

Canterbury City Council

Strategic Housing Land Availability Assessment (SHLAA)

Rural (north) Worksheets

Blean, Broad Oak, Chislet, Dargate, Fordwich, Harbledown, Hersden, Highstead, Hoath, Rough Common, Sturry, Upper Harbledown, Upstreet, Westbere, Yorkletts

SHLAA	Reference	Company_Agent	Site Address	Street	Town
SHLAA	2		Land to rear and including 63	Island Road	Upstreet
SHLAA	3	Amicus Horizon Group Ltd	land to rear and including 63	Island Road	Upstreet
SHLAA	6	CSDP Ltd	Land adj to Port Farm	Island Road	Upstreet
SHLAA	7		Golden Hills Farm	Bushy Hill Road	Westbere
SHLAA	17	N/A	Tipper Cottage	Chitty Lane	Chislet
SHLAA	24		Kinderscout	Coombe Walk	Yorkletts
SHLAA	25		Kinderscout	Coombe Walk	Yorkletts
SHLAA	27		Land East of	Bredlands Lane	Westbere
SHLAA	29		Oastglen	Calcott Hill	Sturry
SHLAA	31	N/A	Maypole Village Farm	Maypole	Hoath
SHLAA	41	MHP Partnership	Former colliery land	south of A28, Island Road	Hersden
SHLAA	43		The Orklands	Coombe Walk	Yorkletts
SHLAA	45	Future Look of the Workspace Ltd	Land at Milborough	Herne Bay Rd	Broad Oak
SHLAA	49	George Webb Finn	Land Rear of Willowdene & Sedge	Herne Hill	Yorkletts

SHLAA	Reference	Company_Agent	Site Address	Street	Town
SHLAA	50	Howard Hutton & Assoc.	Land at	Staines Hill	Sturry
SHLAA	53	George Webb Finn	Yew Tree Farm	Blean Common	Blean
SHLAA	54	George Webb Finn	Land at	Chapel Lane	Broad Oak
SHLAA	55	George Webb Finn	Land at	Mayton Lane	Broad Oak
SHLAA	58	University of Kent	Site to the north of	Tyler Hill Rd	Blean
SHLAA	64	GDM Architects	Land at Adjacent Port Farm	Island Rd	Upstreet
SHLAA	72	Lee Evans Planning	Land at	Westbere Lane	Westbere
SHLAA	76	Lee Evans Planning	Land at	Bredlands Lane	Sturry
SHLAA	78	Lee Evans Planning	Land at 51	Rough Common Rd	Rough Common
SHLAA	81	Simon Beck Architects	Land at Westbere Lakes	Fordwich	Fordwich
SHLAA	82	Simon Beck Architects	Land west of	Shalloak Rd	Broad Oak
SHLAA	85	Simon Beck Architects	Hoades Wood and land at West	Babs Oak Hill	Sturry
SHLAA	88		8	Lovell Rd	Rough Common
SHLAA	96	DHA Planning	Spires Academy	Bredlands Lane	Sturry
SHLAA	97	Space Shuffle	The Stables Holly Cottage	Highstead Lane	Highstead
SHLAA	98	Space Shuffle	The Triangle	Highstead Lane	Highstead
SHLAA	99	Space Shuffle	Little Acre	Highstead Lane	Highstead
SHLAA	124	A Anderson & Son	East of A290 at	Pean Hill	Blean
SHLAA	127	Ian Barber & Associates Ltd	Land to rear of 75	Dargate Rd	Dargate
SHLAA	141	Hobbs Parker Property Consultants LLP	Land rear of 81-85	Sweechgate	Broad Oak

SHLAA	Reference	Company_Agent	Site Address	Street	Town
SHLAA	143	Hobbs Parker Property Consultants LLP		Sturry Hill Sweechgate	Broad Oak
SHLAA	146	Hobbs Parker Property Consultanta LLP	Site opposite Hoath Court	Church Rd	Hoath
SHLAA	148	Hillreed Developments	Land North of Hersden		Hersden
SHLAA	172		Land opposite Sweech Farm	Herne Bay Road	Broad Oak
SHLAA	173	Hobbs Parker	Land East of		Upper Harbledown
SHLAA	174	Hobbs Parker	Land adjoining Goose Farm	Shalloak Road	Broad Oak
SHLAA	177	BDB Design Partnership	land between	Sturry Hill A291 & Shalloak Road N of Railway	Sturry / Broad Oak
SHLAA	187	George Wilson Development Ltd	Hoplands Farm	Island Road	Hersden
SHLAA	188		30	Churchwood Close	Rough Common
SHLAA	200	BDB Design	Westbere Quarry	Island Road	Westbere
SHLAA	203	DHA Planning	Former Wyevale Garden Centre	London Road	Harbledown
SHLAA	204	Strutt & Parker	Land North of A28 at Upstreet		Upstreet
SHLAA	205	Strutt & Parker	Land at Grove Ferry Hill		Upstreet
SHLAA	207	Goddard Planning Consultancy	Land at Hoath Rd,		Sturry

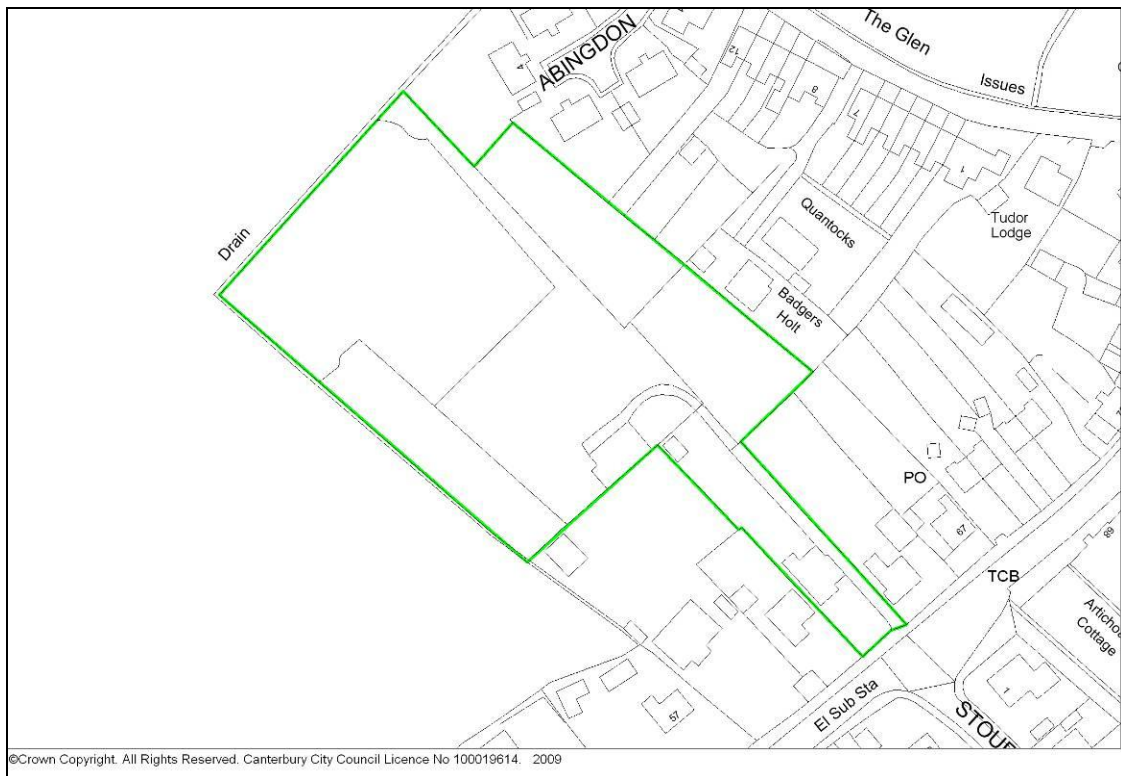
SHLAA	Reference	Company_Agent	Site Address	Street	Town
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SHLAA	124	A Anderson & Son	East of A290 at	Pea Hill	Blean
SHLAA	127	Ian Barber & Associates Ltd	Land to rear of 75	Dargate Rd	Dargate
SHLAA	141	Hobbs Parker Property Consultants LLP	Land rear of 81-85	Sweechgate	Broad Oak
SHLAA	143	Hobbs Parker Property		Sturry Hill Sweechgate	Broad Oak

SHLAA	Reference	Company_Agent	Site Address	Street	Town
		Consultants LLP			
SHLAA	146	Hobbs Parker Property Consultanta LLP	Site opposite Hoath Court	Church Rd	Hoath
SHLAA	148	Hillreed Developments	Land North of Hersden		Hersden
SHLAA	172		Land opposite Sweech Farm	Herne Bay Road	Broad Oak
SHLAA	173	Hobbs Parker	Land East of		Upper Harbledown
SHLAA	174	Hobbs Parker	Land adjoining Goose Farm	Shalloak Road	Broad Oak
SHLAA	177	BDB Design Partnership	land between	Sturry Hill A291 & Shalloak Road N of Railway	Sturry / Broad Oak
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SHLAA	207	Goddard Planning Consultancy	Land at Hoath Rd,		Sturry

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

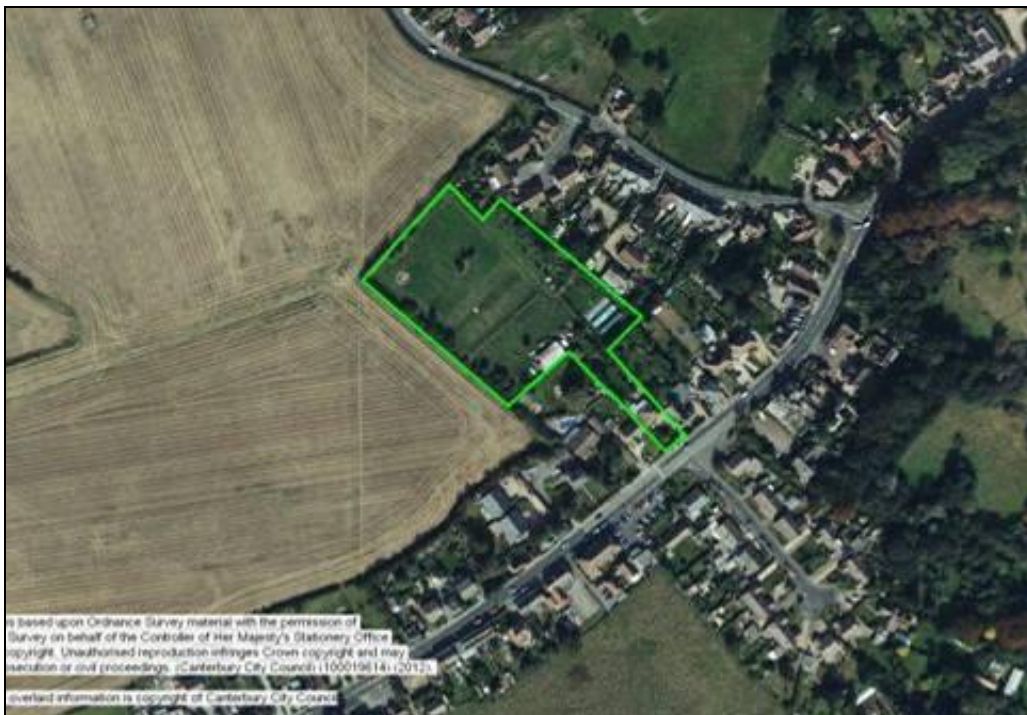
SITE DETAILS	
Site Reference Number	SHLAA/002
Site Name	Land to the rear and including 63 Island Road
Location/Address	<i>63 Island Road, Upstreet</i>
Greenfield/PDL/Mixed	Mixed
Proposed Use	Housing
Site Area	1 hectare

Site Plan



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

Aerial View



Photograph 1: View of site looking towards southeast



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

<p>Description of Site:</p>	<p>Although the site includes a dwelling and its garden fronting onto Island Road, the majority of the site stretches out to the rear of nos. 59, 61 and 63. It is accessed via a driveway and track which runs alongside the property and into the land at the rear.</p> <p>Most of the boundaries of this land to the rear benefit from boundary planting, at different stages of maturity, with the northwestern most boundary and part of the south western boundary recently planted as a 'shelterbelt'</p> <p>The north westernmost half of the site is essentially undeveloped in character, although there are the concrete base remnants of structures. The appeal site is on rising ground. Electricity lines pass through the site.</p>
<p>Current Use:</p>	<p>The front of the site is currently in use as a private dwelling. The southeastern most part of the main site is dominated by a large outbuilding / workshop. There are vehicles scattered around this part of the site.</p> <p>On the north eastern boundary, two strips of land have been delimited off, one containing polytunnels and the other used for keeping hens.</p> <p>To the north-west the site is largely unused, although it is understood it was previously used for keeping hens.</p>
<p>Surrounding Uses:</p>	<p>Adjoining land between the site and The Glen has previously been developed for housing, including some backland development.</p> <p>The boundaries to the north-west and south-west adjoin open agricultural land, with long uninterrupted views where boundary planting is less mature. A public footpath across this land passes the north western corner of the site.</p> <p>The site sits behind existing dwellings on Island Road.</p>
<p>Character of Surrounding Area:</p>	<p>The site is located on the north western outskirts of the village of Upstreet, a ribbon development along the A28. Most of the houses are modern, although there are a number of historic properties and a Conservation Area (Grove Court and surrounding parkland) to the south of the A28. Beyond that, to the south east and beyond the railway, lies Stodmarsh - an internationally important wetland – and the River Stour.</p> <p>Extensive and open farmland stretches to the north.</p>

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

	The A28 is a significant route connecting Thanet with Canterbury and onwards.
<p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>Planning applications CA/05/01551/CHI and CA/06/0176/CHI, to the rear of the existing dwelling and on the site of the existing workshop were both refused. Reasons for refusal included detriment to the setting and character of the village, amenities to the adjacent property and extension of built form into the countryside.</p> <p>Other applications, including CA/81/1063/CHI for the erection of six dwellings and CA76/0910/CHI for 40 dwellings were also refused.</p>
<p>Potential site Capacity: as proposed</p>	32 – 36 dwellings
<p>Calculated by CCC at x units / ha</p>	

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No The Stodmarsh NNR, Ramsar, SPA and SAC is located to the south of the village.
<u>Category 2: Local</u> Special Landscape Area	None
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?	None
C - Is the site in or adjacent to a settlement?	The site is adjacent to the village of Upstreet.
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	Yes
CONCLUSION: Site not suitable for housing at this stage existing policy objections	Development in smaller village would be part of dispersal option which SA identified as having fundamental sustainability problems
Site may be suitable - continue to Stage 2	

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>The site is within 200 – 400 m walk from a bus stop</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>Convenience store only</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Hospital – no Secondary school – Within 20mins public transport time. Employment area – 10 – 20 mins public transport time. Town Centre – no</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>A formal junction is not likely to be permitted here, due to safety issues associated with the junction opposite. A vehicle crossover type solution may be acceptable, so that the footway is continuous, vehicle speeds are restricted by the surface treatment and it is clear that motorists have left / are approaching the main road. This would be suitable for a small development of say 15 houses.</p>

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

<ul style="list-style-type: none"> • Highway capacity 	<p>There should be sufficient capacity on the A28 for the traffic generated by a modest development and it has a regular bus route and some local amenities, but not good walking or cycling links.</p> <p>Frequent bus route on A28, and site is reasonably close to village</p>
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>Unknown at this stage – but services will be available in the adjacent residential area.</p> <p>Electricity lines pass through the site</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>None Known</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>None Known</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>None Known</p>
<ul style="list-style-type: none"> • Topography 	<p>The site is on land rising gently to the north</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>Not in an area of flood risk</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Archaeological evaluation required</p> <p>Wantsum Channel AHLV lies a short distance to the north east</p> <p>Agricultural Land Classification: Grade 2</p>
<p>If yes, how and when can the constraint be overcome?</p>	

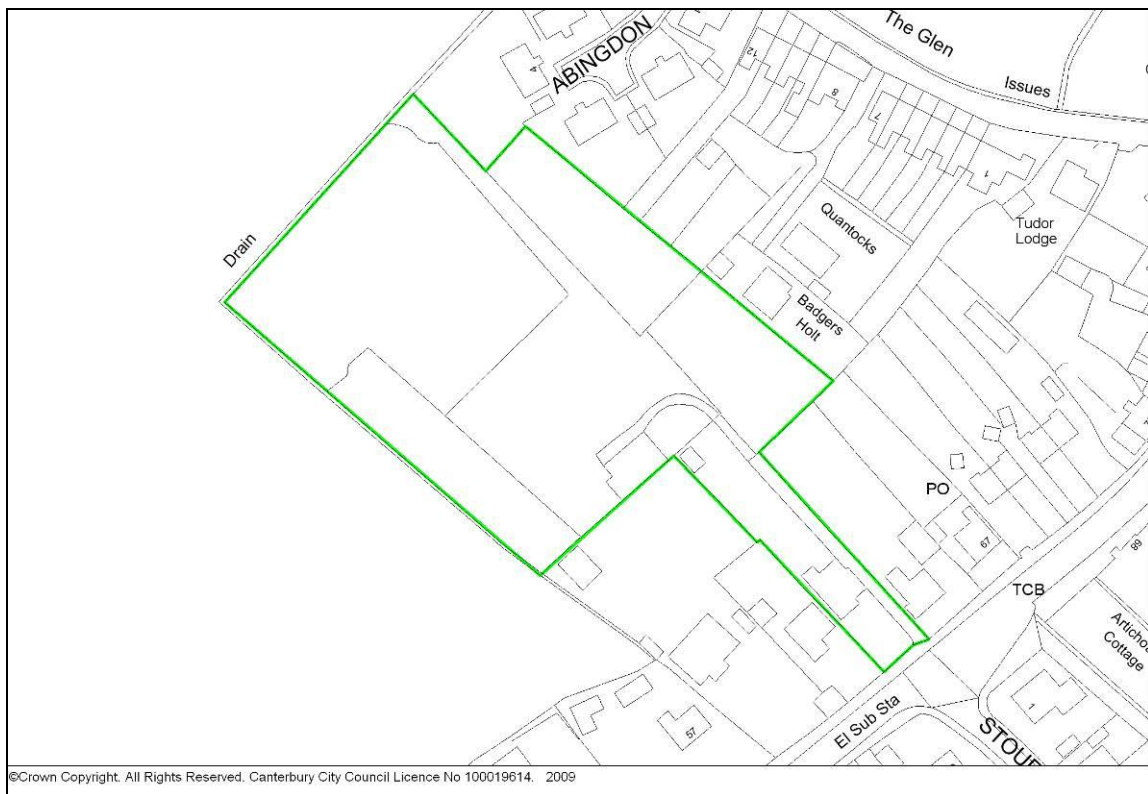
**Strategic Housing Land Availability Assessment
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<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Although there is potentially significant landscape and townscape impact, careful siting, design and landscaping would reduce this impact.</p> <p>There are trees and hedgerows on the site, which although not protected by a TPO, do have biodiversity and screening benefits.</p> <p>Land to the south east of the site is designated conservation area – impact of development on this site would, however, be limited.</p> <p>The site is not particularly sensitive in terms of biodiversity. It does, however, benefit from boundary planting, which will have biodiversity and screening benefits. The Stodmarsh NNR, Ramsar, SPA and SAC is located to the south of the village. Consultation with Natural England required</p>
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>No</p>

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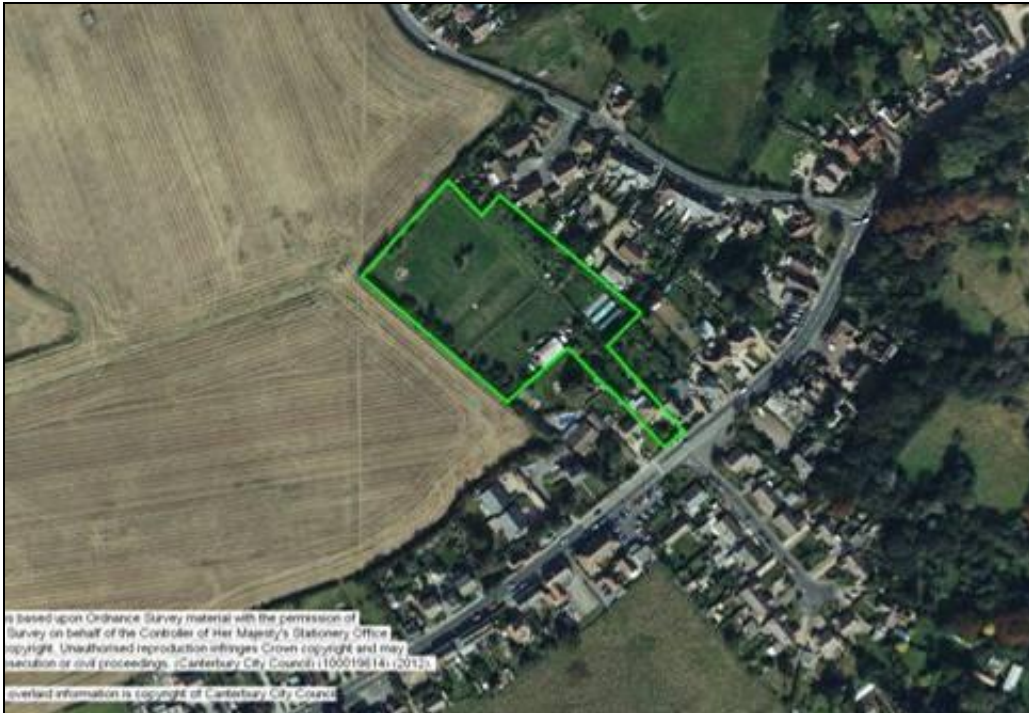
SITE DETAILS	
Site Reference Number	SHLAA/003
Site Name	Land to the rear and including 63 Island Road
Location/Address	63 Island Road, Upstreet
Greenfield/PDL/Mixed	Mixed
Proposed Use	Housing
Site Area	1 hectare

Site Plan



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

Aerial View



Photograph 1: View of site looking towards southeast



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

<p>Description of Site:</p>	<p>Although the site includes a dwelling and its garden fronting onto Island Road, the majority of the site stretches out to the rear of nos. 59, 61 and 63. It is accessed via a driveway and track which runs alongside the property and into the land at the rear.</p> <p>Most of the boundaries of this land to the rear benefit from boundary planting, at different stages of maturity, with the northwestern most boundary and part of the south western boundary recently planted as a 'shelterbelt'</p> <p>The north westernmost half of the site is essentially undeveloped in character, although there are the concrete base remnants of structures. The appeal site is on rising ground. Electricity lines pass through the site.</p>
<p>Current Use:</p>	<p>The front of the site is currently in use as a private dwelling. The southeastern most part of the main site is dominated by a large outbuilding / workshop. There are vehicles scattered around this part of the site.</p> <p>On the north eastern boundary, two strips of land have been delimited off, one containing polytunnels and the other used for keeping hens.</p> <p>To the north-west the site is largely unused, although it is understood it was previously used for keeping hens.</p>
<p>Surrounding Uses:</p>	<p>Adjoining land between the site and The Glen has previously been developed for housing, including some backland development.</p> <p>The boundaries to the north-west and south-west adjoin open agricultural land, with long uninterrupted views where boundary planting is less mature. A public footpath across this land passes the north western corner of the site.</p> <p>The site sits behind existing dwellings on Island Road.</p>
<p>Character of Surrounding Area:</p>	<p>The site is located on the north western outskirts of the village of Upstreet, a ribbon development along the A28. Most of the houses are modern, although there are a number of historic properties and a Conservation Area (Grove Court and surrounding parkland) to the south of the A28. Beyond that, to the south east and beyond the railway, lies Stodmarsh - an internationally important wetland – and the River Stour.</p> <p>Extensive and open farmland stretches to the north.</p>

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	The A28 is a significant route connecting Thanet with Canterbury and onwards.
<p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>Planning applications CA/05/01551/CHI and CA/06/0176/CHI, to the rear of the existing dwelling and on the site of the existing workshop were both refused. Reasons for refusal included detriment to the setting and character of the village, amenities to the adjacent property and extension of built form into the countryside.</p> <p>Other applications, including CA/81/1063/CHI for the erection of six dwellings and CA76/0910/CHI for 40 dwellings were also refused.</p>
<p>Potential site Capacity: as proposed</p>	32 – 36 dwellings
<p>Calculated by CCC at x units / ha</p>	

