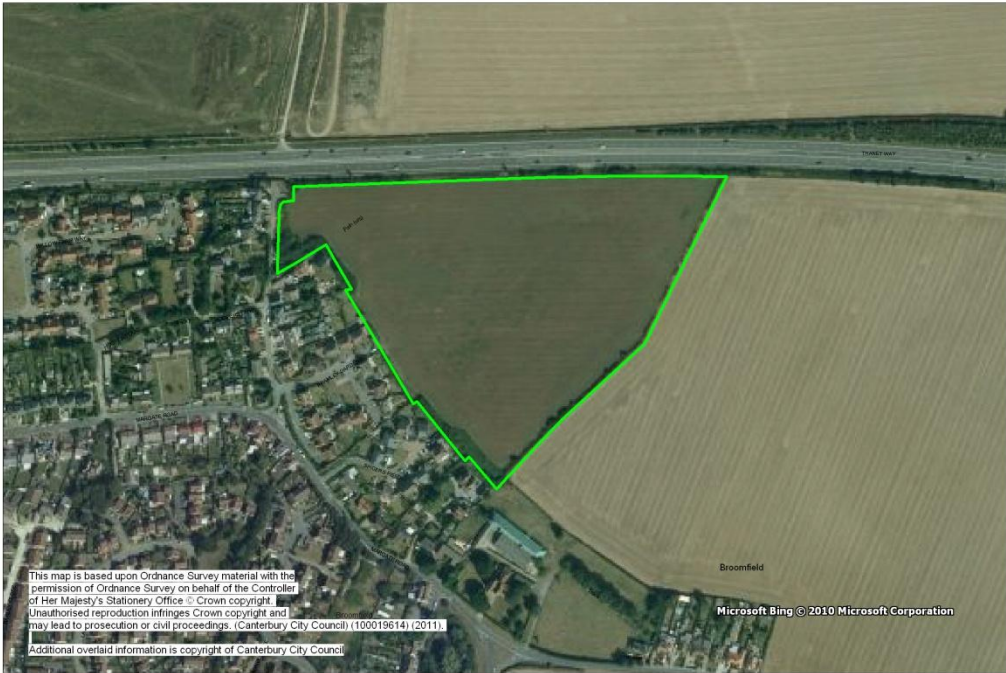
<b>SITE DETAILS</b>	
Site Reference Number	<b>SHLAA/202</b>
Site Name	Land off Bramley Gardens, Herne Bay
Greenfield/PDL/Mixed	Greenfield
Proposed Use	Residential
Site Area	5.6 ha

SHLAA/202



# Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA/202



**View of boundary to Thanet Way**

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

<p><b>Description of Site:</b></p>	<p>This greenfield site is located immediately to the east of the village of Broomfield, abutting the Herne Bay urban area.</p> <p>The site is currently in agricultural use, with the northern boundary following the Thanet Way and a hedgerow of varying quality to the south east separating the site from the wider agricultural landscape. Scrub and poorly maintained hedgerow form an insubstantial and incomplete barrier to the Thanet Way.</p>
<p><b>Current Use:</b></p>	<p>The site is currently in agricultural use (Grade 2 agricultural land). It does not currently appear to be farmed, although perhaps cut for hay/silage.</p>
<p><b>Surrounding Uses:</b></p>	<p>Although the site under consideration has some boundary enclosure, the general character of this landscape is of large, open, intensively farmed land, with few hedgerows.</p> <p>To the west, a mixture of close-board fencing and scrub separate the site from the village of Broomfield, on the easternmost edge of a large suburban development comprising Broomfield, Hunters Forsal and Herne.</p>
<p><b>Character of Surrounding Area:</b></p>	<p>The elongated Broomfield Conservation Area runs along the south-western boundary of the site. Originally an isolated farming community, there is modern housing development on the eastern boundary of the conservation area, which infills the open farmland between buildings.</p> <p>The only significant public view out of the conservation area onto the site is from the top end of Bogshole Lane, which overlooks an area of the site that is poorly maintained, with long grass, scrub and immature trees.</p> <p>The landscape to the south and east is largely open, and mainly in intensive agricultural use.</p>
<p><b>Planning History:</b> e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>Proposal CA/89/598 relating to junction and other works associated with the Thanet Way included land to the north-west corner of the site.</p> <p>The site was considered by the inspector to the 2006</p>