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No The Stodmarsh NNR, Ramsar, SPA and SAC is located to the south of the village.
<u>Category 2: Local</u> Special Landscape Area	None
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?	None
C - Is the site in or adjacent to a settlement?	The site is adjacent to the village of Upstreet.
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	Yes
CONCLUSION: Site not suitable for housing at this stage existing policy objections	Development in smaller village would be part of dispersal option which SA identified as having fundamental sustainability problems
Site may be suitable - continue to Stage 2	

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>The site is within 200 – 400 m walk from a bus stop</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>Convenience store only</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Hospital – no Secondary school – Within 20mins public transport time. Employment area – 10 – 20 mins public transport time. Town Centre – no</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>A formal junction is not likely to be permitted here, due to safety issues associated with the junction opposite. A vehicle crossover type solution may be acceptable, so that the footway is continuous, vehicle speeds are restricted by the surface treatment and it is clear that motorists have left / are approaching the main road. This would be suitable for a small development of say 15 houses.</p>

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Site Assessment Form**

<ul style="list-style-type: none"> • Highway capacity 	<p>There should be sufficient capacity on the A28 for the traffic generated by a modest development and it has a regular bus route and some local amenities, but not good walking or cycling links.</p> <p>Frequent bus route on A28, and site is reasonably close to village</p>
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>Unknown at this stage – but services will be available in the adjacent residential area.</p> <p>Electricity lines pass through the site</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>None Known</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>None Known</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>None Known</p>
<ul style="list-style-type: none"> • Topography 	<p>The site is on land rising gently to the north</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>Not in an area of flood risk</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Archaeological evaluation required</p> <p>Wantsum Channel AHLV lies a short distance to the north east</p> <p>Agricultural Land Classification: Grade 2</p>
<p>If yes, how and when can the constraint be overcome?</p>	

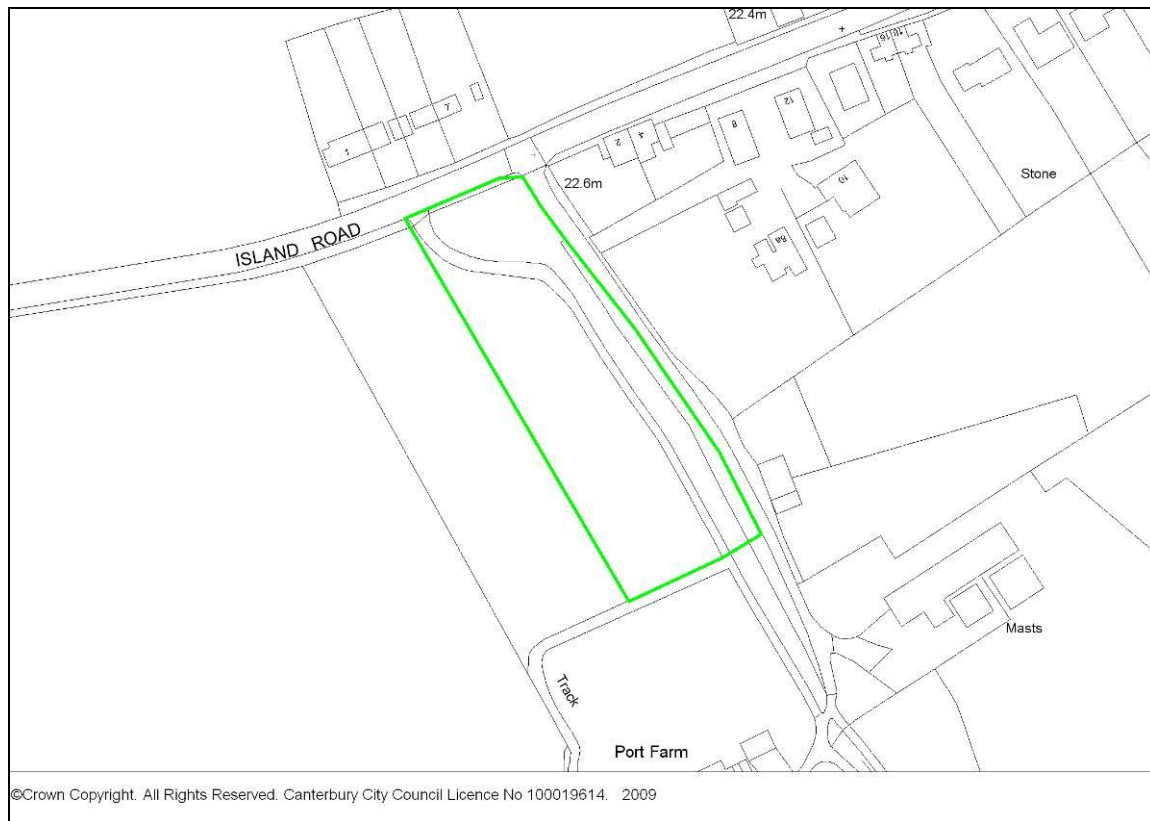
**Strategic Housing Land Availability Assessment
Site Assessment Form**

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Although there is potentially significant landscape and townscape impact, careful siting, design and landscaping would reduce this impact.</p> <p>There are trees and hedgerows on the site, which although not protected by a TPO, do have biodiversity and screening benefits.</p> <p>Land to the south east of the site is designated conservation area – impact of development on this site would, however, be limited.</p> <p>The site is not particularly sensitive in terms of biodiversity. It does, however, benefit from boundary planting, which will have biodiversity and screening benefits. The Stodmarsh NNR, Ramsar, SPA and SAC is located to the south of the village. Consultation with Natural England required</p>
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>No</p>

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

SITE DETAILS	
Site Reference Number	SHLAA/006
Site Name	Land at Port Farm, fronting Island Road
Location/Address	Land off Island Rd Upstreet CT3 4DA
Greenfield/PDL/Mixed	Greenfield
Proposed Use	Housing/Affordable Housing
Site Area	0.8 ha

Site Plan



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

Aerial Photograph



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Photograph 1: View from within site to the north



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

Photograph 2: View of site access



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

Description of Site:	Site currently vacant overgrown land with an open front boundary and treed eastern boundary. Vehicular access runs through the site serving the dwellings at Port Farm.
Current Use:	Vacant land
Surrounding Uses:	There is residential development to the east of the site in a ribbon form along Island Road. There is agricultural land to the west with Lakesview Business Park located some distance to the west. There are a number of telecommunications masts located at Port Farm.
Character of Surrounding Area:	There is a semi-rural character to the area due to the open countryside to the west and the appearance of a number of the residential properties that front Island Road.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	The site is not allocated for housing. Planning permission was refused in 1978 for residential development of this site - reference CA/78/1228. Planning permission was granted in 1996 for a new vehicular and pedestrian access, reference CA/96/174.
Potential site Capacity: as proposed	No proposed capacity put forward
Calculated by CCC at x units / ha	Approximately 25

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No Stodmarsh SPA, Ramsar, SSSI is located to the south
<u>Category 2: Local</u> Special Landscape Area	No
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	No
C - Is the site in or adjacent to a settlement?	Yes
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	The site is adjacent to the settlement of Upstreet but lies outside of the three main urban areas of the District.
CONCLUSION: Site not suitable for housing at this stage existing policy objections	Development in smaller village would be part of dispersal option which SA identified as having fundamental sustainability problems
Site may be suitable - continue to Stage 2	

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Yes. Within 400m</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>Yes. Within 800m of a convenience store</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>The site is not within 30 minutes of Kent Canterbury hospital or town centre Within 30 minutes of health centre Within 20 minutes of secondary school and employment</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Access onto A28 – main route. Medium sustainability with access to bus services and local shop</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Capacity of A28 acceptable</p>
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage 	<p>Unknown at this stage – but services will be available in the adjacent residential area.</p>

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

Electricity supply Gas Supply Electricity Pylons	None
• Contamination/Pollution	No
• Adverse Ground Conditions	No
• Hazardous Risk	No
• Topography	Flat land
• Flood Zone	No
• Other e.g. Archaeology, Conservation area, AHLV	Archaeological evaluation required - Bronze Age, Iron Age & Roman settlement of local/regional importance Agricultural Land Classification: Grade 2
If yes, how and when can the constraint be overcome?	Scoping surveys would be necessary. Archaeological evaluation.

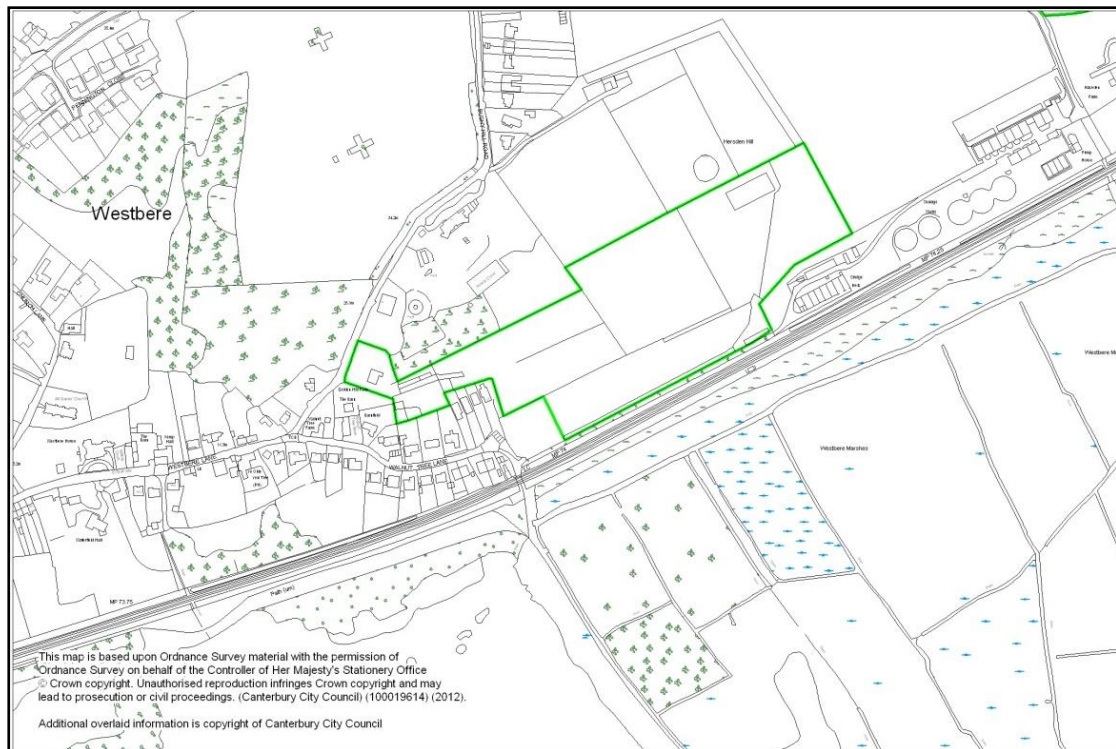
**Strategic Housing Land Availability Assessment
Site Assessment Form**

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape – Yes. Must be carefully considered in view of relationship with existing surrounding development.</p> <p>Landscape – Yes. The loss of the undeveloped land would impact on the landscape. The Wantsum Channel AHLV is located to the east and north.</p> <p>Trees – Yes</p> <p>Conservation Area – No Historic Parks and Gardens – No Listed buildings at Port Farm SAM's – No</p> <p>Potential for protected species to be present. Stodmarsh SPA, Ramsar, SSSI is located to the south</p>
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>No</p>

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

SITE DETAILS	
Site Reference Number	SHLAA/007
Site Name	
Location/Address	Golden Hills Farm, Bushy Hill Road, Westbere, CT2 0HE
Greenfield/PDL/Mixed	Mixed
Proposed Use	Housing
Site Area	4.7ha

Site Plan



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

Aerial view



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Photograph 1: View of the site looking west



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

Photograph 2: View of the site looking east.



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

Description of Site:	The site consists of land predominantly used for the grazing and keeping of horses. It is a large site bounded by post and rail and post and wire fencing. There is also a ménage and some stables to the west of the site which serve Golden Hill s Farm. Golden Hills Farm itself, a large two-storey detached dwelling, is accessed from Bushy Hill Road and is set back from it. There is a vehicular access, which runs all the way through to the stables to the rear.
Current Use:	Residential/grazing and keeping of horses
Surrounding Uses:	To the west of the site is the village of Westbere where there are numerous residential properties. To the north of the site is agricultural land and there is a sewage works and railway line to the south.
Character of Surrounding Area:	The surrounding area is predominantly agricultural with some residential development and it is open to the north of the site.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	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.
Potential site Capacity: as proposed	5 – 100 dwellings maximum
Calculated by CCC at x units / ha	30 units per hectare = 140 dwellings

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No – although the land to the rear of the site, Westbere Marshes is within a Ramsar, SAC, SPA and SSSI.
<u>Category 2: Local</u> Special Landscape Area	No
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	No
C - Is the site in or adjacent to a settlement?	The site is adjacent to the village of Westbere.
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?	The site falls adjacent to the settlement of Westbere but outside of the three main urban areas of the District.
CONCLUSION: Site not suitable for housing at this stage existing policy objections	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**

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Within 800m of public transport.</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>No</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Within 10 mins of secondary school; 20 minutes of employment; 30 minutes of health centre; Hospital and town centre – over 30 minutes.</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Low – Question as to whether access can be provided for 100 houses at this location.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Low – Bushy Hill Road unsuitable for extra traffic. Junction with A28 unsuitable.</p>

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

<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply <p>Electricity Pylons</p>	<p>Unknown at this stage – but services will be available in the adjacent residential area.</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>Railway Noise assessment required. Contamination issues from previous usage.</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>No</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>No</p>
<ul style="list-style-type: none"> • Topography 	<p>The land rises steeply from the south to the north of the site.</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>No – The land to the south of the site is within Flood Zones 2 and 3.</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Site partly within Westbere No 2 Conservation Area. An archaeological evaluation would be required.</p> <p>Agricultural Land Classification: Grade 3</p>
<p>If yes, how and when can the constraint be overcome?</p>	

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

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape – No</p> <p>Landscape – Yes – Large-scale housing development would have a significant landscape impact.</p> <p>Trees – No</p> <p>Cons Area – Yes – The impact upon the character and appearance of the area would need to be assessed at the detailed design stage.</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. Adjacent to Stodmarsh, SSSI, SPA, SAC, NNR and Ramsar site, however, and almost certainly requires Appropriate Assessment under the Habitat Regs.</p>
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Yes – Potentially through the vehicular access to the site running behind the residential properties that adjoin the site. Intensification issues.</p>

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

SITE DETAILS	
Site Reference Number	<i>SHLAA/017</i>
Site Name	<i>Land at Tipper Cottage, Chitty Lane, Chislet</i>
Location/Address	<i>Tipper Cottage, Chitty Lane Chislet CT3 4EA</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	<i>Various uses</i>
Site Area	<i>1 hct</i>

Plan



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

Aerial Photograph



Boundary trees/hedging – western boundary

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



view of site from northern corner

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

Description of Site:	The site is an area of grass with trees around the boundaries with Chitty Lane and with landscaped boundaries with Tipper Cottage. There are a number of trees within the site.
Current Use:	The site is currently undeveloped grassland identified as paddock area.
Surrounding Uses:	The site is surrounded by agricultural land. There are no other residential properties other than Tipper Cottage close to the site.
Character of Surrounding Area:	The character of the surrounding area is rural, with agricultural uses dominating.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	The site is not allocated for housing and was not part of the LPI. No applications have been submitted for the application site although a number relate to Tippers Cottage, adjacent to the site.
Potential site Capacity: as proposed	No use specified
Calculated by CCC at x units / ha	

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

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

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

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	No
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	No
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	No
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	Not within 30 minutes of hospital, health centre, secondary school, employment area, town or district centre
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	Site remote from any settlement therefore access to the site would be limited to access by private car and with no local facilities such as shop/doctors surgery etc.
<ul style="list-style-type: none"> • Highway capacity 	Chitty Lane is winding and narrow but with little traffic generation

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

<ul style="list-style-type: none"> • Infrastructure – Water Supply <p>Sewerage/Drainage</p> <p>Electricity supply Gas Supply</p> <p>Electricity Pylons</p>	<p>No</p> <p>No</p> <p>No</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>None</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>None</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>No</p>
<ul style="list-style-type: none"> • Topography 	<p>Flat</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>Yes. Flood Zones 2 and 3</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Area of High Landscape Value</p> <p>Site not particularly sensitive regarding biodiversity</p> <p>Archaeological evaluation required</p> <p>Agricultural Land Classification: Grade 4</p>
<p>If yes, how and when can the constraint be overcome?</p>	<p>Archaeological evaluation of the site</p> <p>The advice and requirements set out in PPS25 would need to be taken into account for development of this land due to the flood risk potential. Building design can overcome some issues relating to flooding e.g. the location of sleeping accommodation, floor levels etc.</p>

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

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

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape – No</p> <p>Landscape – Yes. Due to the isolated rural location of the site</p> <p>Trees – Yes</p> <p>Conservation Area – No</p> <p>Historic Parks and Gardens – No</p> <p>Listed Buildings – Yes. Tippers Cottage</p> <p>SAM's – site adjacent to SAM</p> <p>SNCI's/Protected Species – site is adjacent to Local wildlife site.</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>No</p>

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

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

SITE DETAILS	
Site Reference Number	<i>SHLAA/024</i>
Site Name	
Location/Address	Kinderscout, Coombe Walk, Yorkletts, Whitstable
Greenfield/PDL/Mixed	Greenfield
Proposed Use	Houses-not specified
Site Area	<i>0.2</i>

Plan



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

Aerial view of site

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View of part of site

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

Description of Site:	Residential dwelling and wooden building for storage on a separate plot with a large separate grassed area to the side enclosed by fencing and hedging and several large trees. The site is set along on unmade road with far reaching views across the countryside and out to the estuary.
Current Use:	Residential dwelling with storage building and large grassed open space to the side for family recreational use.
Surrounding Uses:	Residential dwellings on individual plots set along an unmade road surrounded by areas of open space woodlands, open countryside and fields with far reaching views to the north west across the landscape and estuary. Areas for grazing horses to the North West of the site.
Character of Surrounding Area:	Rural area within a small settlement with dwellings on individual plots surrounded by open countryside, woodland and agricultural land and areas for grazing horses to the North West of the site
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	CA/06/0853 – Adjacent to Kinderscout – subdivision of plot. O/A application for subdivision of plot and erection of 2 bungalows and garages. Refused 16.8.06. Reasons for refusal - inappropriate sporadic development in the countryside contrary to the aims and objectives of national and local countryside policies.
Potential site Capacity: as proposed	5 dwellings
Calculated by CCC at x units / ha	

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	Rear of site – Ellenden Wood SSSI. The Swale SSSI, SPA and Ramsar site is located to the North.
<u>Category 2: Local</u> Special Landscape Area	Rear of site - SLA
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	No
C - Is the site in or adjacent to a settlement?	No, however there is a scattering of houses within the vicinity
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	No
CONCLUSION: Site not suitable for housing at this stage existing policy objections	No, SSSI and too remote. Development in smaller village would be part of dispersal option which SA identified as having fundamental sustainability problems
Site may be suitable - continue to Stage 2	

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

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>No</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>No</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Yes – Whitstable community college, secondary school. Employment centre, Estuary view & Chaucer business park. Health centre and Drs at estuary view but Kent & Canterbury hospital further. Whitstable town within 30 minutes</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Through unmade unadopted road</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Unadopted road</p>
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply 	<p>Existing to adjacent properties</p>

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

Electricity Pylons	No
<ul style="list-style-type: none"> Contamination/Pollution 	No issues
<ul style="list-style-type: none"> Adverse Ground Conditions 	None known
<ul style="list-style-type: none"> Hazardous Risk 	None known
<ul style="list-style-type: none"> Topography 	Level site
<ul style="list-style-type: none"> Flood Zone 	Not within a flood zone
<ul style="list-style-type: none"> Other e.g. Archaeology, Conservation area, AHLV 	Archaeological evaluation required Agricultural Land Classification: Grade 4
If yes, how and when can the constraint be overcome?	

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

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

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape - Yes. Adjacent to existing residential dwellings and open countryside that would both be affected as a result of the development of this site.</p> <p>Landscape- Yes, rural area within close proximity of Ellenden Wood SSSI and a SLA</p> <p>Trees – Yes, woodland area within close proximity, a tree survey would be required</p> <p>Conservation area –Not within a conservation area</p> <p>Historic parks & gardens -No</p> <p>Listed buildings -No</p> <p>Scheduled ancient monuments –No</p> <p>SNCI - Site not particularly sensitive regarding biodiversity</p> <p>Could be mitigated through the design process, however the development is considered inappropriate sporadic development in an unsustainable location.</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Impact of additional traffic and loss of visual amenity and recreational space</p>

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

SITE DETAILS	
Site Reference Number	<i>SHLAA/025</i>
Site Name	<i>Kinderscout, Coombe Walk,</i>
Location/Address	<i>Kinderscout, Coombe Walk, Yorkletts</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	Housing
Site Area	<i>0.5 hct</i>



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

Aerial view of site

SHLAA/25



View of the site



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

Description of Site:	Large grassed area to the side of residential dwelling
Current Use:	Open amenity space to residential dwelling for family recreational use
Surrounding Uses:	Open countryside and woodland. Residential properties on separate plots
Character of Surrounding Area:	Rural area with individual dwellings on separate plots along an unmade road
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	<p>Planning Application – CA/06/0853 – Outline application for subdivision of plot and erection of 2 detached 3 bed bungalows and garages – Refused 16.8.06.</p> <p>Reasons for refusal – Contrary to Policy – inappropriate sporadic development in an unsustainable location.</p>
Potential site Capacity: as proposed	5 houses
Calculated by CCC at x units / ha	

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	Within close proximity to the Ellenden Wood SSSI to the rear eastern side of the site. The Swale SSSI, SPA and Ramsar site is located to the North.
<u>Category 2: Local</u> Special Landscape Area	Within close proximity of a Special Landscape Area
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	No
C - Is the site in or adjacent to a settlement?	No, however there is a scattering of houses within the vicinity
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	Yes
CONCLUSION: Site not suitable for housing at this stage existing policy objection -	No -Contrary to Policy – inappropriate sporadic development in an unsustainable location. Development in smaller village would be part of dispersal option which SA identified as having fundamental sustainability problems
Site may be suitable - continue to Stage 2	

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

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>No</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store, a primary school and a GP surgery. 	<p>No</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Yes – Whitstable community college, secondary school. Employment centre, Estuary view & Chaucer business park. Health centre and Drs at estuary view but Kent & Canterbury hospital further. Whitstable town within 30 minutes</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Through an unmade / unadopted road</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Through an unmade / unadopted road</p>
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply 	<p>Existing on adjacent residential plots</p>

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

Gas Supply	No
Electricity Pylons	No
<ul style="list-style-type: none"> • Contamination/Pollution 	No issues
<ul style="list-style-type: none"> • Adverse Ground Conditions 	No
<ul style="list-style-type: none"> • Hazardous Risk 	No
<ul style="list-style-type: none"> • Topography 	Level site
<ul style="list-style-type: none"> • Flood Zone 	No
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Archaeological evaluation will be required</p> <p>Agricultural Land Classification: Grade 4</p>
If yes, how and when can the constraint be overcome?	

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

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

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape - Yes. Adjacent to existing residential dwellings and open countryside that would both be affected as a result of the development of this site.</p> <p>Landscape- Yes, rural area within close proximity of Ellenden Wood SSSI and a SLA</p> <p>Trees – Yes, woodland area within close proximity</p> <p>Conservation area -No</p> <p>Historic parks & gardens -No</p> <p>Listed buildings -No</p> <p>Scheduled ancient monuments -No</p> <p>SNCI - Site not particularly sensitive regarding biodiversity</p> <p>Could be mitigated through the design process, however the development is considered inappropriate sporadic development in an unsustainable location.</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Yes, impact of additional traffic on unadopted road and loss of visual amenity to surrounding residents</p>

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

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

SITE DETAILS	
Site Reference Number	<i>SHLAA/027</i>
Site Name	
Location/Address	<i>Land East of Bredlands Lane, Sturry</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	Residential
Site Area	<i>0.2ha</i>

Plan



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



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

Description of Site:	The site consists of a small section of an agricultural field. It is accessed via an unmade track off Bredlands Lane and is divided by the rest of the field by a post and wire fence.
Current Use:	The site is currently in agricultural use
Surrounding Uses:	The site is surrounded by open countryside in all directions. There is a converted farmstead in residential use to the east and a coach depot to the west.
Character of Surrounding Area:	The surrounding area is predominantly agricultural and is very open.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	<p>CA/00/301 – Outline planning permission was refused for a dwelling.</p> <p>CA/01/846 – Outline planning permission was refused for a dwelling.</p> <p>The site has no planning permissions for housing and is not the subject of a housing allocation</p> <p>It has not been a previous site proposal at a LPI.</p>
Potential site Capacity: as proposed	2 dwellings
Calculated by CCC at x units / ha	6 units at 30 per hectare

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No
<u>Category 2: Local</u> Special Landscape Area	No
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	No
C - Is the site in or adjacent to a settlement?	The site is not in or adjacent a settlement
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?	The site falls outside of any identified settlement.
CONCLUSION: Site not suitable for housing at this stage existing policy objections	Site is in wider countryside and would therefore be contrary to national policy and would be unsustainable
Site may be suitable - continue to Stage 2	

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

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Within 800m of public transport.</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>Within 800m of Hersden CP School.</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Hospital and town centre – over 30 mins; 30 mins to health centre; 20 mins to employment; 10 mins to secondary school.</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>No highway comments provided. 2 dwellings as proposed would not have a significant impact upon the existing access.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>2 dwellings as proposed would not have a significant impact upon capacity onto Bredlands Lane. Access onto Island Road is not particularly good in terms of visibility.</p>

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

<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>Greenfield site although some residential units in close proximity for infrastructure provision.</p> <p>Consultation would be required with all utility suppliers</p> <p>No electricity pylons</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>No</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>No</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>No</p>
<ul style="list-style-type: none"> • Topography 	<p>Ground is level</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>No</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>An archaeological evaluation would be required.</p> <p>Agricultural Land Classification: Grade 2</p>
<p>If yes, how and when can the constraint be overcome?</p>	

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

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

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape - No</p> <p>Landscape – Yes - Landscape impact unlikely to be able to be mitigated due to impact of built development in this rural</p> <p>Trees - No</p> <p>Cons Areas – No</p> <p>Historic Parks and Gardens - No</p> <p>Listed Buildings – Locally listed building (barn at Bredlands Farm) on the adjacent site. Bredlands Farm (Grade 2 Listed) is located further to the south east.</p> <p>SAM's - No</p> <p>SNCI/Protected Species - There is the potential for protected species to be present. Scoping surveys would be necessary location.</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>No</p>

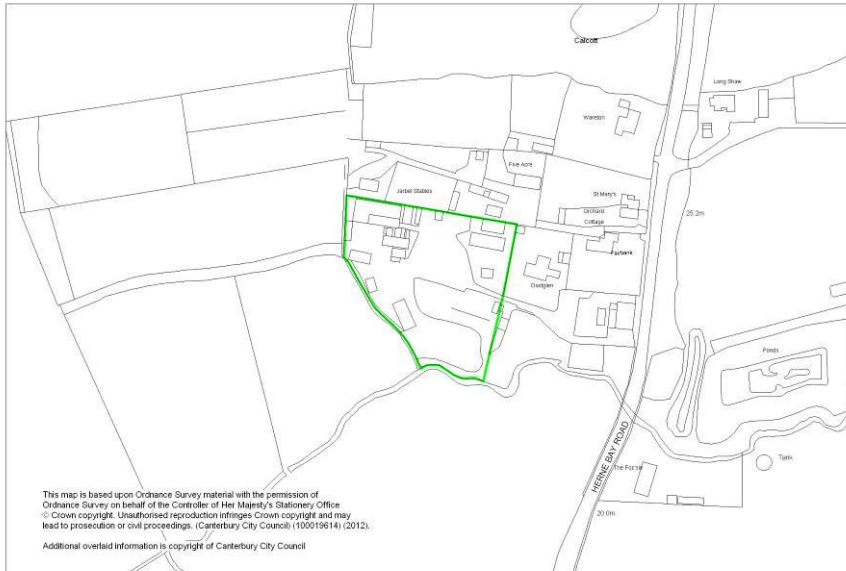
IF THE NATURE AND SCALE OF THE IMPACT ON AMENITY IS SUCH THAT IT CANNOT BE SATISFACTORILY MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

SITE DETAILS	
Site Reference Number	<i>SHLAA/029</i>
Site Name	
Location/Address	<i>Oastglen, Calcott Hill, Sturry</i>
Greenfield/PDL/Mixed	<i>Previously Developed Land</i>
Proposed Use	Residential
Site Area	<i>0.9ha</i>

Plan

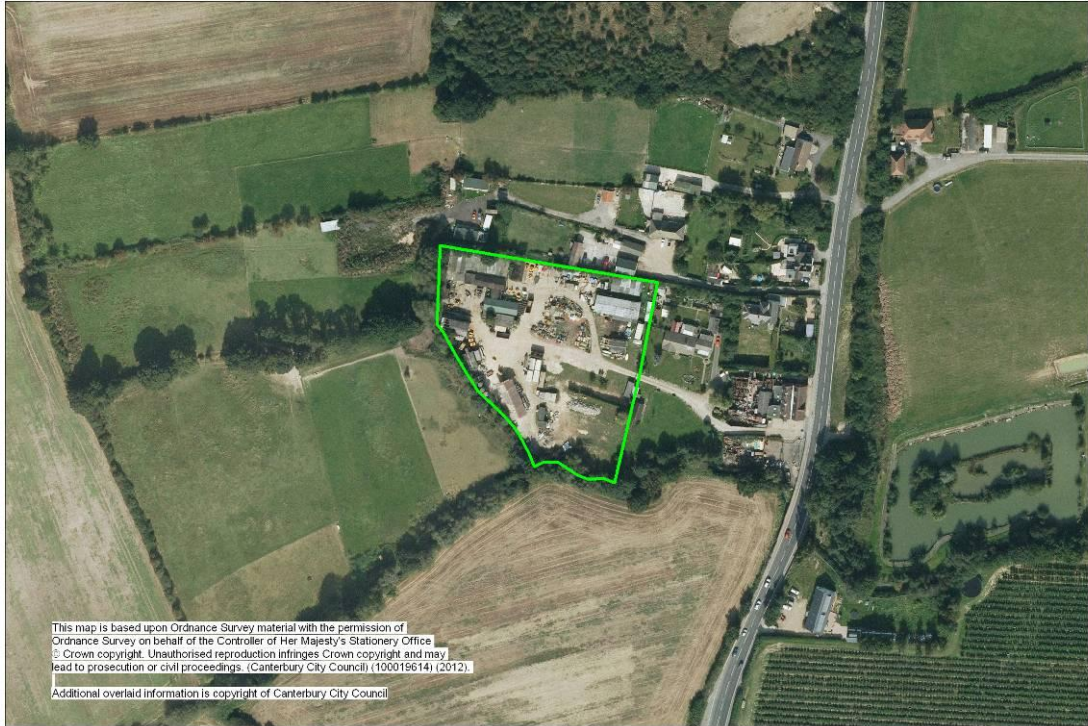
SHLAA/029



Strategic Housing Land Availability Assessment Site Assessment Form

Aerial view

SHLAA\029



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



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

Description of Site:	The site consists of land utilised by a plant hire company. The site is put to predominantly an industrial use. There is hedgerow and tree planting around the site boundaries. There are numerous buildings on the site in relatively poor condition. There is a bungalow (Oastglen) to the front of the site.
Current Use:	The site is currently in an industrial use.
Surrounding Uses:	There are other industrial uses in the oast and yards (storage) to the front of the site. There is a residential property adjacent. There also appears to be land used for the keeping of horses to the north of the site.
Character of Surrounding Area:	The surrounding area is open with rolling countryside beyond with some sporadic residential and commercial premises in the locality.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	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.
Potential site Capacity: as proposed	5 dwellings
Calculated by CCC at x units / ha	30 units per hectare

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No
<u>Category 2: Local</u> Special Landscape Area	Yes
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	Yes – appears to be in employment use.
C - Is the site in or adjacent to a settlement?	The site is not in or adjacent a settlement
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?	The site falls outside of any identified settlement.
CONCLUSION: Site not suitable for housing at this stage existing policy objections	Site is in the wider countryside and would therefore be contrary to national policy and would be unsustainable
Site may be suitable - continue to Stage 2	

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

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Yes, there is a bus stop in close proximity to the south of the site. Within 200m of bus stop.</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>No</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Hospital – Over 30 mins; 20 mins to health centre, secondary school and employment; 30 mins to town centre.</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>No highway comments provided. Access has limited visibility in both directions.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Unlikely. Potential issue of traffic into Broad Oak and Sturry however 5 dwellings unlikely to have a major impact upon capacity.</p>

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

<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>No electricity pylons</p> <p>The Sarre Penn stream runs to the south of the site</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>Contamination issues from existing use as plant hire depot.</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>No</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>No</p>
<ul style="list-style-type: none"> • Topography 	<p>Land slopes gently across the site from north to south.</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>No</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>No archaeological impact</p> <p>Agricultural Land Classification: Not in agricultural use</p>
<p>If yes, how and when can the constraint be overcome?</p>	

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

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

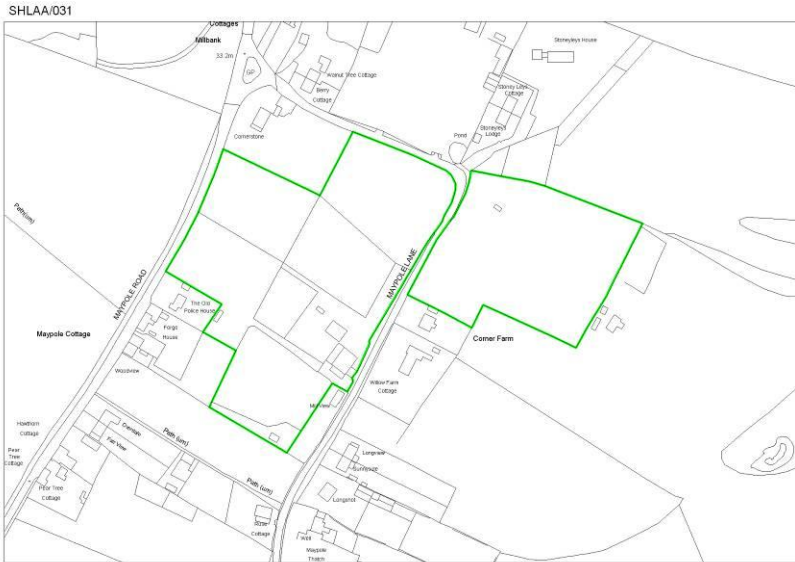
<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape - No Landscape - Yes – site visible from south particularly from higher ground and from long range along Calcott Hill. Trees - No Historic Parks - No Listed Buildings - No SAM's - No SNCI/Protected Species – Site not particularly sensitive for biodiversity.</p> <p>Design and layout could potentially overcome landscape impact.</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>No</p>

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

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

SITE DETAILS	
Site Reference Number	SHLAA/031
Site Name	<i>Land at Maypole Village Farm, east and west of Maypole Lane</i>
Location/Address	<i>Maypole Village Farm, Maypole, Hoath CT3 4LW</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	<i>Housing or Affordable Housing</i>
Site Area	<i>3.4 hct</i>

Plan



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



Western site – looking east from Maypole Road



Eastern site – viewed from access from Maypole Lane

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

<p>Description of Site:</p>	<p>The site is split into two on the east and west of Maypole Lane.</p> <p>West of Maypole Lane – the site is currently used for grazing and has a number of buildings used for stabling and storage of equipment. The boundaries are mixed with some hedging and a post and rail fence. There are trees along the boundaries of this site and within the site. It has been noted that the site has been subdivided for grazing purposes.</p> <p>East of Maypole Lane – the site is currently used for storage of farm machinery and hay. The boundary with Maypole Lane is enclosed by trees/hedging.</p>
<p>Current Use:</p>	<p>West of Maypole Lane – grazing/stables</p> <p>East of Maypole Lane – agricultural storage</p>
<p>Surrounding Uses:</p>	<p>There are residential properties along Maypole Lane but open countryside to the west of Maypole Road</p>
<p>Character of Surrounding Area:</p>	<p>Rural character with open countryside and agricultural land surrounding the sites. The residential development is scattered along both Maypole Road and Maypole Lane and is historic in nature.</p>
<p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>The site formed part of the LPI and was an omissions site. The Inspector concluded that the site is an authentically rural location, north of the concentrated part of the small hamlet of Maypole, and just east of the Special Landscape Area. Effectively, the site amounts to proposed development in open countryside, well outside Herne Bay, and distant from local facilities.</p> <p>The sites have a lengthy planning history.</p> <p>In 1986 permission was refused on the eastern site for the erection of a dwelling and for poly tunnels (CA/86/154). In 1996 permission was refused for the use of the land as a stud and livery stables and for the erection of a building for residential use. In 1999 permission was granted for an electricity meter and store.</p>

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

	<p>Planning application CA/97/099 applies to both the eastern and western parts of the site. The decision to refuse permission for a stud farm, the erection of stables for livery use and a residential dwelling was appealed to the Planning Inspectorate. The local planning authority decision was upheld.</p> <p>A number of farming prior notification applications have been submitted relating to the western site. Permission was sought and given for the erection of an agricultural shelter and lambing shed, CAF/03/04 and a composite lambing unit/barn, CAF/03/05. Planning permission was also sought and refused for the erection of barns and a lambing shed on the site.</p>
<p>Potential site Capacity: as proposed</p>	<p>No capacity proposed</p>
<p>Calculated by CCC at x units / ha</p>	<p>Approximately 100 dwellings – 30 units per hectare</p>

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

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

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

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>Not allocated for housing in existing development plan.</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>No. Bus stop within 800m of the site outside Prince of Wales PH. This provides a service to Canterbury but only once an hour</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>No</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Not within 30 minutes of Kent Canterbury hospital, health centre, secondary school or town centre. Within 30 minutes of employment area</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Medium. Access to the site should be achievable.</p> <p>Low sustainability with few amenities in the village.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Medium. Maypole Road acceptable but junction of Babs Oak Hill and A28 is substandard.</p>

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

<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>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"> • Contamination/Pollution 	<p>Advised by applicant - Quarrying undertaken and landfill rubble on site</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>None</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>None</p>
<ul style="list-style-type: none"> • Topography 	<p>Level ground</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>No</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Ford, Maypole and Old Tree (Hoath) Conservation Area.</p> <p>Potential for protected species. A scoping survey would be necessary for this site</p> <p>Archaeological evaluation required</p> <p>Grade 2 agricultural land</p>
<p>If yes, how and when can the constraint be overcome?</p>	<p>A scoping survey would be necessary for this site</p> <p>Archaeological evaluation required.</p>

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

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

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape – No. Rural location but must considered in view of relationship with existing surrounding development.</p> <p>Landscape – Yes. The loss of the undeveloped land would impact on the landscape.</p> <p>Trees – Yes</p> <p>Conservation Area – Yes</p> <p>Historic Parks and Gardens – No</p> <p>Listed Buildings – No</p> <p>SAM's – No</p> <p>SNCI's/Protected Species – Yes</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>No</p>

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

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

SITE DETAILS	
Site Reference Number	<i>SHLAA41</i>
Site Name	<i>Former Colliery site</i>
Location/Address	<i>Hersden (south of A28)</i>
Greenfield/PDL/Mixed	<i>Previous Inspector considered the site to be PDL – no formal decision by the council in relation to this point.</i>
Proposed Use	Housing as part of mixed use development – 600+ dwellings; commercial uses; etc.
Site Area	<i>20ha</i>

SHLAA/041



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



View over site from A28



View of site from Stodmarsh

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

Description of Site:	Former Colliery land, sloping north down towards the railway line and Stodmarsh National Nature Reserve. Largely grassed over; some hedgerows and trees. Some remains of Colliery use, but not visible in wider landscape.
Current Use:	Vacant land not used for a specific purpose.
Surrounding Uses:	<p>To south, largely open countryside, including Stodmarsh NNR. Stodmarsh is a Site of Special Scientific Interest, a Special Protection Area, Special Area of Conservation and a wetland site designated under the Ramsar Convention.</p> <p>To the west, agricultural land. To the north lies the village of Hersden. To the east, there are two business parks, Canterbury Industrial Park and Lakesview Business Park.</p>
Character of Surrounding Area:	Mixed character. The village of Hersden lies on a ridge-line, along which runs the A28 to Thanet. The area has a mainly rural character, but with mixed uses and residential at the village.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	<p>The site has been subject to two previous Local Plan Inquiries and a s78 Appeal, and has been rejected on each occasion.</p> <p>Independent Inspector at 2004 Public Inquiry took the view that the site is previously developed land, but rejected development of the site because of the location of Hersden, and the rural character of the area.</p> <p>Most recent Inquiry Inspector recommended non-allocation of this site for mixed uses, despite concluding that it was PDL.</p>
Potential site Capacity: as proposed	600+
Calculated by CCC at 35 units / ha	700, but not including allowance for complimentary uses.

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No, but international designations immediately adjacent. Site is adjacent to SSSI, SPA, SAC, NNR and Ramsar site. Almost certainly requires Appropriate Assessment under the Habitat Regs.
<u>Category 2: Local</u> Special Landscape Area	No.
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	No.
C - Is the site in or adjacent to a settlement?	Yes.
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	Hersden identified as a larger well-served village in the Settlement Hierarchy Study 2011
CONCLUSION: Site not suitable for housing at this stage existing policy objections	Initial Assessment conclusions: Development in smaller village would be part of dispersal option which SA identified as having fundamental sustainability problems
Site may be suitable - continue to Stage 2	

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

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No.</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Yes. However, overall sustainability considered to be low - on bus route 8 from Thanet but remote from other facilities.</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store, a primary school and a GP surgery. 	<p>Yes</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Well outside 30 minute public transport time to Kent and Canterbury Hospital but within 30 minutes of health centre, secondary school and town centre Adjacent to employment centre.</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Med - Junction control required onto A28. 40mph. Contrary to TP12.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Med - Some spare capacity on A28 but junction A291 congested at peak.</p>

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

<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>Some infrastructure provision in area to serve exiting housing and business sites. Would require additional infrastructure.</p> <p>None on site.</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>Former colliery land. In landfill buffer zone, contamination issues from previous usage. Railway noise assessment part of site assessment. In radon affected area.</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>Ground stability not known due to previous use – would require further investigation.</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>See above.</p>
<ul style="list-style-type: none"> • Topography 	<p>Site forms part of the Stour valley sides sloping steeply to the south to the railway line and Stodmarsh nature reserve. Parts of site are fairly steeply sloping.</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>N/A.</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Archaeological evaluation would be required. Evidence of Iron Age & Roman settlement therefore of local/regional importance.</p> <p>Non agricultural land.</p>
<p>If yes, how and when can the constraint be overcome?</p>	<p>Almost certainly requires Appropriate Assessment under the Habitat Regs. Site is adjacent to SSSI, SPA, SAC, NNR and Ramsar site.</p>

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

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

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Most of existing village part of Abercrombie Plan (unfinished) Site highly visible in wider landscape.</p> <p>Part of site covered by LWS designation – citation updated recently.</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Potentially nearby industrial uses and railway noise – investigation required.</p>

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

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

SITE DETAILS	
Site Reference Number	<i>SHLAA/043</i>
Site Name	
Location/Address	<i>The Orklands, Coombe Walk Yorkletts, Whitstable</i>
Greenfield/PDL/Mixed	<i>Greenfield / woodland</i>
Proposed Use	Housing
Site Area	<i>0.41 hct</i>

Plan

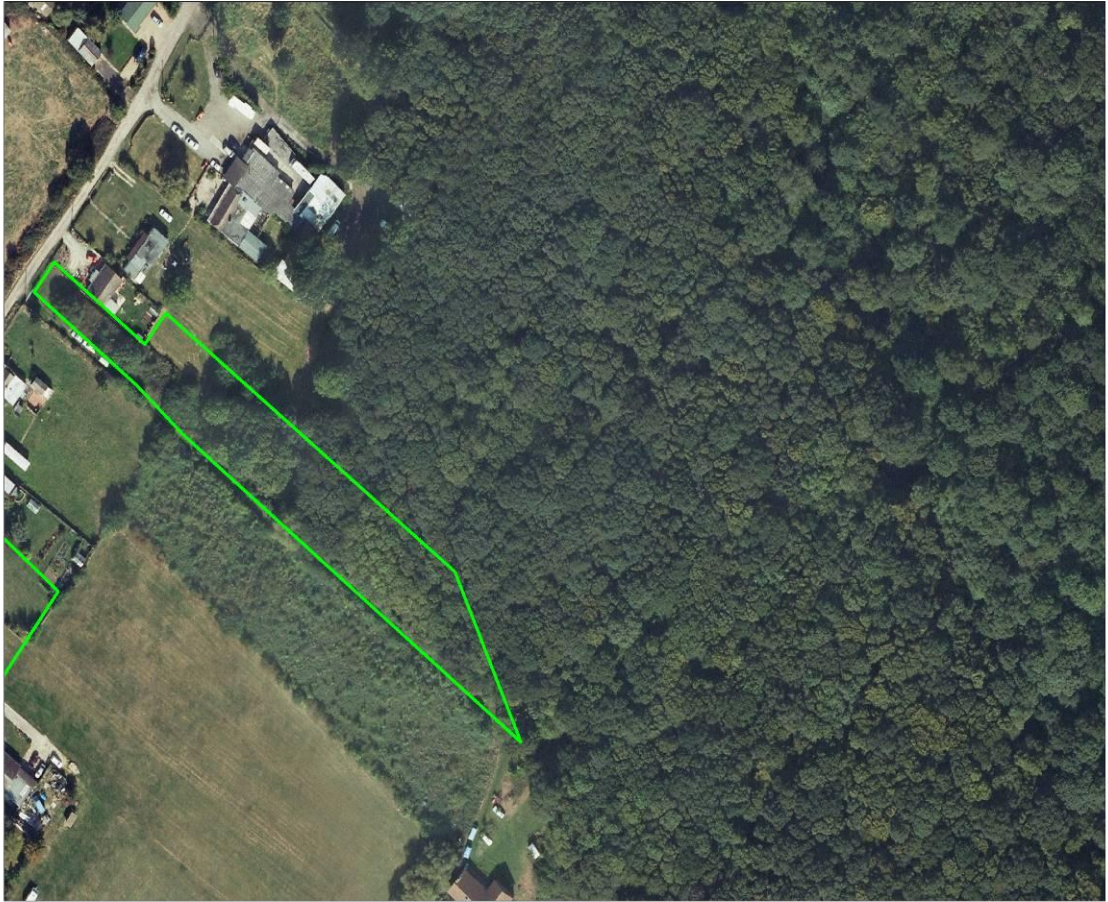
SHLAA/043



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

Aerial view of the site



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

Description of Site:	Area of grass to rear garden and large woodland area
Current Use:	Rear gardens and woodland area for amenity recreational use
Surrounding Uses:	Open space and wooded areas. Residential properties on individual plots along an unmade road.
Character of Surrounding Area:	Rural area with varying open countryside and wooded areas. Residential area with dwellings on individual plots set within their own landscape
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	No planning history
Potential site Capacity: as proposed	1-5 dwellings
Calculated by CCC at x units / ha	

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	Edge of Ellenden Wood SSSI
<u>Category 2: Local</u> Special Landscape Area	Yes, edge of SLA, Local Plan Policy R6 refers
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	No
C - Is the site in or adjacent to a settlement?	No, however there is a scattering of houses within the vicinity
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	Yes
CONCLUSION: Site not suitable for housing at this stage existing policy objections	Development in smaller village would be part of dispersal option which SA identified as having fundamental sustainability problems.
Site may be suitable - continue to Stage 2	

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

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

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

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

Gas Supply	
Electricity Pylons	No
<ul style="list-style-type: none"> Contamination/Pollution 	No issues
<ul style="list-style-type: none"> Adverse Ground Conditions 	No
<ul style="list-style-type: none"> Hazardous Risk 	No
<ul style="list-style-type: none"> Topography 	Level site
<ul style="list-style-type: none"> Flood Zone 	No
<ul style="list-style-type: none"> Other e.g. Archaeology, Conservation area, AHLV 	<p>Archaeological evaluation will be required</p> <p>Agricultural land Classification: Grade 4 (although under woodland)</p>
If yes, how and when can the constraint be overcome?	