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

	<p>Canterbury District Local Plan. The following comment was made:</p> <p>“This site consists of unfarmed land immediately adjoining the Urban Area Boundary. It would involve a marked eastward extension of development into open countryside just south of the A299, an extension unrelated to the existing urban form of this area of Broomfield. Whatever the shortages of community facilities locally, this large-scale loss of open land would be a disproportionately large price to pay. The Council’s two reserve housing sites, at Mill Lane and south of Richmond Drive, are both located not far away. They have much better claims to development, are within the Urban Area Boundary, and provide quite enough housing to meet reasonable market need in this eastern part of Canterbury District up to 2011”.</p>
<p><b>Potential site Capacity:</b> as proposed</p>	<p>Approximately 120 dwellings</p>
<p>Calculated by CCC at x units / ha</p>	<p></p>

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

<b>STAGE 1 ASSESSMENT: POLICY CONSTRAINTS</b>	
<b>A - Is the site within any of the following Areas?</b>	
<u>Category 1: National and Regional</u>  SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	None  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  The northwest corner of the site falls within the Broomfield Conservation Area.
<b>B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?</b>	None – In agricultural use
<b>C - Is the site in or adjacent to a settlement?</b>	Yes. The site lies adjacent to the urban area of Herne Bay, to the east of Broomfield.
<b>D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?</b>	No – abuts the Herne Bay urban area at Broomfield.
<b>CONCLUSION:</b> 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



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

**STAGE 2 ASSESSMENT: SUITABILITY**

<p><b>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</b></p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p><b>B. Is the site in a suitable location when measured against the following criteria?</b></p> <ul style="list-style-type: none"> <li>• Within 800m. walking distance of a bus stop or railway station providing two or more services per hour.</li> </ul>	<p>Just beyond 800 m walking distance.</p>
<ul style="list-style-type: none"> <li>• Within 800 m. walking distance of a convenience store, a primary school and a GP surgery.</li> </ul>	<p>Convenience store only. There are additional services further west in the Herne and Broomfield Parish</p>
<ul style="list-style-type: none"> <li>• Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre.</li> </ul>	<p>Within 30 mins public transport time of a health centre, town centre and employment.</p>
<p align="center"><b>TECHNICAL CONSULTATIONS</b></p>	
<p><b>C. Does the site have any of the following physical or infrastructure constraints?</b></p>	
<ul style="list-style-type: none"> <li>• Access</li> </ul>	<p>The site has a short boundary with the highway on Bogshole Lane. An access onto the A299 Thanet Way would not be permitted as A299 is a high speed dual carriageway at this location.</p> <p>The site is near to a bus route to Herne Bay and Canterbury but is remote from all other facilities.</p>
<ul style="list-style-type: none"> <li>• Highway capacity</li> </ul>	<p>Bogshole Lane is narrow and may not be suitable for the increase in traffic that this development would</p>

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

	generate. Junction with Margate Road is adequate for current use but may need to be improved for additional traffic.
<ul style="list-style-type: none"> <li>• Infrastructure –</li> </ul> <p>Water Supply</p> <p>Sewerage/Drainage</p> <p>Electricity supply</p> <p>Gas Supply</p> <p>Electricity Pylons</p>	<p><b>Consultation required.</b></p> <p><b>Consultation required</b></p> <p>Yes – adjacent to existing development</p> <p>Yes – adjacent to existing development</p> <p>None</p>
<ul style="list-style-type: none"> <li>• Contamination/Pollution</li> </ul>	<p>Potential noise/air air quality issue. <b>Traffic noise assessment and air quality assessment required.</b></p>
<ul style="list-style-type: none"> <li>• Adverse Ground Conditions</li> </ul>	<p>None Known</p>
<ul style="list-style-type: none"> <li>• Hazardous Risk</li> </ul>	<p>None Known</p>
<ul style="list-style-type: none"> <li>• Topography</li> </ul>	<p>Site generally flat – land slopes down very gently to the southeast beyond the site.</p>
<ul style="list-style-type: none"> <li>• Flood Zone</li> </ul>	<p>None</p>
<ul style="list-style-type: none"> <li>• Other e.g. Archaeology, Conservation area, AHLV</li> </ul>	<p><b>Archaeological evaluation required</b></p> <p>Possibility of protected species around periphery of site: <b>Scoping survey necessary.</b></p> <p>Agricultural Land Classification: Grade 2</p>

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

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

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

<p><b>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</b></p> <ul style="list-style-type: none"> <li>• Townscape</li> <li>• Landscape</li> <li>• Trees</li> <li>• Conservation Areas</li> <li>• Historic Parks and Gardens</li> <li>• Listed Buildings</li> <li>• Scheduled Ancient Monuments</li> <li>• Sites of Nature Conservation Interest/Protected Species</li> </ul> <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>From the Thanet Way the site would be viewed as an intrusion into a predominantly agricultural landscape. It is likely, however that the impact of development could be reduced by improving the urban edge, through sensitive design and landscaping.</p> <p>In longer views, the site would continue to appear as an intrusion into the agricultural landscape, despite its relationship to the urban area.</p> <p>The site abuts the Broomfield Conservation area and there are listed buildings to the south east of the site. Although careful siting, design and boundary treatment is likely to be able to reduce these concerns, the development would have no relationship to the urban area and would ensure that the remaining rural character of the historic farming settlement was lost. The conservation area would lose remaining links to the countryside.</p>
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**Strategic Housing Land Availability Assessment  
Site Assessment Form**