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

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

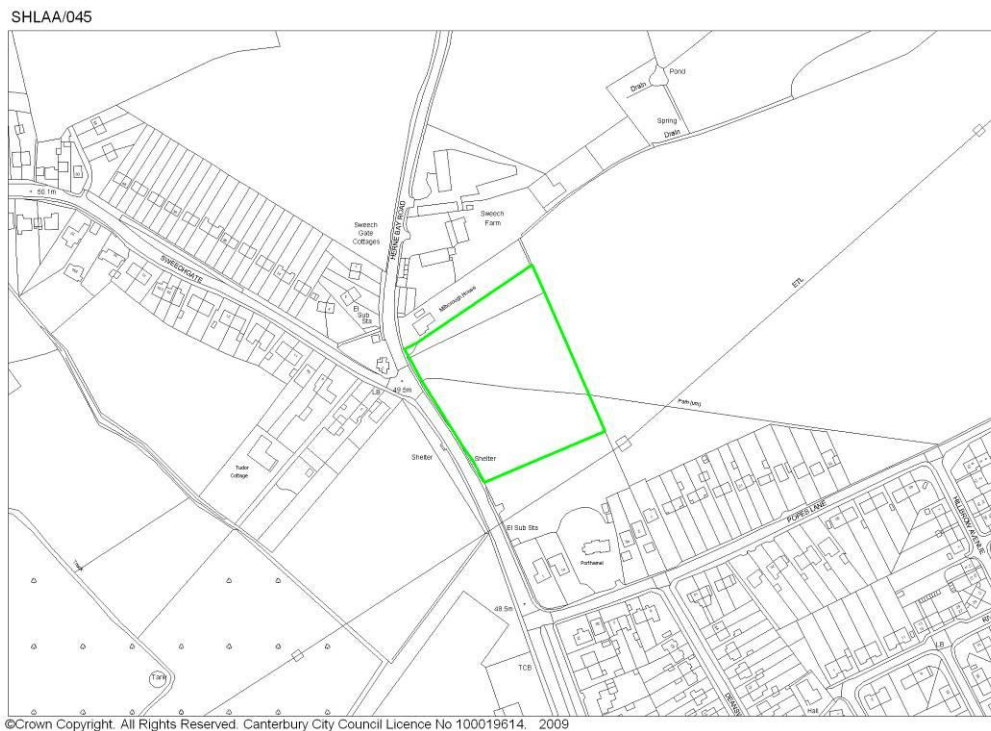
<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>No Yes - The loss of the undeveloped land would impact on the landscape Yes- the site consists of a heavily wooded area, a tree survey would be required No No No No No Potential for protected species to be present. Scoping surveys would be necessary. Adjacent to Ellenden Wood SSSI.</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>No, site is in the SSSI</p> <p>Impact from additional traffic, loss of visual amenity, open space and woodland would be too great</p>

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

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

SITE DETAILS	
Site Reference Number	<i>SHLAA/045</i>
Site Name	
Location/Address	<i>Land at Milborough, Herne Bay Road, Broad Oak</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	<i>Affordable Housing only</i>
Site Area	<i>1.1 ha</i>

Plan



Comments

Development would access a very busy road and site has power pylons and is in the green gap – not at all suitable.

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Strategic Housing Land Availability Assessment Site Assessment Form



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

<p>Description of Site:</p>	<p>Gently rolling field predominately covered in long grass and bramble. Copse of trees in northeast corner. Acts as green space between Sturry and the edge of Broad Oak. Is bounded on the west by the busy A291 Herne Bay to Canterbury link Road. Bus stop outside the site and shop across the road.</p>
<p>Current Use:</p>	<p>Grazing land and right of access to adjacent property</p>
<p>Surrounding Uses:</p>	<p>Northwards is low intensity dwellings of Milborough House and Sweech Farm at the very south-eastern corner of Broad Oak, beyond which is agricultural land. East and west – fields (also a busy link road to west) South Sturry residential edge.</p>
<p>Character of Surrounding Area:</p>	<p>Green gap rural urban fringe</p>
<p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>No direct history – However a different plot of nearby land in the green gap between Westbere and Sturry was supported as not being suitable for development by the inspector in his report on the current local plan (3.3.188).</p>
<p>Potential site Capacity: as proposed</p>	<p>35-40 2-3 bed houses</p>
<p>Calculated by CCC at 30 units / ha</p>	<p>33 - rural</p>

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	no
<u>Category 2: Local</u> Special Landscape Area	green gap
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	Agriculture - green gap
C - Is the site in or adjacent to a settlement?	Between 2 settlements
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?	
CONCLUSION:	Development in smaller village would be part of dispersal option which SA identified as having fundamental sustainability problems.
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	

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

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	no
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	yes
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	Store only
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	yes
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	High – would be onto a very busy often congested road.
<ul style="list-style-type: none"> • Highway capacity 	limited
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply 	<p>Would have to be extended and little capacity at the moment</p> <p>Large pylons run over or immediately adjacent to the site</p>

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

Gas Supply Electricity Pylons	
<ul style="list-style-type: none"> Contamination/Pollution 	Evaluation would be required
<ul style="list-style-type: none"> Adverse Ground Conditions 	Evaluation would be required
<ul style="list-style-type: none"> Hazardous Risk 	power pylons
<ul style="list-style-type: none"> Topography 	Gentle slope
<ul style="list-style-type: none"> Flood Zone 	no
<ul style="list-style-type: none"> Other e.g. Archaeology, Conservation area, AHLV 	Evaluation and protection required, early medieval settlement, local/regional importance Agricultural land classification: Grade 3
If yes, how and when can the constraint be overcome?	Traffic assessment could be done but unlikely to resolve issues as they are long standing and result from congestion problems in Canterbury. Evaluations for the others could be done. Nothing could be done about the pylons.

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

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

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Yes – loss of openness between settlements As above – green gap no no no no no no</p> <p>Potential for protected species to be present. Scoping surveys would be necessary</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Existing – just additional traffic and the dangers that brings/ Potential – noise and pollution form road, traffic safety issues esp for children, electrical pylons and the stressors those bring.</p>

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

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

SITE DETAILS	
Site Reference Number	<i>SHLAA/049</i>
Site Name	<i>Land Rear of Willowdene & Sedgemere Cottage</i>
Location/Address	<i>Land Rear of Willowdene & Sedgemere Cottage, Herne Hill, Yorklets, Whitstable</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	<i>Housing</i>
Site Area	<i>1.2 hct</i>

Plan



The southern 'finger' of the site which would contain the site access lies within Swale Borough, to whom a copy of the Shlaa form has been sent by the applicant

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

Aerial view of site



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

View into the site showing adjacent site with caravans



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

Description of Site:	Appearance of “paddock” land, or grazed land. Intermittent tree hedge cover.
Current Use:	Appears to be grazing land used for the keeping of horses at site visit – Feb 2011
Surrounding Uses:	Site next to A299 to north. Service station to Western Edge Dwellings to South West, South and South East (Yorkletts)
Character of Surrounding Area:	Site located at edge of Yorkletts, with major road to North, and a mixture of roadside services. Beyond these elements, largely open countryside.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	<p>No planning history on the proposed site, however sites adjacent have previous planning history.</p> <p>Site adjacent to Shlaa site – CA/05/1457- Land adjacent to the Paddocks, Highstreet Road, Herne hill- Stationing of one mobile home and two touring caravans and erection of one utility building for a gypsy family- Granted 30.6.06.</p> <p>Same address and proposal as above – CA/04/1343 – refused 3.6.05. Reasons for refusal – protection of the countryside – detrimental to the character and appearance of the rural locality.</p> <p>Same address as above – CA/02/0888 – siting of mobile home for occupation by gypsy family (Resubmission) Refused 21.1.03. Reasons for refusal as above</p> <p>Same address as above- CA/01/0856 – Siting of mobile home for gypsy family (resubmission) Refused 28.6.01. Reasons for refusal- as above</p> <p>Site adjacent to the east of the Shlaa site – CA/04/0460 Land between 194-204 Dargate Road – Erection of 2 dwellings – Granted 18.5.04</p> <p>Site adjacent to Shlaa site- Land North of Highstreet Road, Hernehill – Retention of mobile home, vehicular access, hardstanding and shed. Refused 8.11.00. Reasons for refusal – Protection of the countryside, proposal would be detrimental to the character and appearance of the locality.</p>
Potential site Capacity: as proposed	30-40 dwellings
Calculated by CCC at x units / ha	

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

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

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

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>No</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store, a primary school and a GP surgery. 	<p>No</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Yes, 30 minutes to health centre and town centre. 35 – 40 minutes to an employment site</p> <p>Further distance to a hospital or secondary school</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>The site access lies within Swale borough.</p>
<ul style="list-style-type: none"> • Highway capacity 	

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

<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>Within surrounding area</p> <p>Within surrounding area</p> <p>None</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>Air quality and noise assessment required</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>None known</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>None known</p>
<ul style="list-style-type: none"> • Topography 	<p>Fairly level site</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>Not within a flood zone</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Not in a conservation area</p> <p>Archaeological evaluation required</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>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Inappropriate backland development in a predominately rural area despite Thanet Way. The proposal would have a detrimental landscape impact.</p> <p>The site is surrounded by hedging and several trees. A tree survey would be required</p> <p>No No No No</p> <p>Site not particularly sensitive regarding biodiversity, however Swale SPA and Ramsar to the North, consultation with Natural England will be required.</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	

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

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

SITE DETAILS	
Site Reference Number	<i>SHLAA/050</i>
Site Name	
Location/Address	<i>Land at Staines Hill, Sturry</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	Part Residential, part open space
Site Area	<i>8.3ha</i>

SHLAA/050



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Strategic Housing Land Availability Assessment Site Assessment Form

Aerial view



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

Description of Site:	The site is currently vacant and overgrown with dense undergrowth and numerous trees. There are trees and hedgerow along the Sturry Road boundary with a post and wire fence. There is a timber fence along the boundary with the residential properties to the southwest.
Current Use:	Vacant and overgrown.
Surrounding Uses:	There are predominantly residential uses to the north and west and there is open countryside and the railway beyond to the south. Westbere Lakes are located to the other side of the railway.
Character of Surrounding Area:	The surrounding area is predominantly residential to the north and has open countryside to the south. It is located on the edge of an existing settlement.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	<p>At the 2004 LPI this was an Omission Site. The Inspector considered that similar issues existed to that along Westbere Lane (SHLAA/072). The western site boundary is the precise point where housing development in depth south of Island Road halts. Its development would bring the mass of residential South Sturry significantly nearer Westbere, even if the eastern part of the site was given over to amenity space. The Inspector considered that the Green Gap is efficacious, but only just significant enough in extent to be worthwhile, he found no planning merit in the allocation suggested.</p> <p>CA/87/874 – Planning permission was refused for the erection of 21 dwellings.</p> <p>CA/89/170 – Planning permission was refused for the erection of 117 dwellings.</p> <p>The site has no planning permissions for housing and is not the subject of a housing allocation.</p>
Potential site Capacity: as proposed	100 dwellings as proposed by the applicant.
Calculated by CCC at x units / ha	30-40 units per hectare

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No – SSSI to south but not within the application site.
<u>Category 2: Local</u> Special Landscape Area	No – although this site is part of the designated green gap between Sturry and Westbere as set out in policy R8 of the CDLP.
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	No - R8 of the CDLP regarding the Green Gap aims to prevent development in this location.
C - Is the site in or adjacent to a settlement?	The site is outside of but directly adjacent to the settlement of Sturry.
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	The site is adjacent to the settlement of Sturry although is not within or adjacent to any of the three main urban areas of the District.
CONCLUSION:	
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	Carry forward for further assessment as Sturry is listed as a well served village.

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

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>400m from public transport.</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>Yes – convenience store, GP surgery. Sturry primary is just beyond the 800m threshold.</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Hospital – over 30 mins; 30 mins to town centre; 20 mins to health care & employment; 10 mins to secondary school;</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Access onto A28 should be possible</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Capacity of A28 is OK at this point but is seriously constrained further west. Junction of A28 / A291 is over capacity at peak periods exacerbated by level crossing. Bus lane westbound on Sturry Road can be extended but bus lane eastbound will be required and cannot be provided within available land. Sustainability - Frequent bus route between Canterbury and Thanet. Some facilities available in Sturry village.</p>

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

<ul style="list-style-type: none">• Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons	<p>This is a greenfield site so no infrastructure readily available.</p> <p>No electricity pylons.</p>
<ul style="list-style-type: none">• Contamination/Pollution	<p>Traffic and Railway Noise assessment required. Old Roman Cemetery.</p>
<ul style="list-style-type: none">• Adverse Ground Conditions	<p>No</p>
<ul style="list-style-type: none">• Hazardous Risk	<p>No</p>
<ul style="list-style-type: none">• Topography	<p>Land rises across the site from the south to the north.</p>
<ul style="list-style-type: none">• Flood Zone	<p>Land to the rear of the site is within Flood Zones 2 and 3 but the site itself is not.</p>
<ul style="list-style-type: none">• Other e.g. Archaeology, Conservation area, AHLV	<p>Archaeological evaluation required. Roman cemetery, local/regional importance.</p> <p>Agricultural Land Classification: Grade 1</p>
<p>If yes, how and when can the constraint be overcome?</p>	

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

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

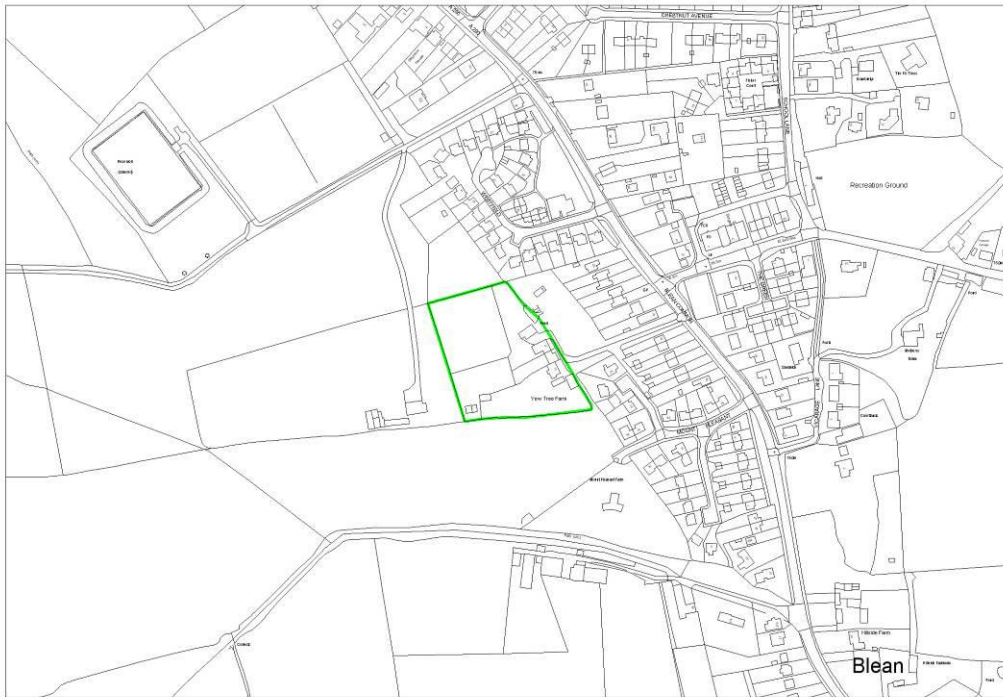
<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape – No</p> <p>Landscape – Yes – Long-range views available of the site from open countryside to the south. Also erosion of Green Gap would occur.</p> <p>Trees – Yes – No TPO's on site but numerous trees within it.</p> <p>Conservation Area – No – although the site adjacent is. Issues of setting?</p> <p>Historic Parks and Gardens – No</p> <p>Listed Buildings – No</p> <p>SAM's – No</p> <p>SNCI/Protected Species – Potential for protected species. Scoping surveys would be necessary. Site adjacent to Stodmarsh SSSI.</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Yes – The railway line to the south and noise from traffic of A28. This could however be mitigated.</p>

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

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

SITE DETAILS	
Site Reference Number	<i>SHLAA/053</i>
Site Name	<i>Yew Tree Farm</i>
Location/Address	<i>Yew Tree Farm, Blean Common, Blean CT2 9EX</i>
Greenfield/PDL/Mixed	<i>Mixed, mainly Greenfield</i>
Proposed Use	Residential
Site Area	<i>0.9ha</i>

SHLAA/053



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

Aerial view



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



Description of Site:	The site contains two dwellings and various outbuildings including a garage and storage building. Access is via a private road off Blean Common. To the rear of the site are gardens serving both properties and land beyond this belonging to No.33. This is separated from No.37 by a post and rail fence. There is substantial tree coverage to the north and east of the site.
Current Use:	Residential
Surrounding Uses:	To the north-east and south-east is the main settlement of Blean, comprising of established residential development and to the west is open countryside.
Character of Surrounding Area:	The surrounding area consists of open fields to the west and is a more intensive residential area to the east.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	There is no planning history of any particular relevance on this site. 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.
Potential site Capacity: as proposed	15 dwellings
Calculated by CCC at x units / ha	30 units per hectare

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No
<u>Category 2: Local</u> Special Landscape Area	Yes
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	No
C - Is the site in or adjacent to a settlement?	The site is adjacent to the settlement of Blean.
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?	The site is adjacent to the settlement of Blean but lies outside of the three main urban areas of the District.
CONCLUSION:	
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	Carry forward for further assessment as Blean is listed as a well served village.

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

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Yes - Within 200m of bus stop.</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>There is a convenience store and doctor surgery on the other side of Blean Common. There is a primary school in the village but it is over 800m walking distance away.</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Hospital over 30 mins away; Health centre, town centre & employment within 20 mins; Secondary school within 30 mins;</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>The access is very narrow however there is adequate visibility in both directions. Potentially an issue when turning right towards Canterbury.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Capacity unlikely to be an issue in this location.</p>

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

<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>Infrastructure provision is likely to be available.</p> <p>There are no electricity pylons on site.</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>No – No comment made</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>No</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>No</p>
<ul style="list-style-type: none"> • Topography 	<p>Level</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>No</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Archaeological evaluation may be required. Agricultural Land Classification: Grade 3, although significant tree cover.</p>
<p>If yes, how and when can the constraint be overcome?</p>	

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

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

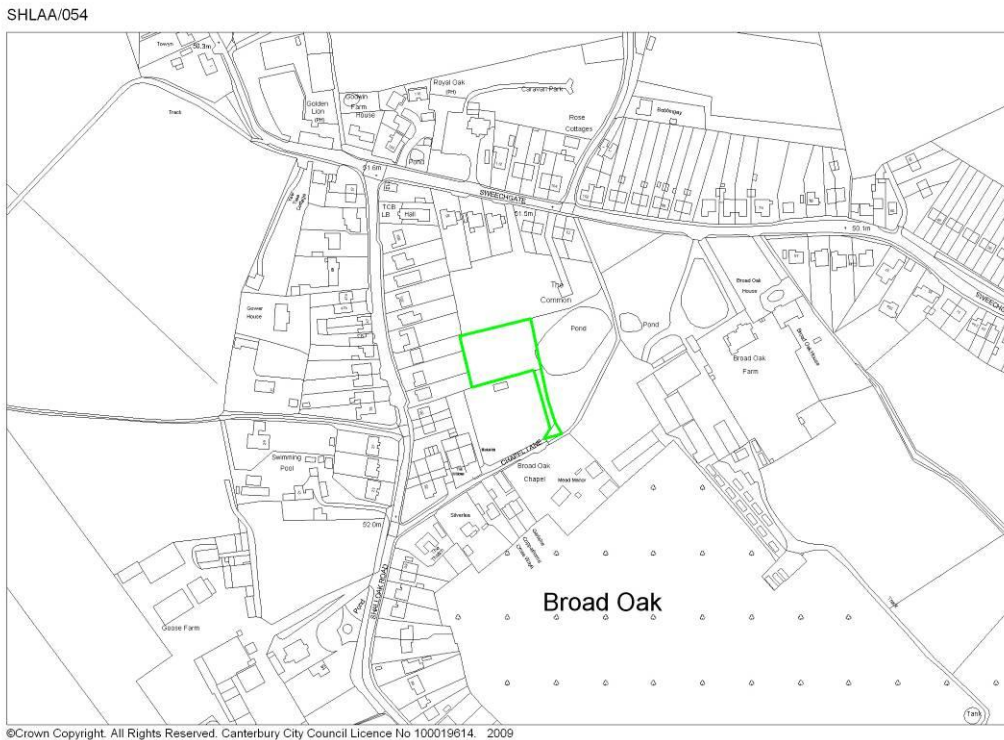
<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townspace – No</p> <p>Landscape – Yes – although long-range views of the site are unlikely to be readily available. Design and layout would be essential. The site is located within the SLA associates with the Blean Woods</p> <p>Trees – Yes – Those to the north of the site would provide screening and would need to be retained.</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 – There is the potential for protected species to be present. Scoping surveys would be necessary.</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>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**

SITE DETAILS	
Site Reference Number	<i>SHLAA/054</i>
Site Name	<i>Land at Chapel Lane</i>
Location/Address	<i>Land at Chapel Lane, Shalloak Rd, Broad Oak</i>
Greenfield/PDL/Mixed	<i>greenfield</i>
Proposed Use	Housing
Site Area	<i>0.2 ha</i>

Plan



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Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA/054



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View of site from land behind Sweechgate

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

Site access



Description of Site:	<p>Flat empty field with trees around it - vegetation has been removed.</p> <p>There are 2 large piles of rubble and some significant earthworks have been undertaken to form a formal accessway.</p>
Current Use:	recreation
Surrounding Uses:	<p>To north a common ground paddock</p> <p>To west dwellings on edge of village</p> <p>To east is a pond, common and nature area then farmland</p> <p>To south a garden/orchard</p>
Character of Surrounding Area:	Rural village interface
<p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>CA/04/01696 – Application to erect 2 houses – refused 5/1/05</p> <p>1) The proposed development is contrary to Policies RS1 and RS2 of the Kent Structure Plan and D1 and R21 of the Canterbury District Local Plan which indicate that new residential development will only be allowed in appropriate locations at villages and rural settlements such as the infilling of otherwise built up frontages or within the built confines of those settlements, or</p>

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

	<p>exceptionally where there is some overriding local justification. In the opinion of the local planning authority the site does not represent infilling, is not within the built confines of the settlement and the development is not otherwise justified in this rural location.</p> <p>2) The proposed development would be contrary to policy D1 of the Canterbury District Local Plan in that by reason of the distance of the proposed dwellings from the public highway, the lack of adequate service vehicle and fire appliance turning facilities close to the proposed dwellings, and the poor surface condition, limited width and lack of lighting on Chapel Lane this route would not represent a safe means of access to the site. Furthermore, given the status of Chapel Lane as a public footpath the proposed development would cause undue potential for pedestrian/vehicular conflict. For the foregoing reasons the proposal is considered to be contrary to highway safety interests.</p> <p>3) The site adjoins an area where Great Crested Newts, a protected species, are known to be present and breeding but the application contains insufficient information to demonstrate that wildlife interests will be protected both during and after the development and the proposal does not therefore demonstrate compliance with policies D33 and D34 of the Canterbury District Local Plan.</p> <p>CA/90/01095 – Application to erect 2 houses – refused 13/11/1990</p> <p>1) 01The proposed development is contrary to Policy RS2 of the 1990 Approved Kent Structure Plan which provides that, unless there is special local justification, residential development within the confines of villages will be restricted to minor re-development such as infilling (which is the completion of an otherwise substantially built-up frontage by the filling of a narrow gap capable usually of taking one or two dwellings only) in a suitable location. In the opinion of the Local Planning Authority, the development proposed is not justified by any particular local circumstances.</p> <p>2) 02The proposal would constitute an undesirable form of backland development out of character with the existing pattern of development in the vicinity and the use of the access to serve the proposal would cause unreasonable disturbance to the occupiers of the adjoining dwellings.</p> <p>3) 03By reason of its restricted width, lack of pedestrian facilities and street lights and sub-standard surface, Chapel Lane is unsuitable to serve the proposed development.</p> <p>4) 04The vehicular traffic generated by the proposed development would be likely to result in additional danger to pedestrian safety by creating vehicular/pedestrian conflict along public footpath FP68.</p>
<p>Potential site Capacity: as proposed</p>	<p align="center">6</p>
<p>Calculated by CCC at 30 units / ha</p>	<hr/>

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

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

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

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No – been refused</p> <p>Low sustainability on bus route but remote from other facilities</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>yes</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>The site is within walking distance of a convenience store only.</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>The site is not within 30mins public transport time from K&C hospital.</p> <p>30mins from a health centre, town centre and secondary school.</p> <p>20mins from an employment area.</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Narrow poorly formed pedestrian walkway – safety issues esp with poor sightlines</p> <p>Junction control needed onto A28 40mph, contrary to TP12</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Medium – some space on A28 but junction with A291 congested at peak times</p>

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

<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>Would have to be extended to site</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>Would need evaluation</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>There has been some dumping on the site</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>None Known</p>
<ul style="list-style-type: none"> • Topography 	<p>flat</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>no</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Would require archaeological evaluation</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.

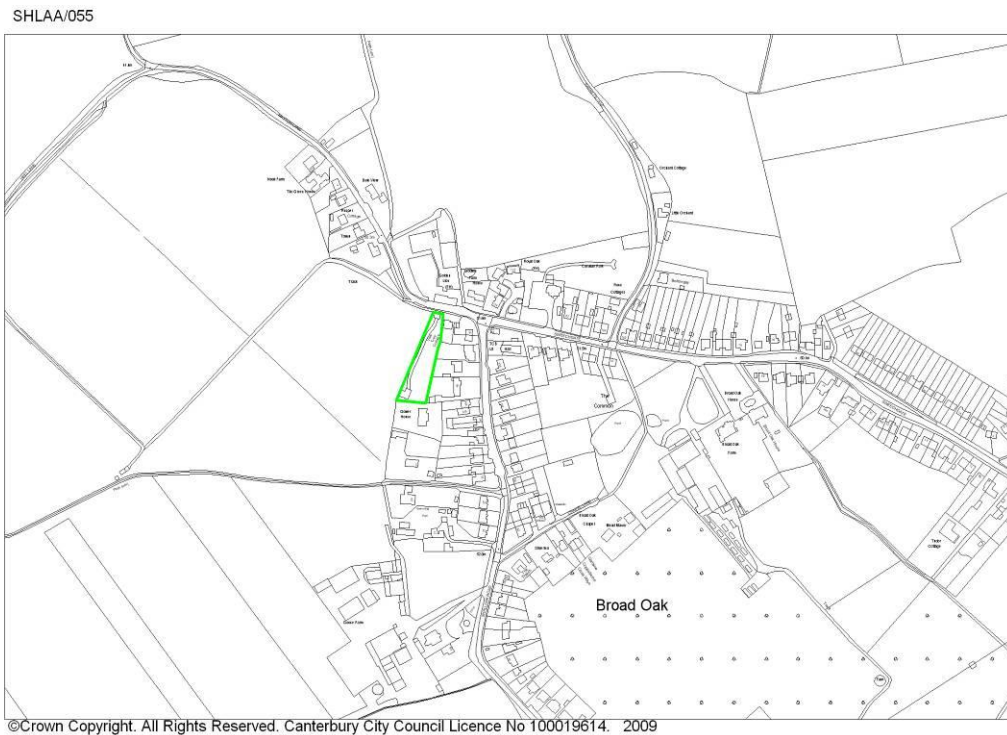
<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Yes extend town No Yes – many removed already TPO adjacent</p> <p>Although site not particularly sensitive regarding biodiversity there could be an impact on adjacent ponds which provide wildlife habitat. There is known to be Great Crested Newts in this area associated with the ponds to the east.</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Existing – traffic implications and loss of open space</p> <p>Potential – traffic safety, cramped back land development.</p> <p>Comments <i>PP has been refused twice in past for 2 dwellings due to access issues and town extension. This would be more intensive with more traffic impacts.</i></p>

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

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

SITE DETAILS	
Site Reference Number	<i>SHLAA/055</i>
Site Name	<i>Land at Mayton Lane</i>
Location/Address	<i>Land at Mayton Lane, Shalloak Rd, Broad Oak</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	<i>Residential</i>
Site Area	<i>0.2HA</i>

Plan



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

SHLAA/055



Site access from Sweechgate

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



The Site from access way

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

<p>Description of Site:</p>	<p>Up a gentle slope from the road on the edge of the village opposite the Golden Lion. Entrance to west of Yew Tree Cottage. Site extends from Mayton Lane southwards to the rear of dwellings fronting Shalloak Road</p> <p>The site contains a large number of established trees and is edged by a hedgerow to the west. Largely grassed, driveway to barn. The remainder of the site is over grown in grass and bramble and seems to contain a number of old cars, a few old sheds and assorted metal goods, drums, pipes etc. laying around - majority undisturbed for some time.</p>
<p>Current Use:</p>	<p>The site appears to have been abandoned, but it was previously in agricultural use and more recently has been used as a lorry park.</p>
<p>Surrounding Uses:</p>	<p>To the north is a public house, the west is farmland presently in a orchard to the south is a small industrial estate and to the east is residential with large gardens.</p>
<p>Character of Surrounding Area:</p>	<p>Village/rural edge</p>
<p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>07/01709 – Change of Use from Industrial to residential and erection of 2 dwellings – Refused 29/1/08</p> <p>1) The proposed development is contrary to policies BE1 of the Canterbury District Local Plan and QL1, EN1 & EN3 of the 2006 Kent and Medway Structure Plan; these require the protection of the appearance and character of the landscape and rural environment. The dwellings would lead to an intrusion westwards of built form and an intensification of residential use, out of character and inconsistent with the pattern of development in the settlement and constituting an unwelcome intrusion into the countryside; their impact would be exacerbated by the additional hardstandings to serve them and the residential paraphernalia associated with their occupation. The development would therefore be detrimental to the surrounding rural environment.</p> <p>2) The proposed development is contrary to policy HP5 of the Kent & Medway Structure Plan, which states that residential development will not normally be granted planning permission in the open countryside. In this instance no exceptional circumstances have been demonstrated to override the policies that are intended to protect the character and appearance of the countryside and landscape</p>
<p>Potential site Capacity: as proposed</p>	<p>5</p>
<p>Calculated by CCC at 30 units / ha</p>	

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

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

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

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>no planning permission refused</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>No</p> <p>Just outside 800m</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>Within 800m of a convenience store only</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>The site is not within 30mins public transport time from K&C hospital.</p> <p>30mins from a health centre, town centre and secondary school.</p> <p>20mins from an employment area.</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Off cul-de-sac – narrow and poorly formed, difficult driveway</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Limited</p>
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply 	<p>Would have to be extended to site</p>

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

Gas Supply	
Electricity Pylons	
<ul style="list-style-type: none"> • Contamination/Pollution 	Contamination issues from parking of commercial vehicles to be investigated.
<ul style="list-style-type: none"> • Adverse Ground Conditions 	Would have to be investigated
<ul style="list-style-type: none"> • Hazardous Risk 	Would have to be investigated
<ul style="list-style-type: none"> • Topography 	On a slight slope
<ul style="list-style-type: none"> • Flood Zone 	no
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	No – Archaeology No – conservation area Agricultural Land Classification: Grade 3, but tree cover and not currently in agricultural use.
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

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

SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.

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

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Yes – extend town in visible location Yes – as above Yes – a lot on site</p> <p>Listed building (No. 49 Shalloak Road) to the east</p> <p>Site not particularly sensitive regarding biodiversity.</p> <p>Assessments would need to be done and careful analysis</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Current residents would lose open land behind, new residents would be impacted on by the noise from the industrial estate.</p>

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

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

SITE DETAILS	
Site Reference Number	<i>SHLAA/058</i>
Site Name	
Location/Address	<i>Site to the north of Tyler Hill Road, Blean</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	Housing
Site Area	<i>7.2 ha</i>

Plan



Strategic Housing Land Availability Assessment Site Assessment Form



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

Description of Site:	The site consists of a large field with hedgerow and tree coverage around the boundaries. There are no buildings visible on the site and the ground appears to be in generally good condition.
Current Use:	Agricultural
Surrounding Uses:	Agricultural/Residential in the village to the west. National Cycle Network runs to the east.
Character of Surrounding Area:	Very open, particularly to the south and east of the site.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	<p>Planning permission has been refused on three occasions to the northeast and to the east of the site for the installation of telecommunications equipment.</p> <p>In 2008 (CA/08/0138) planning permission was granted for the change of use of land from agricultural to recreation and the creation of a car parking area. This area of land adjoins the site the subject of this assessment.</p> <p>The site is not allocated for housing and was not part of the LPI.</p>
Potential site Capacity: as proposed	170-255 units as proposed by the applicant.
Calculated by CCC at x units / ha	30 units per hectare

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No
<u>Category 2: Local</u> Special Landscape Area	No
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	No
C - Is the site in or adjacent to a settlement?	The site is not within a settlement however with the recreation ground car park extension it would adjoin the settlement of Blean.
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?	The site falls outside of any identified settlement and outside of any of the three main urban areas.
CONCLUSION: Site not suitable for housing at this stage existing policy objections	Site is in the wider countryside and would therefore be contrary to national policy and would be unsustainable.
Site may be suitable - continue to Stage 2	

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

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Part of the site is with 800m walk from public transport. There is a bus stop on Blean Common to the east of the site. There is no pavement however to the south end of the site along Tyler Hill Road.</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>There is a convenience store in Blean. The primary school is over 800m away and there is no GP surgery.</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>The site is not within 30mins public transport time of K&C hospital. It is within 30mins of a health centre, secondary school, town centre, and employment area.</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Medium - Tyler Hill Road may need to be widened locally to create an adequate junction. NCR1 on eastern boundary of site.</p> <p>Good cycle links to Whitstable and Canterbury.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Medium - Tyler Hill Road ok. Limited spare capacity on Whitstable Road & St Stephen's Hill in am peak.</p> <p>Transport Acceptability Grading is</p>

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

	low. This is a Remote site with no obvious sustainable transport links or infrastructure improvements.
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>This is a Greenfield site although there is a telegraph pole in the middle of the site and lines across it.</p> <p>There are no electricity pylons crossing the site.</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	No
<ul style="list-style-type: none"> • Adverse Ground Conditions 	No
<ul style="list-style-type: none"> • Hazardous Risk 	No
<ul style="list-style-type: none"> • Topography 	Relatively level
<ul style="list-style-type: none"> • Flood Zone 	No
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>The southeast corner of the site is within the Blean Conservation Area.</p> <p>An archaeological evaluation will be required.</p> <p>Agricultural Land Classification: Grade 2</p>
If yes, how and when can the constraint be overcome?	

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

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

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape – No</p> <p>Landscape – Yes - There would be a significant impact upon the landscape if the number of units proposed were to be erected on this site.</p> <p>Trees – Yes - There are numerous trees and hedgerow around the site boundary. A landscaping condition would be appropriate to assess the impact upon them.</p> <p>Cons Area - The impact upon the setting of the Conservation Area could be dealt with through the design process however part of its character is likely to be its open feel.</p> <p>Historic Parks and Gardens – No</p> <p>Listed Buildings – No</p> <p>SAM's - No</p> <p>SNCI's/Protected Species - The site is not particularly sensitive regarding biodiversity.</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>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**

SITE DETAILS	
Site Reference Number	SHLAA/064
Site Name	<i>Land at Port Farm, fronting Island Road</i>
Location/Address	<i>Land at Island Rd, Upstreet, (Adjacent to Port Farm)</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	Housing/Affordable Housing
Site Area	<i>0.4 ha</i>

Plan



Strategic Housing Land Availability Assessment Site Assessment Form

Aerial Photograph

SHLAA/064



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Site front the east

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

Description of Site:	The site is currently overgrown and undeveloped with trees along the western boundary and some hedging along the front boundary with Island Road.
Current Use:	Vacant agricultural land
Surrounding Uses:	There is residential development to the east of the site in a ribbon form along Island Road. There is agricultural land to the west with Lakesview Business Park located some distance to the west. There are a number of telecommunications masts located at Port Farm.
Character of Surrounding Area:	There is a semi-rural character to the area due to the open countryside to the west and the open appearance and large plot size of a number of the residential properties that front Island Road.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	The site is not allocated for housing. Planning permission was refused in 1978 for residential development of this site - reference CA/78/1228. Planning permission was granted in 1996 for a new vehicular and pedestrian access, reference CA/96/174.
Potential site Capacity: as proposed	No proposed capacity put forward
Calculated by CCC at x units / ha	12 units at 30/ha

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	Stodmarsh SSSI, SAC, SPA, Ramsar site is located to the south
<u>Category 2: Local</u> Special Landscape Area	No
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	No
C - Is the site in or adjacent to a settlement?	Adjacent to Upstreet
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?	The site is adjacent to the settlement of Upstreet but lies outside of the three main urban areas of the District.
CONCLUSION: Site not suitable for housing at this stage existing policy objections	Development in smaller village would be part of dispersal option which SA identified as having fundamental sustainability problems.
Site may be suitable - continue to Stage 2	

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Yes. Within 400m</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>Within 800m of a convenience store</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>The site is not within 30 minutes of Kent Canterbury hospital or town centre Within 30 minutes of health centre Within 20 minutes of secondary school and employment</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Access onto A28 – main route. Medium sustainability with access to bus services and local shop</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Capacity of A28 acceptable</p>
<ul style="list-style-type: none"> • Infrastructure – Water Supply <p>Sewerage/Drainage</p>	<p>Available in adjacent existing development</p> <p>Available in adjacent existing</p>

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

<p>Electricity supply Gas Supply</p> <p>Electricity Pylons</p>	<p>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"> • Contamination/Pollution 	<p>No</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>No</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>No</p>
<ul style="list-style-type: none"> • Topography 	<p>Flat land</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>No</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Potential for protected species to be present.</p> <p>Archaeological evaluation required - Bronze Age, Iron Age & Roman settlement of local/regional importance</p> <p>Agricultural Land Classification: Grade 2, although not in agricultural use.</p>
<p>If yes, how and when can the constraint be overcome?</p>	<p>Scoping surveys would be necessary.</p> <p>Archaeological evaluation.</p>

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

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

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape – Yes. Must be carefully considered in view of relationship with existing surrounding development.</p> <p>Landscape – Yes. The loss of the undeveloped land would impact on the landscape.</p> <p>Trees – Yes Conservation Area – No Historic Parks and Gardens – No Listed Buildings – Yes. Listed buildings at Port Farm SAM's – No SNCI's/Protected Species – Yes Potential for protected species to be present. Scoping surveys would be necessary.</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>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**

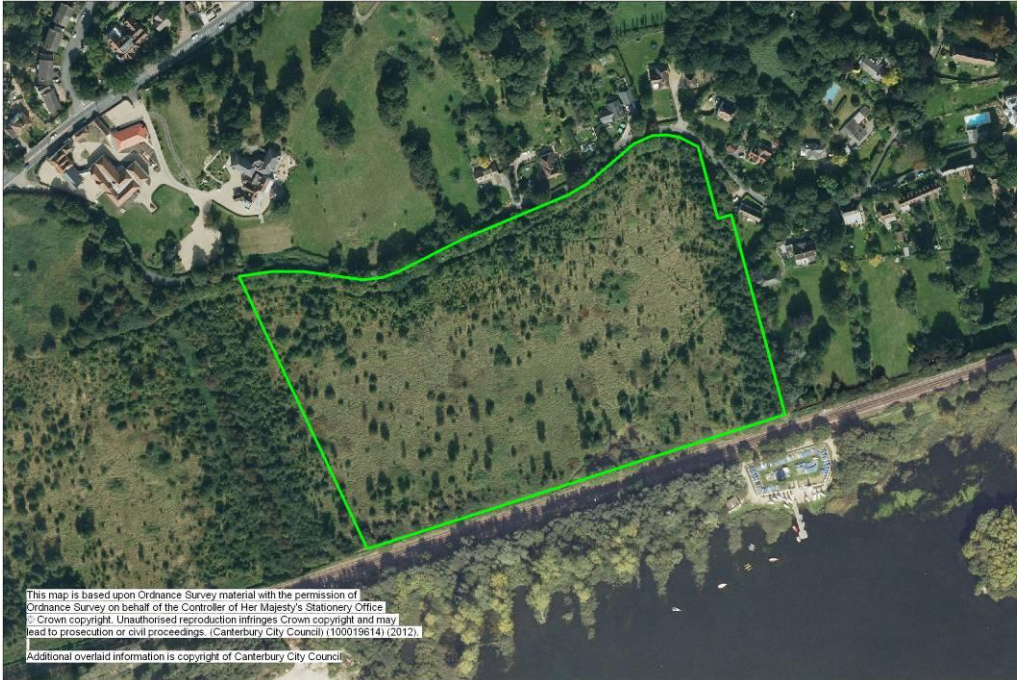
SITE DETAILS	
Site Reference Number	<i>SHLAA/072</i>
Site Name	
Location/Address	<i>Land at Westbere Lane, Westbere</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	Residential
Site Area	<i>5.7ha</i>

Plan

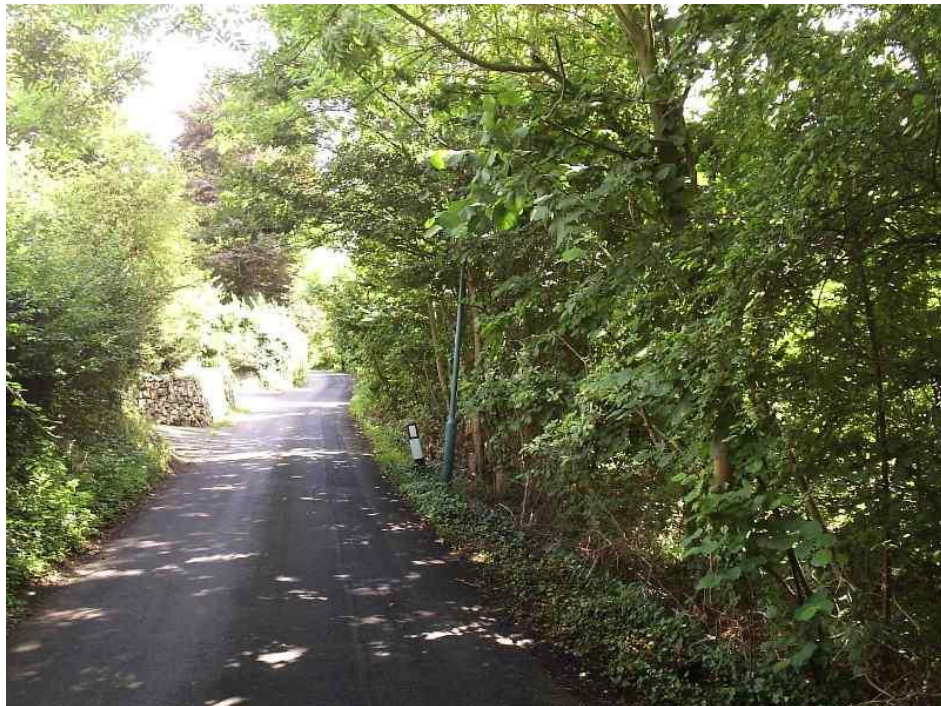


Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA/072



Aerial view



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

Description of Site:	The site is currently vacant and overgrown with dense undergrowth and numerous trees. There are trees and hedgerow along the boundary with Westbere Lane.
Current Use:	Vacant and overgrown
Surrounding Uses:	There are predominantly residential uses to the north and east and there is open countryside and the railway beyond to the south. Westbere Lakes are located to the other side of the railway and the main part of Westbere village is to the east.
Character of Surrounding Area:	The site is located between the existing settlements of Westbere and Sturry and there is open countryside to the south beyond.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	<p>At the 2004 LPI this was an Omission Site. The Inspector considered that as the designation was to preserve or enhance the setting of the village within the conservation area, the loss of the land to development would detract from the area's qualities, though the degree of detraction would depend on the way that the development was planned and landscaped.</p> <p>The Green Gap designation was considered logical as an attempt to prevent total coalescence between built up south Sturry and Westbere village. Such coalescence was considered to have no planning justification or benefits and would needlessly diminish local community loyalties and historic distinctions. The argument that the land is not easily visible to passers by on the A28, and would leave a substantial remainder of open land is unconvincing. The gap has shrunk to such a small degree that further diminution would bring into question the utility of the designation.</p> <p>CA/87/874 – Planning permission was refused for the erection of 21 dwellings.</p> <p>CA/89/170 – Planning permission was refused for the erection of 117 dwellings.</p>

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

	The site has no planning permissions for housing and is not the subject of a housing allocation
Potential site Capacity: as proposed	Unknown
Calculated by CCC at x units / ha	30 units per hectare

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No – SSSI, Ramsar, SAC, SPA to south but not within the application site.
<u>Category 2: Local</u> Special Landscape Area	No – although this site is part of the designated green gap between Sturry and Westbere as set out in policy R8 of the CDLP.
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	No - R8 of the CDLP regarding the Green Gap aims to prevent development in this location.
C - Is the site in or adjacent to a settlement?	The site is not in or adjacent a settlement
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?	The site falls outside of any identified settlement.
CONCLUSION: Site not suitable for housing at this stage existing policy objections	Development in smaller village would be part of dispersal option which SA identified as having fundamental sustainability problems
Site may be suitable - continue to Stage 2	

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

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Within 600m of public transport.</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>No – Within 800m of GP surgery only</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Hospital – over 30 mins; Town centre within 30 mins; Health centre, secondary school & employment within 20 mins.</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Low – Site can be accessed from Westbere Lane but junction control will be required.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Low – Capacity of Westbere Lane? Capacity of junction with A28?</p>
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply 	<p>This is a greenfield site so no infrastructure readily available.</p> <p>No electricity pylons.</p>

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

<p>Gas Supply</p> <p>Electricity Pylons</p>	
<ul style="list-style-type: none"> • Contamination/Pollution 	Railway noise assessment required.
<ul style="list-style-type: none"> • Adverse Ground Conditions 	No
<ul style="list-style-type: none"> • Hazardous Risk 	No
<ul style="list-style-type: none"> • Topography 	Land levels rise from the south-west to the north-east of the site.
<ul style="list-style-type: none"> • Flood Zone 	Land to the rear of the site is within Flood Zones 2 and 3 but the site itself is not.
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Westbere No 2 Conservation Area.</p> <p>Archaeological evaluation required.</p> <p>Footpath runs through the site in the south-east corner.</p> <p>Agricultural land classification: Grade 1</p>
<p>If yes, how and when can the constraint be overcome?</p>	

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

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

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape – No</p> <p>Landscape - Landscape – Yes – Long-range views available of the site from open countryside to the south. Also erosion of Green Gap would occur.</p> <p>Trees – TPO No4, 1983/G6 covers the site to the north boundary. Mitigation measures would be necessary from the outset.</p> <p>Conservation Areas – Site within the Westbere No 2 Cons Area and subject to an Article 4 direction restricting agricultural operations (e.g. fencing/paddocks).</p> <p>Historic Parks and Gardens – No</p> <p>Listed Buildings – No</p> <p>SAM's – No</p> <p>SNCI/Protected Species – Potential for protected species. Scoping surveys would be necessary. Adjacent to Stodmarsh SSSI. TPO on trees running along northern boundary.</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**

SITE DETAILS	
Site Reference Number	<i>SHLAA/76</i>
Site Name	<i>Bredlands Lane, Westbere, Canterbury.</i>
Location/Address	<i>Land at Bredlands Lane, Westbere, Canterbury</i>
Greenfield/PDL/Mixed	<i>Previously Developed Land</i>
Proposed Use	Residential
Site Area	<i>0.5ha</i>

Plan



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



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Aerial view



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

Description of Site:	The site is currently used for the storage and repair of coaches in association with Lehane Travel. There are trees and hedgerows around the site boundaries/ There is access and parking available within the site which is part covered by hard surfaces. There is a building to the front of the site, which appears to be in relatively good condition.
Current Use:	The site is currently used for the storage and repair of buses.
Surrounding Uses:	The surrounding uses are predominantly agricultural with some sporadic residential accommodation in a farmstead to the east and the Spires Academy located to the south.
Character of Surrounding Area:	The surrounding area is agricultural and is very open, particularly to the west.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	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.
Potential site Capacity: as proposed	Unknown
Calculated by CCC at x units / ha	30 units per hectare.