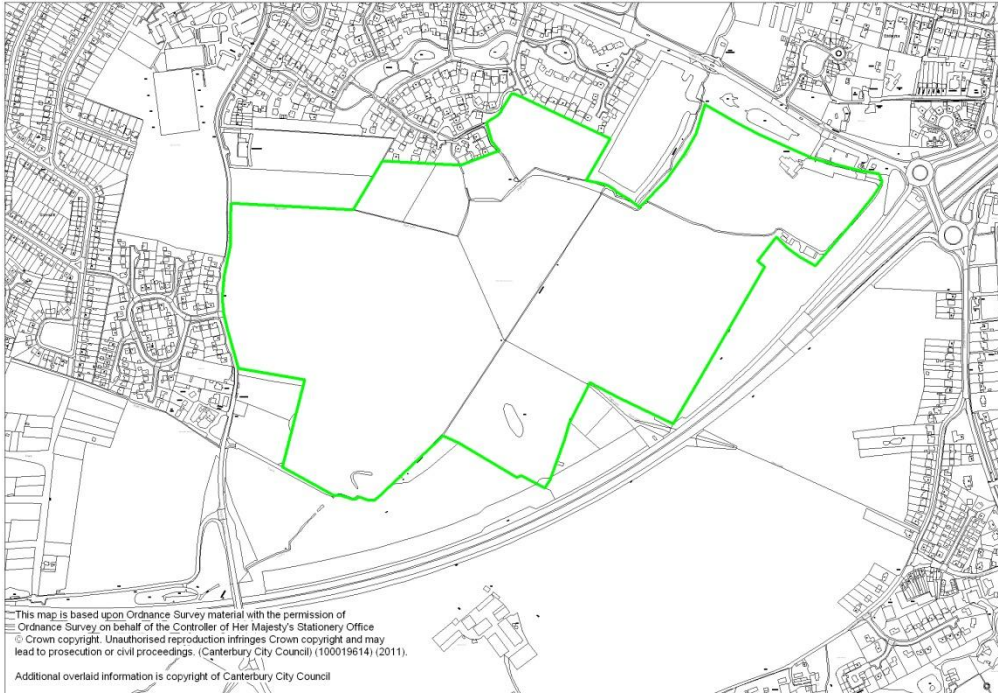
	<p>Possibility of protected species around periphery of site. The ability to mitigate would depend on the particular species. <b>Scoping survey necessary.</b></p>
<p align="center"><b>IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</b></p>	
<p><b>E. Would the amenity of residents be adversely affected by any external, environmental factors?</b></p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Proximity of Thanet Way a potential noise and air quality issue and assessments for these would be required. It is possible that impact may be mitigated by landscaping and tree planting.</p>

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

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

<b>SITE DETAILS</b>	
Site Reference Number	<b>SHLAA/208</b>
Site Name	Herne Bay Golf Club
Greenfield/PDL/Mixed	Greenfield
Proposed Use	Mixed Use - Sport, Leisure including holiday village, Community and Housing (200 units)
Site Area	39 hct

SHLAA/208





# Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA/208



Golf Course from Stillwater Park



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



Southern boundary with the A299

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

<p><b>Description of Site:</b></p>	<p>The Site between the A2990 Old Thanet Way and The A299 Thanet Way. The site was until recently a Golf Course.</p> <p>Site is large area of manicured open space on the edge of Greenhill</p>
<p><b>Current Use:</b></p>	<p>Former use golf course which has now closed.</p>
<p><b>Surrounding Uses:</b></p>	<p>The site is bounded to the north by the residential development of Stillwater Park and to the south by A299. To the west is Herne Bay High School and the Golf Driving range (which is also subject of a SHLAA).</p>
<p><b>Character of Surrounding Area:</b></p>	<p>The site is on the edge of the urban area at Herne Bay and therefore adjacent to residential and employment areas. The northern edge falls within the Eddington Conservation Area and also borders a balancing reservoir.</p>
<p><b>Planning History:</b> e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>There is an existing hotel allocation on the north-eastern part of the site. 07/1426 and 10/1967 renewal for the erection of 90 bedroom hotel and pub/ restaurant Outline Application 14/04/11 granted.</p>
<p><b>Potential site Capacity:</b> as proposed</p>	<p>Mixed use to include approximately 200 houses</p>
<p>Calculated by CCC at x units / ha</p>	<p>.....</p>