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No
<u>Category 2: Local</u> Special Landscape Area	No
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	No
C - Is the site in or adjacent to a settlement?	The site is not in or adjacent a settlement
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?	The site falls outside of any identified settlement.
CONCLUSION:	
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	Carry forward for further assessment as site is within the urban area and falls within one of the options under consideration.

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

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Within 600m of public transport.</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>No</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Hospital and town centre – over 30 mins; Within 30 mins of health centre; Within 20 mins of employment; Within 10 mins of secondary school.</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>No highway comments provided. Access has poor visibility from both directions.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Issue of capacity with Island Road depending on the number of units. Poor visibility here as well.</p>

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

<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>There are no electricity pylons on this site.</p> <p>PDL so some infrastructure likely to be available.</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>Contamination issues from existing use as a coach depot.</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>No</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>No</p>
<ul style="list-style-type: none"> • Topography 	<p>Relatively flat</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>No</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>An archaeological evaluation would be required.</p> <p>Agricultural Land Classification: Non-agricultural</p>
<p>If yes, how and when can the constraint be overcome?</p>	

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

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

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

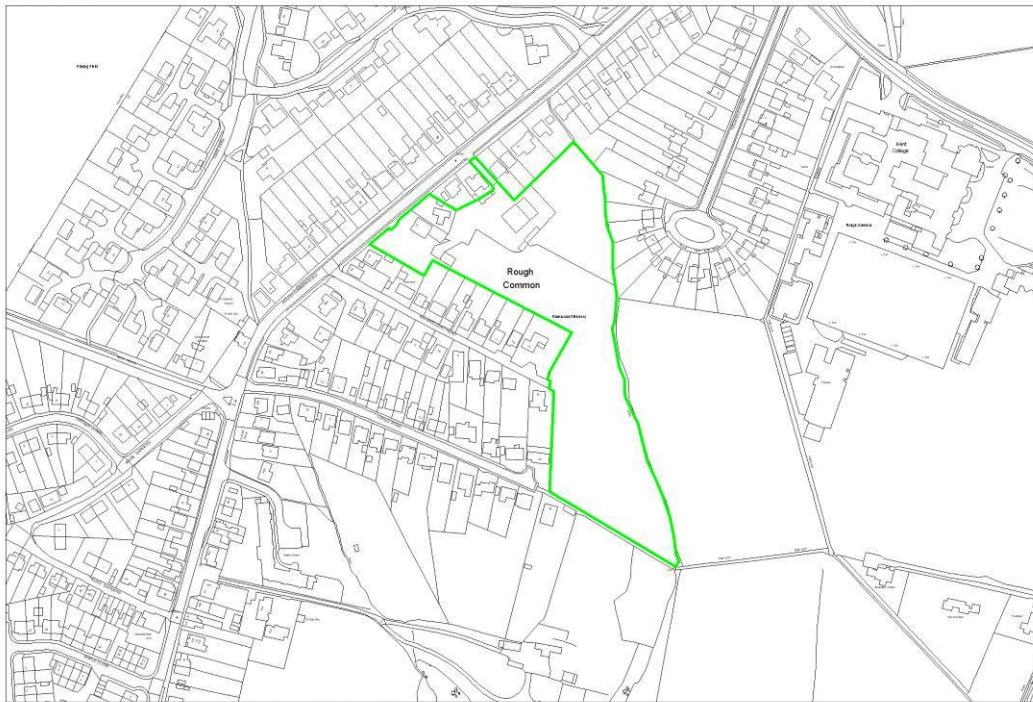
IF THE NATURE AND SCALE OF THE IMPACT ON AMENITY IS SUCH THAT IT CANNOT BE SATISFACTORILY MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

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

Plan

SHLAA/078



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

Aerial Photograph



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View from Ravenscroft Road

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

Description of Site:	<p>The site is currently undeveloped grazing land. Boundary treatments are mixed with some close-boarded fences to residential properties and other open, post and rail fences. There are also some trees along site boundaries.</p>
Current Use:	<p>Agricultural grazing land for sheep</p>
Surrounding Uses:	<p>Residential development is located to the north and west of the site within Rough Common. Development along Ravenscourt Road and Lovell Road consists of a mix of houses and bungalows. Undeveloped land is situated to the east.</p>
Character of Surrounding Area:	<p>Character of the area is somewhat mixed with residential development located to the north and east. Properties located in Rough Common are set back from the road and with substantial rear gardens in many cases. Semi-rural feel to the locality with agricultural land to the east.</p>
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	<p>The front of the site in Rough Common Road is allocated for housing. Part of the site was included in the LPI with a proposal for a Green Gap. The Inspector concluded that this did not represent a pinch point between settlements where one or two further developments could obliterate the distinction between two settlements.</p> <p>A number of planning applications have been submitted for this site. In 1978 planning permission was sought and granted for a garage and garden store to the rear of 51 Rough Common Road, CA/78/222. In 1982 permission was refused for the erection of an agricultural dwelling on the land, CA/82/715. Finally, in 1987 permission was refused for an agricultural dwelling and farm office, reference CA/87/1201.</p>
Potential site Capacity: as proposed	<p>45 houses and bungalows and 36 flats</p>
Calculated by CCC at x units / ha	

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No Blean Complex SSSI, SAC is located to the NW.
<u>Category 2: Local</u> Special Landscape Area	Area of High Landscape Value
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	No
C - Is the site in or adjacent to a settlement?	Yes, adjacent to Rough Common
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	No
CONCLUSION: Site not suitable for housing at this stage existing policy objections	Development in smaller village would be part of dispersal option which SA identified as having fundamental problems. A small part of the site is an existing local plan allocation and this part of the site will be reassessed as part of the SHLAA methodology.
Site may be suitable - continue to Stage 2	

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Yes. 400m. Bus stop at Lovell Road</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>There is a convenience store on Rough Common Road and primary school at Blean. GP at Giles Lane further than 800m.</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Not within 30 minutes of Kent Canterbury hospital Within 20 minutes of health centre, secondary school, employment area and town centre</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>High. Access possible onto Rough Common Road but may require junction control. May help provide the Canterbury to Faversham Cycle Route</p> <p>Medium sustainability. Bus route along A290 and a walking route to Blean School and other village amenities.</p>

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

<ul style="list-style-type: none"> • Highway capacity 	<p>Medium. The capacity of Rough Common Road is acceptable but further assessment at roundabout and traffic signals required. Concerns by local residents regarding volume and speed of traffic through the village.</p>
<ul style="list-style-type: none"> • Infrastructure – Water Supply <p>Sewerage/Drainage</p> <p>Electricity supply Gas Supply</p> <p>Electricity Pylons</p>	<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. Surface water flooding issues in this area.</p> <p>Yes – adjacent to existing development</p> <p>None</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>No</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>No</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>No</p>
<ul style="list-style-type: none"> • Topography 	<p>Steeply sloping site downwards to the east</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>No</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Area of High Landscape Value.</p> <p>Potential for protected species to be present. Scoping surveys would be necessary.</p> <p>Archaeological evaluation required</p> <p>Agricultural Land Classification: Grade 3</p>

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

<p>If yes, how and when can the constraint be overcome?</p>	<p>Scoping surveys would need to be undertaken to establish whether protected species are present on the site.</p> <p>Archaeological evaluation 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.

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape – Yes. Must be carefully considered in view of location in Area of High Landscape Value and relationship with existing surrounding development.</p> <p>Landscape – Yes. The loss of the undeveloped farmland would impact on the landscape.</p> <p>Trees – Yes</p> <p>Conservation Area – No</p> <p>Historic Parks and Gardens – No</p> <p>Listed Buildings – No</p> <p>SAM's – No</p> <p>SNCI's/Protected Species – Potential for protected species. Scoping survey required.</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	

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

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

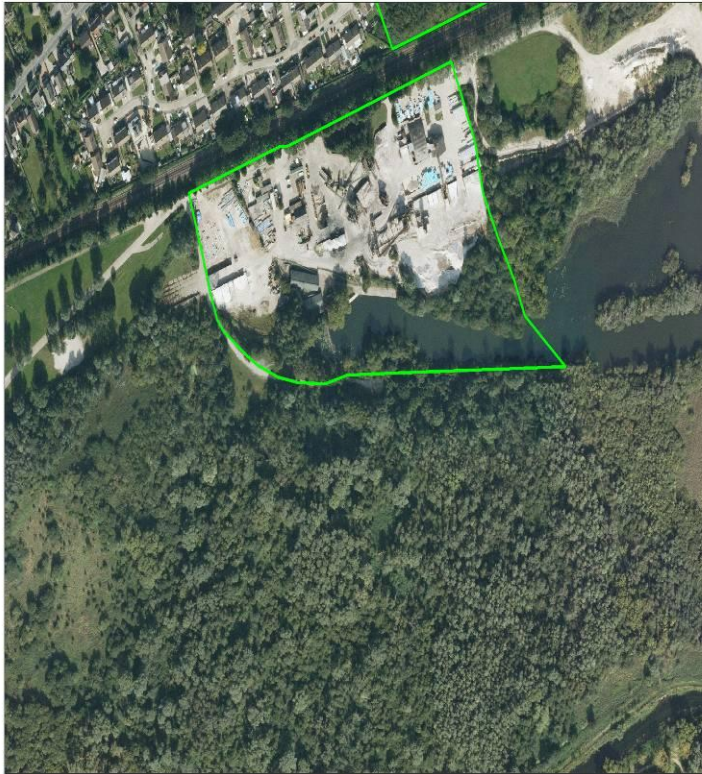
SITE DETAILS	
Site Reference Number	<i>SHLAA081</i>
Site Name	<i>Westbere Lakes</i>
Location/Address	<i>Land at Westbere Lakes, Fordwich</i>
Greenfield/PDL/Mixed	PDL
Proposed Use	Housing
Site Area	<i>5.4 hct</i>

Plan



Strategic Housing Land Availability Assessment Site Assessment Form

Aerial view of the site



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View of the Western end of the site



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

Description of Site:	<p>Industrial site with a variety of permanent, semi permanent and open storage areas with a large hard surfaced area for parking and loading.</p> <p>Part of site for educational use as a boat house and associated activities with adjacent lake</p>
Current Use:	<p>Employment site with industrial area, storage buildings and hard surfaces for parking. Storage of gravel and other materials.</p> <p>Part of site for educational use.</p>
Surrounding Uses:	<p>Residential areas.</p> <p>Recreational uses – including lakes for fishing, boating and other activities. Open fields for community uses, such as cricket and football.</p> <p>Large wooded areas and public rights of way providing visual amenity and leisure activities, such as walking.</p>
Character of Surrounding Area:	<p>Rural character surrounded by lakes within well established woodland and shrubbed areas with open space areas for community and recreational use.</p>
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	<p>No planning history</p> <p>Inspectors Report 2005 -</p> <p>This is a site in open countryside, south of the rail line, within a Site of Special Scientific Interest, and also within an Environment Agency Area at Risk of Tidal flooding. It adjoins a RAMSAR Special Protection Area and a Special Area of Conservation. The presence of the railway means that the site is not effectively connected to the southern part of Sturry, either visually or in terms of land use. Moreover, the environmental and planning context described above makes this far from a clear choice for any housing development. Since the enterprise is functioning and providing jobs at present, and the objectors' intentions for it are not spelt out in any detail, I find there is no clearly useful planning purpose in considering a future for the site in this Plan period.</p>
Potential site Capacity: as proposed	30 dwellings
Calculated by CCC at x units / ha	5.4 hectares

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	Stodmarsh SSSI Part of site designated as Stodmarsh SPA, SAC and Ramsar
<u>Category 2: Local</u> Special Landscape Area	No Adjacent to LWS – Great Stour, Ashford to Fordwich
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	Yes, employment site
C - Is the site in or adjacent to a settlement?	Yes, Fordwich & Westbere within the vicinity but not immediately adjacent
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	No
CONCLUSION: Site not suitable for housing at this stage existing policy objections	Site is in the wider countryside and would therefore be contrary to national policy and would be unsustainable. Site covered by national and international designations so contrary to policy, and at risk from flooding.
Site may be suitable - continue to Stage 2	

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

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>No, although significant access improvements would allow this.</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>No – The site is remote from facilities. These services are available in the village and access improvements would assist.</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>30 minutes to town centre 20-30 minutes to health services 20 minutes to Secondary school and employment Longer travelling time to hospital</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Through private road, site has no access to highway. Some footpath access.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Private road, site has no access to highway</p>

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

<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply 	Existing to employment site
<ul style="list-style-type: none"> • Electricity Pylons 	No
<ul style="list-style-type: none"> • Contamination/Pollution 	Possible for previous use as industrial site
<ul style="list-style-type: none"> • Adverse Ground Conditions 	Possible for previous use as industrial site
<ul style="list-style-type: none"> • Hazardous Risk 	Possible for previous use as industrial site
<ul style="list-style-type: none"> • Topography 	Level site, slight slope on Southern part of side adjacent to the lakes
<ul style="list-style-type: none"> • Flood Zone 	Flood zones 2 & 3 – Local Plan Policy C32
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Evaluation required , Roman settlement / quayside – local / regional importance</p> <p>Agricultural Land Classification: non-agricultural.</p>
<p>If yes, how and when can the constraint be overcome?</p>	

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

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

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species • International designation <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>No Yes Yes No</p> <p>No No No</p> <p>Area of site very sensitive regarding biodiversity. Whole site designated Stodmarsh SSSI. Part of site designated Stodmarsh SPA, SAC and Ramsar</p> <p>No, impact too great.</p>
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Impact from additional dwellings and additional traffic associated with new development. Loss of visual and recreational amenity.</p> <p>No, impact too great.</p>

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

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

SITE DETAILS	
Site Reference Number	SHLAA/082
Site Name	<i>Land west of Shalloak Road (south of 3 Shalloak Road)</i>
Location/Address	<i>Land west of Shalloak Rd, Broad Oak</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	Housing
Site Area	<i>2.7 hct</i>

Plan



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

Aerial Photograph



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Existing site access – adjacent to 3 Shalloak Road

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

Description of Site:	The site is current largely undeveloped. A timber building is located on the northern boundary of the site close to the existing access. The site has been subdivided into a number of paddocks and has a treed and hedged boundary to Shalloak Road. There is hedging along the boundaries and trees within the site.
Current Use:	Described as a disused quarry. Grazing land
Surrounding Uses:	Residential development to the north in Broad Oak. Undeveloped land to the south, east and west.
Character of Surrounding Area:	Semi-rural character to the area with much undeveloped countryside around the site and to south development being scattered and historic in nature.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	The site is not allocated for housing. A single planning application relates to this site, submitted in 1991. The application for a change of use from quarry to rail depot was withdrawn prior to determination.
Potential site Capacity: as proposed	No capacity proposed. Suggest mixed tenure, size etc.
Calculated by CCC at x units / ha	81 – 108 at 30-40 units/ha

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No The north-east corner of the site is designated SSSI
<u>Category 2: Local</u> Special Landscape Area	No The site is within the Area of High Landscape Value
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	No
C - Is the site in or adjacent to a settlement?	Adjacent to Broad Oak
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?	The site is adjacent to the settlement of Broad Oak but lies outside of the three main urban areas of the District.
CONCLUSION:	Site is in the wider countryside and would therefore be contrary to national policy and would be unsustainable
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	

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

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>No.</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>No</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Not within 30 minutes of Kent Canterbury hospital or secondary school Within 30 minutes of health centre and town centre Within 20 minutes of employment area</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Low There is a level difference to the road and issues regarding sightlines.</p> <p>Low sustainability as site is remote from everything.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Low capacity as road is unsuitable for additional traffic due capacity problems of the Vauxhall roundabout, Broad Oak Road and Vauxhall roundabout onto A28 . Broad Oak Road is unsuitable for</p>

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

	additional traffic
<ul style="list-style-type: none"> • Infrastructure – Water Supply 	Yes – adjacent to existing development
Sewerage/Drainage	Yes – adjacent to existing development. Assessment/confirmation from Southern Water will be necessary to demonstrate the existing system has adequate capacity.
Electricity supply Gas Supply	Yes – adjacent to existing development
Electricity Pylons	None
<ul style="list-style-type: none"> • Contamination/Pollution 	None identified
<ul style="list-style-type: none"> • Adverse Ground Conditions 	None
<ul style="list-style-type: none"> • Hazardous Risk 	None
<ul style="list-style-type: none"> • Topography 	Sloping land away from Shalloak Road
<ul style="list-style-type: none"> • Flood Zone 	No
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Area of High Landscape Value</p> <p>Potential for protected species to be present. Scoping surveys would be necessary</p> <p>Archaeological evaluation required - Roman road/buildings of local/regional importance</p> <p>Agricultural Land Classification: Grade 3</p>
If yes, how and when can the constraint be overcome?	<p>Scoping surveys would be necessary</p> <p>Archaeological evaluation required</p>

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

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

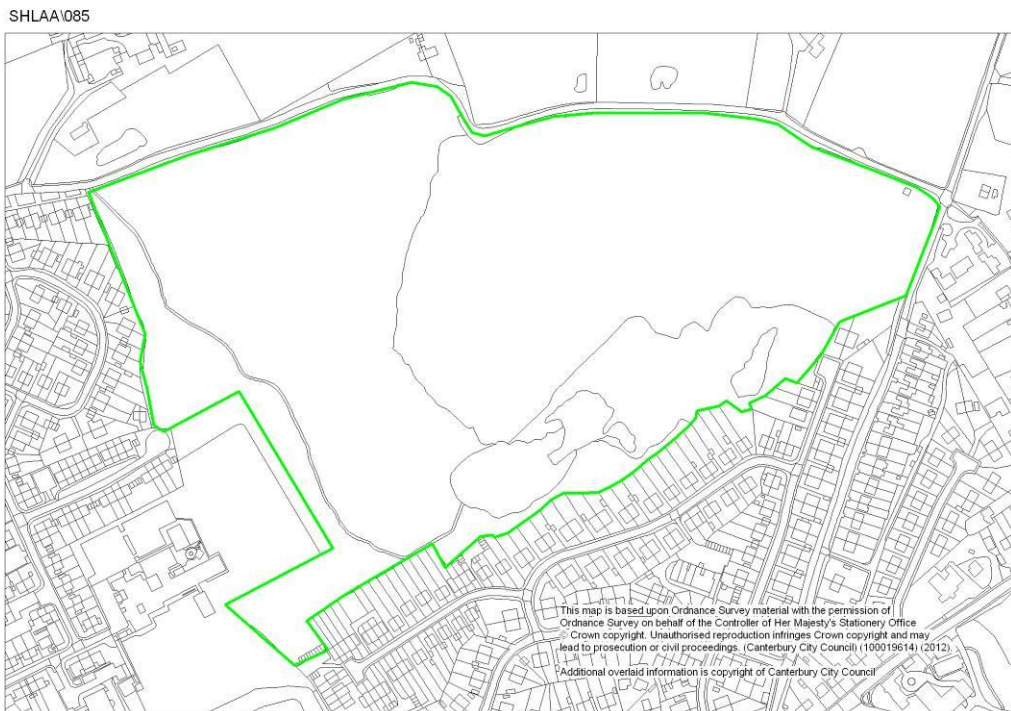
<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape – Yes. Must be carefully considered in view of relationship with existing surrounding development.</p> <p>Landscape – Yes. The loss of the undeveloped land would impact on the landscape – AHLV.</p> <p>Trees – Yes</p> <p>Conservation Area – No</p> <p>Historic Parks and Gardens – No</p> <p>Listed Buildings – No</p> <p>SAM's – No</p> <p>SNCI's/Protected Species – Potential for protected species. Part of the site SSSI.</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	

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

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

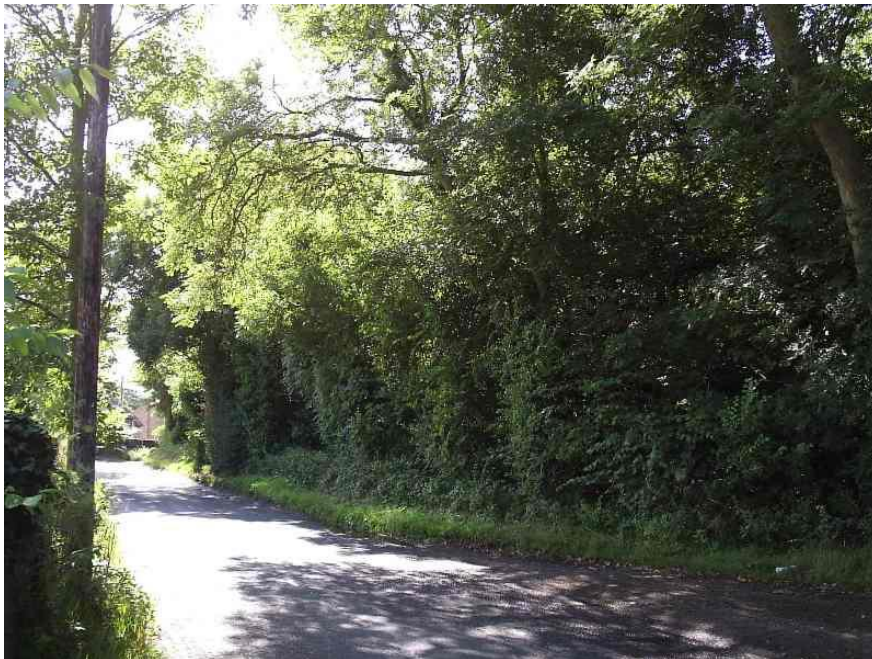
SITE DETAILS	
Site Reference Number	<i>SHLAA/085</i>
Site Name	
Location/Address	<i>Hoades Wood, Babsoak Hill and land at Westbere Butts, Sturry</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	<i>Housing/Open Space</i>
Site Area	<i>17.09ha</i>

Plan



Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA1085



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

Description of Site:	The site is predominantly covered by dense, mature woodland. There are trees around all the site boundaries.
Current Use:	Woodland
Surrounding Uses:	The site is surrounded by residential properties to the south, east and west with open fields in agricultural use to the north.
Character of Surrounding Area:	The site is located on the edge of an existing settlement and to the north is open countryside.
Planning History: <i>e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</i>	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.
Potential site Capacity: <i>as proposed</i>	<i>Unknown</i>
<i>Calculated by CCC at x units / ha</i>	<i>30-40 units per hectare – 500 units</i>

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

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

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

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>There is a bus stop to the south of the site near the junction with the A28 – within 800m of public transport.</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>Convenience store beyond 800m, Sturry Surgery is just beyond 800m from parts of the site and Sturry Pre-School is within 800m.</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Hospital over 30 mins; Health centre & town centre within 30 mins; Secondary school & employment within 20 minutes;</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Low – Site bounds Have Lane. If Have Lane improved it will encourage more traffic and possibly encourage more traffic at Babs Oak Hill.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Low – Junction Babs Oak Hill/A28 not suitable for additional traffic. Difficult turn to left STOP line? Junction with Popes Lane A291 possible but capacity problems</p>

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

	A291/A25.
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>This is a Greenfield site so no existing infrastructure.</p> <p>There are no electricity pylons on the site.</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>Large site, part in landfill buffer zone. Effects on A28 of increased traffic if fully developed would need assessing. Possible contamination issues.</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>No</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>No</p>
<ul style="list-style-type: none"> • Topography 	<p>Land rises from south to north of the site.</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>No</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Potentially of national importance for archaeology, quarried. Dad and Cooper's Pit.</p> <p>Agricultural Land Classification – non-agricultural</p>

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

<p>If yes, how and when can the constraint be overcome?</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>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape – No</p> <p>Landscape – Removal of trees.</p> <p>Trees – Site wholly within a TPO. No23, 1990/W1 Hoades Wood and TP No3, 1964/W1 Lady and Hoades Wood. There would be a significant impact upon the woodland as a result of any development.</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 – Very sensitive regarding biodiversity. Protected species highly likely, scoping surveys necessary. Whole site covered by TPO. Ancient and semi-natural woodland.</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.

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

SITE DETAILS	
Site Reference Number	<i>SHLAA/088</i>
Site Name	<i>Land to the rear of 8 Lovell Road, Rough Common</i>
Location/Address	<i>8 Lovell Rd, Rough Common, CT2 9DG</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	Housing (including sheltered accommodation)
Site Area	<i>0.44 hct</i>

Plan

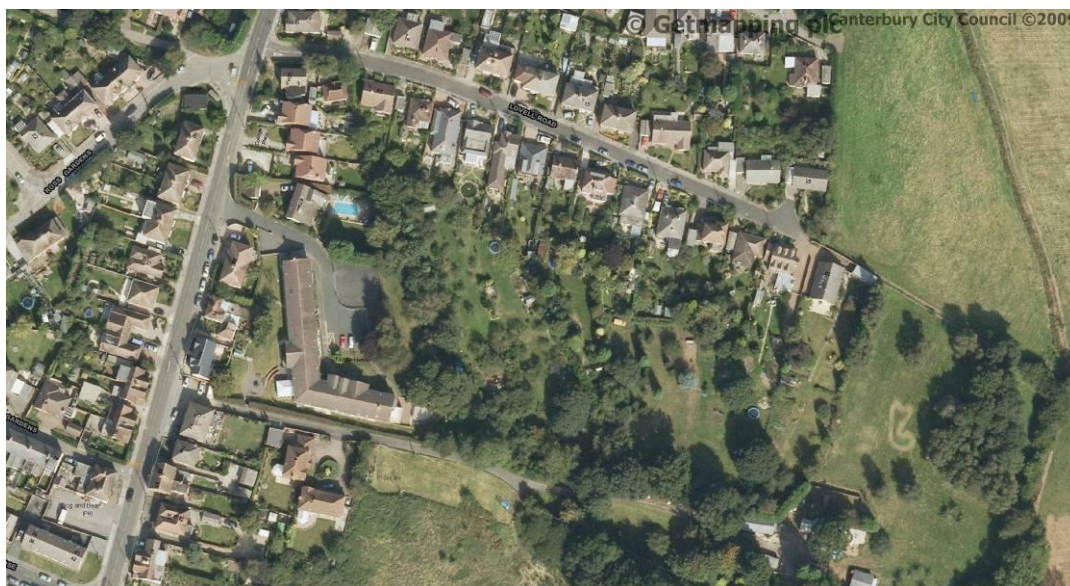
SHLAA/088



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

Aerial Photograph



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8 Lovell Road

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

Description of Site:	The site is currently undeveloped garden land with a number of trees around the site boundary and within the site.
Current Use:	The site is currently garden land.
Surrounding Uses:	Residential development is located to the north and west of the site within Rough Common. Development Lovell Road consists of a mix of houses and bungalows. Undeveloped land is situated to the south and east.
Character of Surrounding Area:	Character of the area is somewhat mixed with residential development located to the north and east. Properties located in Rough Common are set back from the road and with substantial rear gardens in many cases. Semi-rural feel to the locality with agricultural land to the south and east.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	The site is not allocated for housing and was not part of the LPI. No applications have been submitted that directly relate to the site but to 8 Lovell Road itself.
Potential site Capacity: as proposed	15 to 20 individual homes
Calculated by CCC at x units / ha	

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

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

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

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Yes. 800m Bus stop at Lovell Road</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>Convenience store on Rough Common Road. Further than 800m to the other services.</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Not within 30 minutes of Kent Canterbury Hospital Within 20 minutes of health centre, secondary school, employment area and town centre</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>High. Access possible onto Rough Common Road.</p> <p>Medium sustainability. Bus route along A290 and a walking route to Blean School and other village amenities.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Medium. The capacity of Rough Common Road is acceptable but further assessment at roundabout and traffic signals required.</p>

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

	Concerns by local residents regarding volume and speed of traffic through the village.
<ul style="list-style-type: none"> • Infrastructure – Water Supply 	Yes – adjacent to existing development
Sewerage/Drainage	Yes – adjacent to existing development. Assessment/confirmation from Southern Water will be necessary to demonstrate the existing system has adequate capacity.
Electricity supply Gas Supply	Yes – adjacent to existing development
Electricity Pylons	None
<ul style="list-style-type: none"> • Contamination/Pollution 	No
<ul style="list-style-type: none"> • Adverse Ground Conditions 	No
<ul style="list-style-type: none"> • Hazardous Risk 	No
<ul style="list-style-type: none"> • Topography 	Sloping
<ul style="list-style-type: none"> • Flood Zone 	No
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Area of High Landscape Value</p> <p>Potential for protected species to be present. Scoping surveys would be necessary</p> <p>Archaeological evaluation required</p> <p>Agricultural Land Classification: Non-agricultural.</p>
If yes, how and when can the constraint be overcome?	<p>Scoping surveys would need to be undertaken to establish whether protected species are present on the site.</p> <p>Archaeological evaluation required</p>

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

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

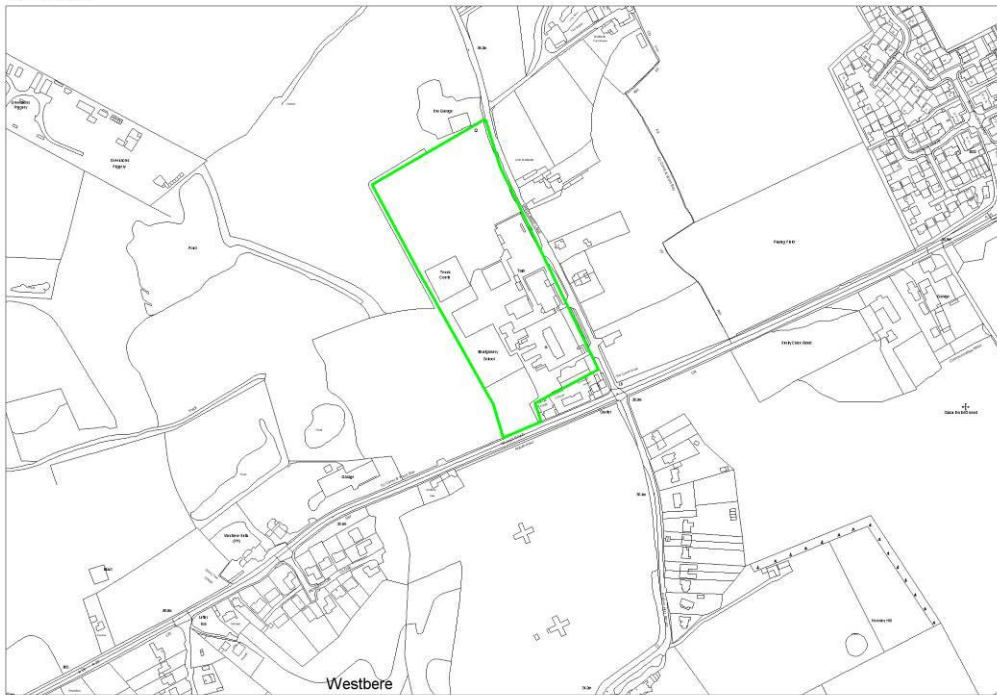
<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape – Yes. Must be carefully considered in view of location in Area of High Landscape Value and relationship with existing surrounding development.</p> <p>Landscape – AHLV. The loss of the undeveloped garden land would impact on the landscape.</p> <p>Trees – Yes</p> <p>Conservation Area – No</p> <p>Historic Parks and Gardens – No</p> <p>Listed Buildings – No</p> <p>SAM's – No</p> <p>SNCI's/Protected Species – Potential for protected species.</p>
<p>IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<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**

SITE DETAILS	
Site Reference Number	<i>SHLAA96</i>
Site Name	<i>Spires Academy site</i>
Location/Address	<i>Bredlands Lane Hersden</i>
Greenfield/PDL/Mixed	<i>Mixed (existing School site)</i>
Proposed Use	Housing
Site Area	<i>3.8ha</i>

SHLAA/096



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Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA/096



Photo 1: A28 approach with site to the north

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

Description of Site:	Relatively flat and level secondary school site occupied by Spires Academy. Mixed quality of buildings some dating from 1960's with new modern additional teaching blocks. Playing fields to the north of the site. School is accessed off Bredlands Lane a rural country lane.
Current Use:	Secondary school with playing fields
Surrounding Uses:	<p>Adjacent to the school is the Lehane coach yard/depot. Opposite and to the south are a handful of residential properties, a farm with barns converted to residential use.</p> <p>Woodland to the west and previously disturbed land possibly for sand and gravel extraction. Ponds used for fishing to the north west. Informal track connecting Hoath Road to the School.</p>
Character of Surrounding Area:	Site is in a rural location between the villages of Sturry, Westbere and Hersden.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	<p>None</p> <p>PA submitted for a replacement school on playing fields opposite the school adjacent to the settlement of Hersden.</p>
Potential site Capacity: as proposed	120 units
Calculated by CCC at x units / ha	

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	None on site but international designations apply at Stodmarsh SPA, SAC, NNR and Ramsar site which is within 600 metres of the site. The site is within the good practice buffer zone and would almost certainly requires screening for Appropriate Assessment under the Habitat Regs.
<u>Category 2: Local</u> Special Landscape Area	None
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	Site is currently in community use and therefore replacement facilities would have to be provided. The development proposals include the school playing fields which are protected under policy C27. Immediately adjacent the land is identified as a green gap.
C - Is the site in or adjacent to a settlement?	No between settlements of Hersden, Westbere and Sturry, however, it is adjacent to sporadic built development.
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?	Site close to Hersden, identified as a larger well-served village in the Settlement Hierarchy Study 2011
CONCLUSION: Site not suitable for housing at this stage existing policy objections	Initial Assessment Conclusions: Site is in the wider countryside and would therefore be contrary to national policy and would be unsustainable

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

Site may be suitable - continue to Stage 2	
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IF A SITE FALLS WITHIN ANY OF THESE CATEGORIES IT SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Well within 800m walking distance of a bus stop providing 2 or more services per hour</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>Services are available in the village, but beyond the 800m threshold.</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Outside 30 minutes travel time to Kent and Canterbury Hospital by public transport but within 30 minutes public transport time for health centre, secondary school, employment area and town centre.</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Junction control Bredlands Lane/A28 would be required and land not within this submission.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Capacity A28 OK but junction of A28 A291 congested at peak.</p> <p>Transport Sustainability: Adjacent to bus route 8 and secondary school but remote from amenities in Sturry.</p>

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

<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>Within the site serving existing use – may need upgrading.</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>Contamination issues to be assessed following demolition. Traffic noise assessment</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>Not known</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>Not known</p>
<ul style="list-style-type: none"> • Topography 	<p>Relatively flat level site.</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>N/A</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Archaeological evaluation will be required. Agricultural Land Classification: 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>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none">• Townscape• Landscape• Trees• Conservation Areas• Historic Parks and Gardens• Listed Buildings• Scheduled Ancient Monuments• Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Residential development of the scale envisaged would have an impact on the rural locality.</p> <p>Site not particularly sensitive regarding biodiversity.</p>
<p style="text-align: center;">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	

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

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

SITE DETAILS	
Site Reference Number	<i>SHLAA/097</i>
Site Name	<i>Highstead Lane, Highstead, Canterbury.</i>
Location/Address	<i>The Stables, Holly Cottage, Highstead Lane, Chislet</i>
Greenfield/PDL/Mixed	<i>Previously Developed Land</i>
Proposed Use	Residential
Site Area	<i>1ha</i>

Plan



Strategic Housing Land Availability Assessment Site Assessment Form



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Aerial view



Photo 2: Entrance to yard and buildings to the east of the site

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

Description of Site:	The site is located in the small hamlet of Highstead. It currently serves a Riding School and detached bungalow. There are outdoor riding schools to the rear of the site and a larger indoor school and stable block to the north-east side. To the south there are more blockwork stables and areas of hardstanding. There is a mobile home within the curtilage, adjacent to Holly Cottage, the bungalow that fronts onto Highstead Lane. The stables are relatively old but not in a poor condition. The riding school is clad with green corrugated sheeting and is the most prominent building when viewed from outside the site. The hardstanding is broken and in poor condition in places and the rest of the site is grassed with a small gravel parking area.
Current Use:	Riding School/Stables and Residential.
Surrounding Uses:	To the north and east of the site are some paddocks and then agricultural land beyond. To the south and west is the main residential area of Highstead. Beyond this the land is predominantly agricultural.
Character of Surrounding Area:	The surrounding area is predominantly agricultural and consists of numerous open fields with long-range views available. It is very isolated.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	CA/84/0717 – Planning permission was granted for an extension to the stables to provide four extra stalls. 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.
Potential site Capacity: as proposed	5 units as proposed by the applicant.
Calculated by CCC at x units / ha	30 units per hectare

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No
<u>Category 2: Local</u> Special Landscape Area	No
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	No
C - Is the site in or adjacent to a settlement?	The site is within the settlement of Highstead.
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?	The site falls outside of any identified settlement and is outside of the three main urban areas of the District.
CONCLUSION: Site not suitable for housing at this stage existing policy objections	Site is in the wider countryside and would therefore be contrary to national policy and would be unsustainable.
Site may be suitable - continue to Stage 2	

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

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	No
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	No
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	No
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	Hospital: No Health centre: No Secondary school: No Employment area: Within 30mins of an area of employment Town centre: No
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	Low – Access is substandard and would need upgrading. Visibility not great on junction into Highstead Lane. <i>(highway comments not received)</i>
<ul style="list-style-type: none"> • Highway capacity 	Low – Capacity on Chapel Lane could be unlikely to be greatly increased. <i>(highway comments not received)</i>

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

<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>PDL therefore some existing infrastructure available on site.</p> <p>No electricity pylons on site.</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>No comment made. Potentially issues with current use as stables.</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>No</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>No</p>
<ul style="list-style-type: none"> • Topography 	<p>Land slopes gently across the site from S to N.</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>No</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Site within the Highstead (Chislet) Conservation Area.</p> <p>Archaeological Evaluation would be required. Bronze Age, Iron Age and Roman settlement, local/regional importance but already quarried?</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>	
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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>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape – No</p> <p>Landscape – Yes – Large number of units would have a significant impact upon the landscape.</p> <p>Trees – No</p> <p>Cons Areas – Issue upon character and appearance of CA would need to be mitigated for and assessed at the design stage.</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>
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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.

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

<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>The site is in close proximity to residential properties and overlooking/loss of daylight would need to be designed out at the application stage.</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**

SITE DETAILS	
Site Reference Number	<i>SHLAA/098</i>
Site Name	<i>Highstead Lane, Highstead, Canterbury.</i>
Location/Address	<i>The Triangle, Highstead Lane, Chislet, CT3 4LX</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	<i>Residential</i>
Site Area	<i>1.1</i>

Plan



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



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Aerial view



Photo of the eastern most part of the site

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

Description of Site:	The application site consists of a large field being used for the keeping of horses. The boundaries of the site are defined by a post and wire fence to the south, east and northern side boundaries with the west boundary comprised of a hedgerow. There are two buildings on site, appearing to be field shelters in poor condition.
Current Use:	Grazing of horses
Surrounding Uses:	Predominantly agricultural with a riding school and the settlement of Highstead located to the west.
Character of Surrounding Area:	The surrounding area is predominantly agricultural and consists of numerous open fields with long-range views available. It is very isolated.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	<p>CA/85/1071 – Planning permission was refused for the erection of a single dwelling.</p> <p>CA/87/1215 – Planning permission was refused for a dwelling on land adjacent to Thatched Cottage and dismissed at appeal.</p> <p>The site has no planning permissions for housing and is not the subject of a housing allocation</p> <p>It has not been a previous site proposal at a LPI.</p>
Potential site Capacity: as proposed	50 units as proposed by the applicant.
Calculated by CCC at x units / ha	30 units per hectare

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No
<u>Category 2: Local</u> Special Landscape Area	No
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	No
C - Is the site in or adjacent to a settlement?	The site is adjacent to the settlement of Highstead.
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?	The site falls outside of any identified settlement and is outside of the three main urban areas of the District.
CONCLUSION: Site not suitable for housing at this stage existing policy objections	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	No

**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**

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

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

<p>Electricity supply Gas Supply</p> <p>Electricity Pylons</p>	
<ul style="list-style-type: none"> Contamination/Pollution 	<p>A gravel pit is shown on the land in the 1843-93 map which may have been filled as it is not shown on 1892 map.</p>
<ul style="list-style-type: none"> Adverse Ground Conditions 	<p>No</p>
<ul style="list-style-type: none"> Hazardous Risk 	<p>No</p>
<ul style="list-style-type: none"> Topography 	<p>Level</p>
<ul style="list-style-type: none"> Flood Zone 	<p>No</p>
<ul style="list-style-type: none"> Other e.g. Archaeology, Conservation area, AHLV 	<p>Highstead (Chislet) Conservation Area directly adjoins the south and east boundary.</p> <p>An archaeological evaluation would be required. Iron Age and Roman settlement of local/regional importance.</p> <p>Agricultural Land Classification: Grade 2</p>
<p>If yes, how and when can the constraint be overcome?</p>	

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

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

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape – No</p> <p>Landscape – Yes – There are significant long-range views available of this site and a landscape impact assessment would be required.</p> <p>Trees – No</p> <p>Cons Area – Yes – The setting of the CA would need to be preserved 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 – A scoping survey would be necessary for the area to the very west of the site.</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.

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

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

SITE DETAILS	
Site Reference Number	<i>SHLAA/099</i>
Site Name	<i>Highstead Lane, Highstead, Canterbury.</i>
Location/Address	<i>Little Acre, Highstead Lane, Chislet CT3 4LX</i>
Greenfield/PDL/Mixed	<i>Mixed</i>
Proposed Use	Residential
Site Area	<i>0.5ha</i>

Plan



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



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Aerial view



Photo 1: Eastern entrance to the site

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

Description of Site:	The site contains two dwellings, Walnut Tree Farm Cottage and Little Acre, which appears to have previously been a garage. The site has a large garden to the front with various trees bordering the site boundary. There is various domestic paraphernalia within the curtilage of the site. Part of the site boundary would also appear to be part of the garden of Walnut Tree Farm.
Current Use:	Residential
Surrounding Uses:	Predominantly agricultural although there is sporadic residential development to the west and north of the site.
Character of Surrounding Area:	The surrounding area is predominantly agricultural and consists of numerous open fields with long-range views available. It is very isolated.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	None of any relevance. Mainly extensions and alterations. 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.
Potential site Capacity: as proposed	5 units as proposed by the applicant.
Calculated by CCC at x units / ha	30-40 units per hectare.

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No
<u>Category 2: Local</u> Special Landscape Area	No
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	No
C - Is the site in or adjacent to a settlement?	The site is within the settlement of Highstead.
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?	The site falls outside of any identified settlement and is outside of the three main urban areas of the District.
CONCLUSION: Site not suitable for housing at this stage existing policy objections	Site is in the wider countryside and would therefore be contrary to national policy and would be unsustainable
Site may be suitable - continue to Stage 2	

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

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>No</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>No</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Hospital – No Health centre – No Town Centre – No Employment - Yes within 30 minutes Secondary School – No</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Low – Visibility splays would be required in all directions.</p> <p><i>(highway comments not received)</i></p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Low - Unlikely to be any particular highway capacity issues however on Highstead Lane. More likely Heart on Hand Road.</p>

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

	<i>(highway comments not received)</i>
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>PDL therefore some existing infrastructure available on site.</p> <p>No electricity pylons on site.</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>Site shares boundary with old gravel extraction site, which may have been filled.</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>No</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>No</p>
<ul style="list-style-type: none"> • Topography 	<p>Relatively level</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>No</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Site within the Highstead (Chislet) Conservation Area</p> <p>Archaeology evaluation required. Bronze Age, Iron Age and Roman settlement but already quarried?</p> <p>Agricultural Land Classification: Non-agricultural.</p>

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

<p>If yes, how and when can the constraint be overcome?</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>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape – No</p> <p>Landscape – No – Provided existing tree screening is retained to southern boundary.</p> <p>Trees – Some on site although no TPO's.</p> <p>Cons Areas – Design of any development would need to preserve and/or enhance the character and appearance of the Cons Area.</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. Site located in Cons Area DCA2310.</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.

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

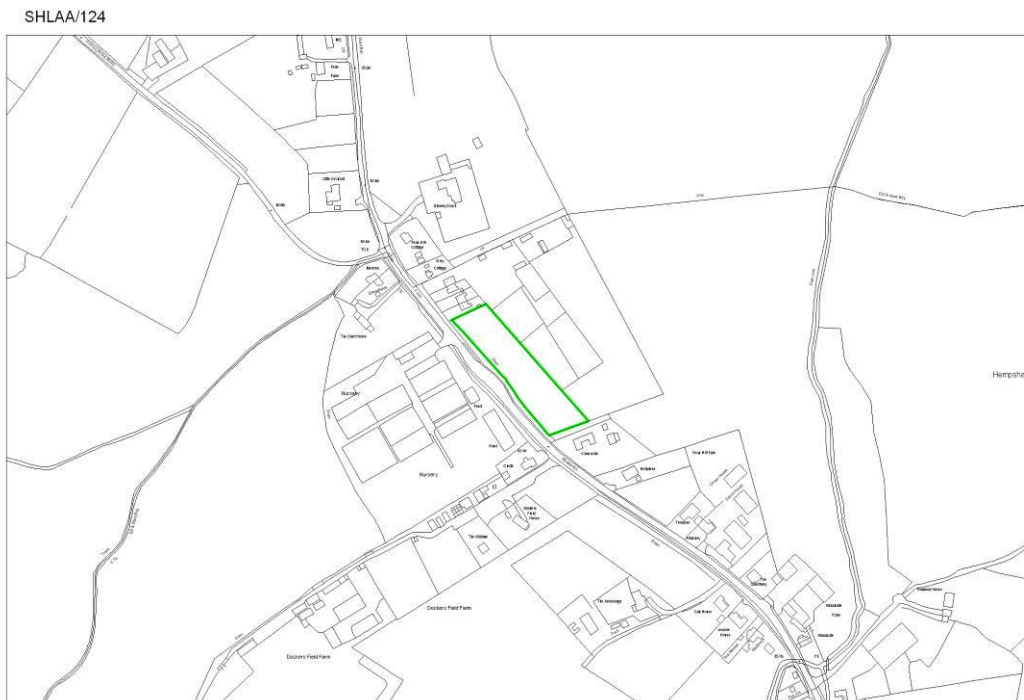
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>No</p>
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IF THE NATURE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

SITE DETAILS	
Site Reference Number	<i>SHLAA/124</i>
Site Name	<i>Land east of A290 at Pean Hill</i>
Location/Address	<i>Land east of A290 at Pean Hill, Whitstable</i>
Greenfield/PDL/Mixed	Greenfield
Proposed Use	Housing
Site Area	<i>0.49 Hectare</i>

Plan



Strategic Housing Land Availability Assessment Site Assessment Form

Aerial view of the site



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View from Southern part of the site



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

<p>Description of Site:</p>	<p>Large open field for keeping pigs with 2 small shelters.</p> <p>Eastern boundary views across open countryside.</p> <p>Western boundary, main access road between Canterbury & Whitstable – A290</p>
<p>Current Use:</p>	<p>Agricultural - field for keeping pigs</p>
<p>Surrounding Uses:</p>	<p>Residential dwellings on individual plots surrounded by open fields and countryside</p>
<p>Character of Surrounding Area:</p>	<p>Rural area with open landscape with nursery site opposite</p>
<p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>No planning history</p>
<p>Potential site Capacity: as proposed</p>	<p>10 dwellings</p>
<p>Calculated by CCC at x units / ha</p>	

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

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

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

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Yes, 200 metres Low sustainability – On Triangle bus route but lack of continuous footway and remote from facilities.</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>No</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Further travelling distance to Kent & Canterbury hospital. 30 minutes to secondary school 20 minutes to town centre, health centre and employment</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Access onto A290 should be possible</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Capacity of A290 ok at this point. Sustainability – Frequent bus route on A290, but remote otherwise</p>
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage 	<p>Within existing area</p>

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

Electricity supply Gas Supply Electricity Pylons	No
• Contamination/Pollution	No issues
• Adverse Ground Conditions	Possible from current use from keeping pigs
• Hazardous Risk	No
• Topography	Level site sloping towards the Southern side
• Flood Zone	No
• Other e.g. Archaeology, Conservation area, AHLV	Archaeological evaluation may be required Agricultural Land Classification: Grade 2
If yes, how and when can the constraint be overcome?	