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

<b>STAGE 1 ASSESSMENT: POLICY CONSTRAINTS</b>	
<b>A - Is the site within any of the following Areas?</b>	
<u>Category 1: National and Regional</u>  SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No  Thanet Coast and Sandwich Bat SSSI, SPA, and Ramsar at the coast to the north.
<u>Category 2: Local</u>  Special Landscape Area	No  Special Landscape Area associated with The Blean just beyond the site to the south west.
<b>B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?</b>	Hotel allocation and permission on part of site.
<b>C - Is the site in or adjacent to a settlement?</b>	Adjacent to Herne Bay urban area
<b>D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?</b>	Yes
<b>CONCLUSION:</b>	
Site not suitable for housing at this stage existing policy objections	Further assessment required
Site may be suitable - continue to Stage 2	

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

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

<b>STAGE 2 ASSESSMENT: SUITABILITY</b>	
<p><b>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</b></p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p><b>No</b></p>
<p><b>B. Is the site in a suitable location when measured against the following criteria?</b></p> <ul style="list-style-type: none"> <li>• Within 800m. walking distance of a bus stop or railway station providing two or more services per hour.</li> </ul>	<p>Northern edge of site is just within 800m of railway station. Between 400 to over 800m to public transport.</p>
<ul style="list-style-type: none"> <li>• Within 800 m. walking distance of a convenience store, a primary school and a GP surgery.</li> </ul>	<p>Western edge of site is within 800m of GP surgery. Over 800m to convenience store from the vast majority of the site. Over 800m to nearest primary school.</p>
<ul style="list-style-type: none"> <li>• Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre.</li> </ul>	<p>Within 30 minutes of secondary school, employment centres, health centres, and town centres but over 30 minutes to K&amp;C Hospital.</p>
<b>TECHNICAL CONSULTATIONS</b>	
<p><b>C. Does the site have any of the following physical or infrastructure constraints?</b></p>	
<ul style="list-style-type: none"> <li>• Access</li> </ul>	<p><b>New access would be required</b></p>
<ul style="list-style-type: none"> <li>• Highway capacity</li> </ul>	<p>Capacity within the existing network.</p> <p>Site only has a boundary with the highway at Bullockstone Road which will need considerable improvements to make it suitable for a large generation of traffic. The junctions of Greenhill roundabout / A2990 and A291 / Bullockstone Lane will need to be assessed to determine whether improvements will be needed to accommodate increase in traffic from this site. Site is remote from a bus route</p>

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<ul style="list-style-type: none"> <li>• Infrastructure – Water Supply</li>   <li>Sewerage/Drainage</li>   <li>Electricity supply Gas Supply</li>   <li>Electricity Pylons</li> </ul>	<p>Adjacent to site and may need improving.</p>
<ul style="list-style-type: none"> <li>• Contamination/Pollution</li> </ul>	<p>Contaminated Land and road noise assessment.</p>
<ul style="list-style-type: none"> <li>• Adverse Ground Conditions</li> </ul>	<p>None known</p>
<ul style="list-style-type: none"> <li>• Hazardous Risk</li> </ul>	<p>None known</p>
<ul style="list-style-type: none"> <li>• Topography</li> </ul>	<p>Relatively flat site, but slopes down towards Thanet Way (A299)</p>
<ul style="list-style-type: none"> <li>• Flood Zone</li> </ul>	<p>The site is crossed by the Plenty Brook and this is a risk of flooding on areas adjacent to the brook.</p>
<ul style="list-style-type: none"> <li>• Other e.g. Archaeology, Conservation area, AHLV</li> </ul>	<p>Small part of site is within the Eddington Conservation area on north edge. Archaeology - field survey Assessment and evaluation</p> <p>Agricultural Land Classification: Non-agricultural (closest agricultural land Grade 3).</p>
<p>If yes, how and when can the constraint be overcome?</p>	

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<p><b>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</b></p> <ul style="list-style-type: none"> <li>• Townscape</li> <li>• Landscape</li> <li>• Trees</li> <li>• Conservation Areas</li> <li>• Historic Parks and Gardens</li> <li>• Listed Buildings</li> <li>• Scheduled Ancient Monuments</li> <li>• Sites of Nature Conservation Interest/Protected Species</li> </ul> <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Potential for protected species to be present. Ecological surveys will be necessary.</p> <p>Eddington Conservation Area lies immediately north of the site.</p>
<p align="center"><b>IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</b></p>	
<p><b>E. Would the amenity of residents be adversely affected by any external, environmental factors?</b></p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p><b>No</b></p>

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