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

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

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

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

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

SITE DETAILS	
Site Reference Number	<i>SHLAA/127</i>
Site Name	<i>Land to rear of 75 Dargate Road</i>
Location/Address	<i>Land to rear of 75 Dargate Road, Dargate</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	Housing
Site Area	<i>1 ha</i>

Plan

SHLAA/127



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

Aerial view of the site



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

View of South Eastern part of site

Description of Site:	Greenfield surrounded by trees and shrubs on all boundaries except South Eastern boundary
Current Use:	Grazing horses
Surrounding Uses:	Residential dwellings on separate plots
Character of Surrounding Area:	Rural area with an unmade road leading to individual dwellings on separate plots.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	<p>No history on actual site.</p> <p>Adjacent site – Ca/07/0735 – Ellenden House / Copse End. Erection of dwelling, Granted 30.5.07. Ca/06/0988 – Erection of chalet bungalow and retention of existing dwelling, Granted 13.9.06</p> <p>Local plan Inquiry –Inspectors report recommendation - Yorkletts is a small linear settlement along Dargate Road, south of the A299 Thanet Way. The development of this open land, clearly outside the existing built confines of Yorkletts, would set a very undesirable precedent by condoning new development in depth behind frontage housing on the north side of the road. The proposal has no planning virtues that I can discern.</p>
Potential site Capacity: as proposed	7 units
Calculated by CCC at x units / ha	

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	Blean Complex SAC, Ellenden Wood SSSI immediately east of the site. The Swale SSSI, SPA, Ramsar site some distance to the west.
<u>Category 2: Local</u> Special Landscape Area	Adjacent SLA associated with the Blean Woods
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	No
C - Is the site in or adjacent to a settlement?	No, however there is a scattering of houses within the vicinity
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	Yes
CONCLUSION: Site not suitable for housing at this stage existing policy objections	Development in smaller village would be part of dispersal option which the Sustainability Appraisal identified as having fundamental sustainability problems

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

Site may be suitable - continue to Stage 2	
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IF A SITE FALLS WITHIN ANY OF THESE CATEGORIES IT SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

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

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

Electricity Pylons	No
• Contamination/Pollution	No issues
• Adverse Ground Conditions	No
• Hazardous Risk	No
• Topography	Level site
• Flood Zone	No
• Other e.g. Archaeology, Conservation area, AHLV	Archaeological evaluation will be required Agricultural Land Classification: Grade 3
If yes, how and when can the constraint be overcome?	

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

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

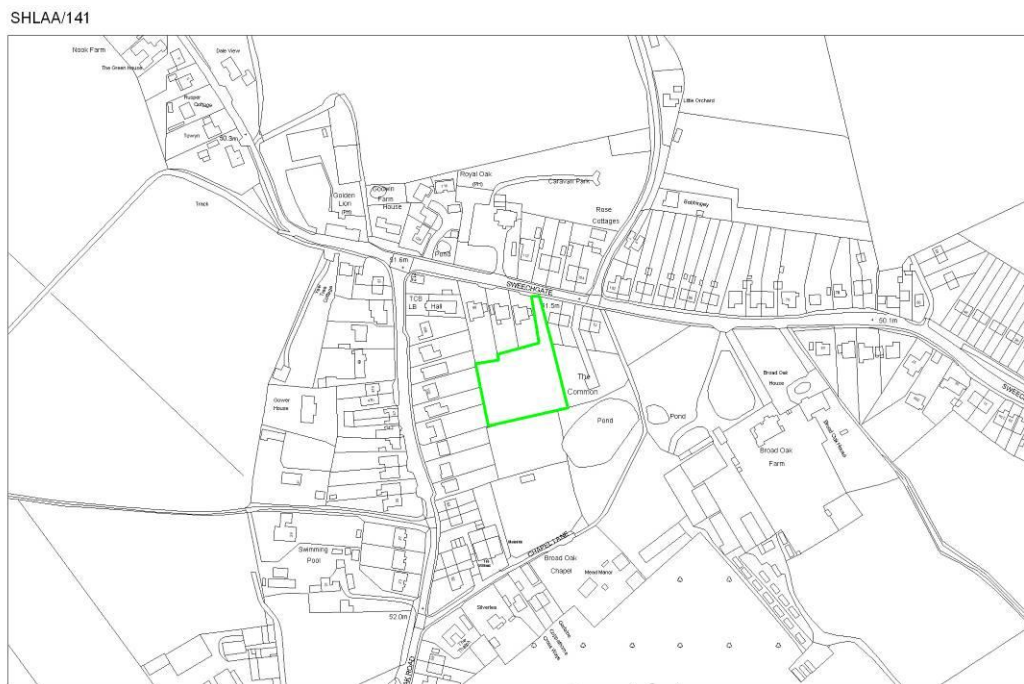
<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites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

SITE DETAILS	
Site Reference Number	<i>SHLAA/141</i>
Site Name	<i>Land rear of 81-85 Sweechgate</i>
Location/Address	<i>Land rear of 81-85 Sweechgate, Broad Oak</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	Housing
Site Area	<i>0.26 ha</i>

Plan



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Comments

2 PP's for 2 dwellings already refused on townscape, amenity, traffic safety and wildlife grounds. Much more intensive development put forward out of keeping with area.

Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA/141



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



site looking south



Access point

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

Description of Site:	<p>Mown grassed area to rear of houses known as 'the Common'. Site did comprise part of a garden and contains a number of hedges and established specimen trees.</p> <p>Unused overgrown access point next to 79 and an access to the area to the rear that has a dropped kerb, the access is not in current use.</p> <p>Quiet maintained area to rear of dwellings along Sweechgate.</p>
Current Use:	Recreation and informal public open space
Surrounding Uses:	<p>Residential to north and west 2 garages, common land and ponds leading into farm land to east Open fields and extended gardens to south General stores at eastern end of road and pubs nearby</p>
Character of Surrounding Area:	Village/rural interface
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	<p>CA//07/01578 Erection of dwelling with associated parking on Sweechgate Road frontage – Granted subject to conditions.</p> <p>CA//06/00720 -Erection of two double garages – granted on land adjacent.</p> <p>CA//87/01163 - Erection of two detached residential properties – refused for the detrimental impact on the village, for traffic an noise impacts.</p> <p>Appeal T/APP/A/88/89558/P4 – refusal of Council to grant permission for erection of two detached residential properties – refused due to the detrimental impact on the village, for traffic and noise impacts and precedent.</p>
Potential site Capacity: as proposed	6-8
Calculated by CCC at 30 units / ha	8

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

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

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

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No – been refused</p> <p>Low sustainability on bus route but remote from other facilities</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Just over 800m to bus stop</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>Shop only 30mins travel to health centre</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>30mins to town centre 30mins to secondary school 20mins to employment over 30mins to hospital</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Access onto A28 should be possible</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Capacity of A28 is OK at this point but is seriously constrained further west. Junction of A28 / A291 is over capacity at peak periods exacerbated by level crossing. Bus lane westbound on Sturry Road can be extended but bus lane eastbound will be required and cannot be provided within available land. Sustainability - Frequent bus route between Canterbury and Thanet, but otherwise remote from facilities.</p>

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

	2 miles to rail station.
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>Services could be extended from adjacent properties. Would need to check if there is capacity in sewerage system.</p> <p>No</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	None known
<ul style="list-style-type: none"> • Adverse Ground Conditions 	None known
<ul style="list-style-type: none"> • Hazardous Risk 	None known
<ul style="list-style-type: none"> • Topography 	flat
<ul style="list-style-type: none"> • Flood Zone 	no
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Would need archaeological evaluation</p> <p>Agricultural Land Classification: Grade 3</p>
If yes, how and when can the constraint be overcome?	

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

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

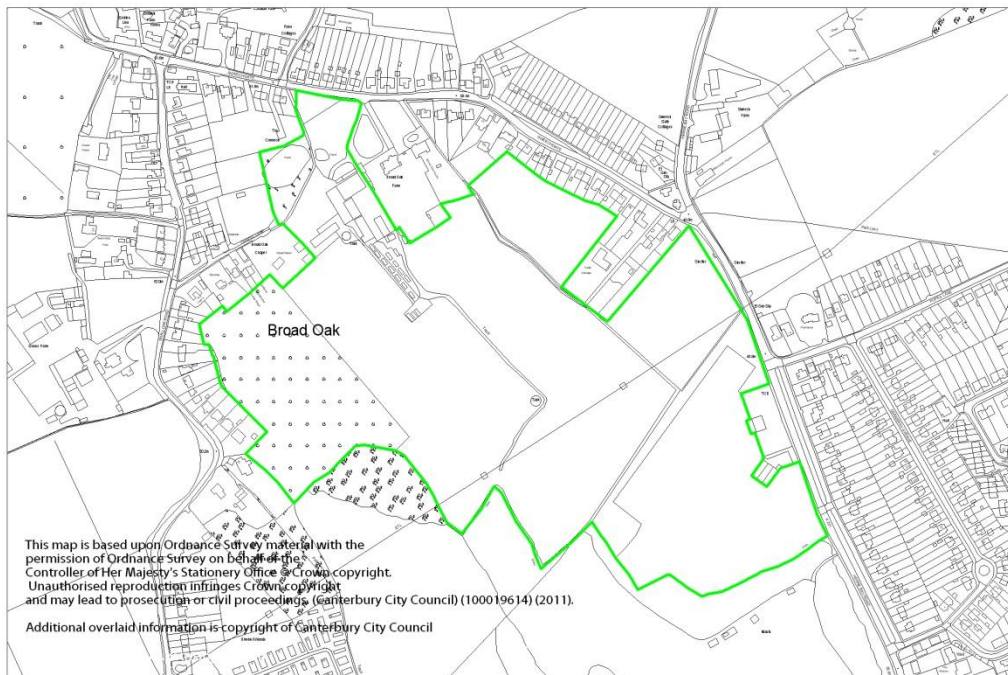
<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Yes expansion No Yes several trees on site and adjacent to TPO No No No No Adjacent to ponds that have substantial biodiversity value. Great Crested Newts known to occur in ponds to the south east of the site.</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Yes what is currently a quiet field would become a busy housing development with traffic coming and going between the existing houses. Also traffic safety.</p>

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

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

SITE DETAILS	
Site Reference Number	SHLAA/143
Site Name	<i>Land at Broad Oak Farm, Sturry Hill, Sweechgate</i>
Location/Address	<i>Land at Broad Oak Farm, Sturry Hill, Sweechgate, Broad Oak</i>
Greenfield/PDL/Mixed	<i>Majority of site greenfield / small area PDL</i>
Proposed Use	Mixed Use
Site Area	18.7 ha

SHLAA/143



Strategic Housing Land Availability Assessment Site Assessment Form

Aerial view of the site

SHLAA/143



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

View of part of site showing farm/storage buildings



View showing fields for keeping of horses with polytunnels relating to the farm/orchards in the fore ground



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

Description of Site:	<p>An area of agricultural land and orchards with several farm buildings and several paddocks for the keeping of horses.</p> <p>Part of the site is covered with ponds with a public footpath running through with a linear village on the northern part of the site.</p>
Current Use:	<p>Orchards and former farmyard, several buildings for storage use.</p> <p>Several paddocks for the keeping of horses.</p>
Surrounding Uses:	<p>Small linear village with several public houses, a small convenience store and a business park.</p> <p>The majority of the surrounding area is open fields and landscaped areas.</p>
Character of Surrounding Area:	<p>The area is rural in character with large areas of agricultural fields and orchards with a small linear village to the South.</p> <p>Sturry village is to the Southern part of the site.</p>
<p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>Planning applications – CA/00/1182 – Use of land for the storage of seasonal workers caravans during the winter months – Granted 20.12.00 CA/03/0906 – Change of use to storage B8 – Granted 30.3.04 CA/09/1555 – Erection of polytunnels – Granted 10.12.09 CA/10/1079 – Erection of outbuilding in rear garden – Granted 19.8.10</p> <p>Planning Inquiry 2005 – Inspectors comments/ recommendations relating to this site –</p> <p>The candidate sites I have brought forward for possible inclusion as housing allocations are:</p> <p>Land at Broad Oak Farm, Broad Oak, Canterbury for c.300 dwellings on sites “A” – 1ha + Site “B” – 7.283 ha, with a further 200 dwellings on site “C” – 3.906ha.</p> <p>I recommend that the Local Plan be modified to incorporate a reserve housing provision, capable of providing up to an additional 300 dwellings on Land at Broad Oak Farm, Broad Oak, Canterbury, occupying sites “A” – 1 ha and Sites “B” – 7.283 ha.</p>
Potential site Capacity: as proposed	Up to 700 dwellings
Calculated by CCC at x units / ha	

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	Den Grove wood ancient woodland is within close proximity of the site
<u>Category 2: Local</u> Special Landscape Area	The southern boundary of the site is adjacent to an Area of High Landscape Value. The North Eastern part of the site is within the green gap.
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	No
C - Is the site in or adjacent to a settlement?	Yes, Broad Oak village
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	No
CONCLUSION:	
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	Further testing : Test the site through VISUM. Local Plan Inquiry Inspector recommended allocation in 2005. (see also SHLAA 177)

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

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>Local Plan Inquiry Inspector recommended allocation in 2005, however, site not brought forward by council due to sufficient housing supply through other more suitable sites.</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Yes, within 400-600 metres of public transport</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store, a primary school and a GP surgery. 	<p>Yes, small convenience store, primary school and GP further</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Part of site within 30 minutes to KCH, remainder further, however health centre/ GP within 20 minutes. Secondary school within 20-30 minutes. Employment area within 20 minutes. Town centre within 20-30 minutes</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Medium accessibility A291 would require widening and junction control. Existing access onto farm shop level and good visibility. 40mph.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Capacity - Low Junction A291/A28 congested at peak times. Broad Oak Road unsuitable for additional traffic. ? Could provide Broad Oak Bypass onto Shalloak Road? Then capacity problems at Vauxhall Road.</p>

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

<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>Within the adjacent village and locality</p> <p>Yes, on part of the site.</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>Adjacent to Clay pigeon shooting range. Air Quality and Traffic assessment required to assess effect on A28, contamination issues</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>Possible contamination issues</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>None known</p>
<ul style="list-style-type: none"> • Topography 	<p>Several areas are level, however some areas are sloping in nature</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>Not within a flood zone</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>An archaeological evaluation will be required</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**

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape – The traditional linear village would be expanded and therefore change the character of the rural area.</p> <p>Landscape – Site adjacent to Area of High Landscape Value</p> <p>Trees - TPO's present for trees in north of the site. Tree survey would be required Not within a conservation area. No</p> <p>Grade 2 listed Mead Manor is located to the NW of the site. Grade 2 listed Broad Oak House is located to the NE of the site.</p> <p>Protected species - Potential for protected species to be present. Scoping surveys would be necessary. TPO's present for trees in north of the site. There is known to be a population of Great Crested Newts associated with the ponds to the north of the site.</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	

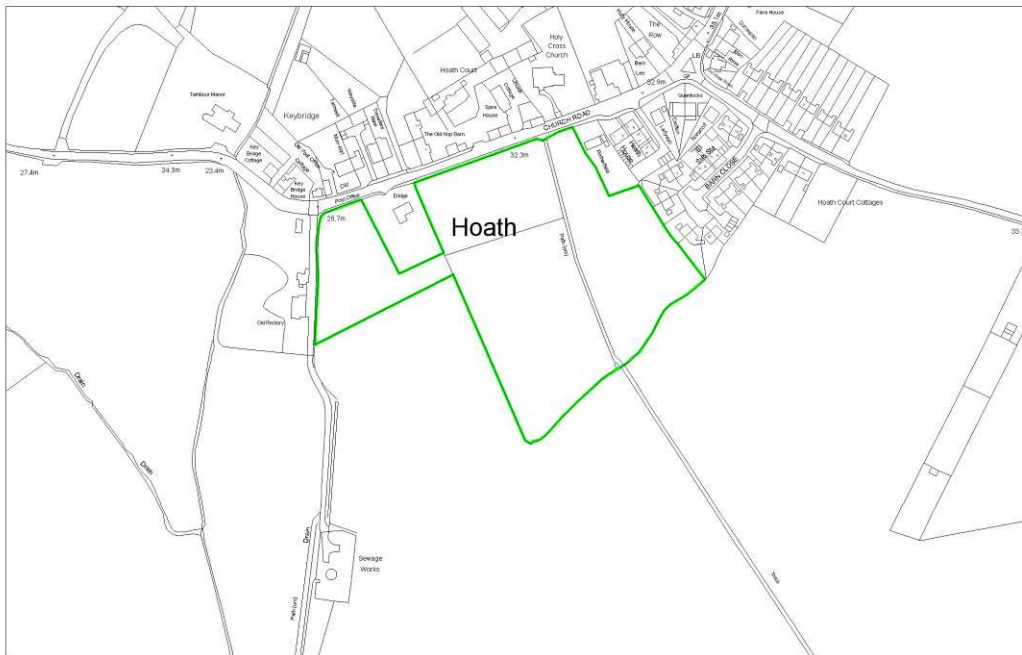
IF THE NATURE AND SCALE OF THE IMPACT ON AMENITY IS SUCH THAT IT CANNOT BE SATISFACTORILY MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

SITE DETAILS	
Site Reference Number	<i>SHLAA/146</i>
Site Name	<i>Land opposite Hoath Court, Church Road</i>
Location/Address	<i>Site opposite Hoath Court, Church Rd, Hoath CT3 4JT</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	Housing
Site Area	<i>2.6ha</i>

Plan

SHLAA/146



Strategic Housing Land Availability Assessment
Site Assessment Form

Aerial Photograph



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site – looking south

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

Description of Site:	The site is currently grassed in part and in part used as arable farming land. The land is at a higher level than Church Road, to its north and has a partially treed boundary. The boundary is hedged to Eridge.
Current Use:	Grazing and agricultural
Surrounding Uses:	There are a mix of uses surrounding the site with agricultural land to the south, east and west and with residential development to the east and north.
Character of Surrounding Area:	Character of the area is rural with agricultural land surrounding the site and agricultural buildings located to the north of the site – Hoath Court.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	The site is not allocated for housing and did not form part of the LPI. The site has no planning history.
Potential site Capacity: as proposed	33 houses
Calculated by CCC at x units / ha	

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No
<u>Category 2: Local</u> Special Landscape Area	No Within 1km of the SLA to the west and AHLV to the south.
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	No
C - Is the site in or adjacent to a settlement?	Yes. Adjacent to Hoath
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?	The site is adjacent to the settlement of Hoath but lies outside of the three main urban areas of the District.
CONCLUSION: Site not suitable for housing at this stage existing policy objections	No – Development in smaller village would be part of dispersal option which SA identified as having fundamental sustainability problems
Site may be suitable - continue to Stage 2	

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

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>No. Bus services are not very frequent in this village</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>Yes – primary school But nothing else</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Not within 30 minutes of Kent Canterbury hospital or town centre Within 30 minutes of health centre, secondary school and employment area</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Land at a higher level than road, existing access adjacent to Rotherfield.</p> <p>Infrequent bus services, not a highly sustainable location.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>No comments received</p>

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

<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>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"> • Contamination/Pollution 	<p>No</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>No</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>No</p>
<ul style="list-style-type: none"> • Topography 	<p>Mainly flat, slightly sloping up away from road adjacent to Old Parsonage</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>No</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Hoath, Rushbourne and Tile Lodge Conservation Area.</p> <p>Site not particularly sensitive regarding biodiversity</p> <p>Archaeological evaluation.</p> <p>Agricultural Land Classification: Grade 2</p>
<p>If yes, how and when can the constraint be overcome?</p>	<p>Archaeological evaluation.</p>

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

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

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape – Yes. Must be carefully considered in view of relationship with existing surrounding development.</p> <p>Landscape – Yes. The loss of the undeveloped farmland would impact on the landscape.</p> <p>Trees – Yes</p> <p>Conservation Area – Yes</p> <p>Historic Parks and Gardens – No</p> <p>Listed Buildings – Yes. Listed building Rotherfield and Hoath Court</p> <p>SAM's – No</p> <p>SNCI's/Protected Species – No</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>No</p>

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

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

SITE DETAILS	
Site Reference Number	<i>SHLAA 148</i>
Site Name	<i>Land North of Hersden</i>
Location/Address	<i>Hersden</i>
Greenfield/PDL/Mixed	<i>greenfield</i>
Proposed Use	500-800 mixed housing types as part of mixed use development – community and recreation, and some business development
Site Area	<i>60.5ha</i>



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

Description of Site:	Agricultural land sloping down to the Sarre Penn to the north. Power lines/telegraph lines identify northern edge of site. Some trees, pockets of woodland, hedgerows and other landscape features.
Current Use:	Agricultural land.
Surrounding Uses:	Open countryside in largely agricultural use, village built area of Hersden.
Character of Surrounding Area:	Largely agricultural and rural, except for existing settlement of Hersden, a former colliery village.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	<p>At last LPI, Inspector concluded that the site should not be allocated for development:</p> <p>“Hersden is no more than a large village, 7 km east of Canterbury city centre, which is now receiving a considerable increment of housing and employment growth. It does not occupy a high position within the PPG3 search sequence, and I fail to see how its present socio-economic problems would be most efficiently addressed by the addition of very large amounts of new development. I found no good planning reasons to allocate any of the previously developed colliery land south of the A28 for further large-scale mixed development; consequently, it is not hard to guess that I see no strong or convincing planning arguments to suggest that a large area of visually pleasing agricultural land north of the village should be given over to development in this Plan period.”</p> <p>Recent housing development to the west for 209 units (Chislet Gardens)</p>
Potential site Capacity: as proposed	500 – 800 units (mixed housing types)(different options)
Calculated by CCC at x units / ha	

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No, but international designations apply at Stodmarsh SPA, SAC, NNR and Ramsar site which is within 1 km of the site. The site is within the good practice buffer zone and would almost certainly require Appropriate Assessment under the Habitat Regulations. There is a SSSI to the north at Clangate Wood. Ancient Woodland – Park Rough; Clangate Wood; Little Joiner’s Wood
<u>Category 2: Local</u> Special Landscape Area	No but AHLV further to the east.
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	No but there are a number of designations in fairly close proximity to the site the impact on which may be relevant and require further assessment.
C - Is the site in or adjacent to a settlement?	Adjacent to Hersden
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?	Hersden identified as a larger well-served village in the Settlement Hierarchy Study 2011
CONCLUSION: Site not suitable for housing at this stage existing policy objections	Initial Assessment Conclusion: Development in smaller village would be part of dispersal option which SA identified as having fundamental sustainability problems

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

Site may be suitable - continue to Stage 2	
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IF A SITE FALLS WITHIN ANY OF THESE CATEGORIES IT SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Majority of site is within 800 m walking distance of a bus stop with the exception of the northern edge.</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>Yes: There is a primary school, GP and convenience store in Hersden.</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Site is well outside 30minute public transport time of hospital, but is 30mins to a health centre and just outside 30 minute criteria for District or town centre.</p> <p>It is well within 30 minutes of a secondary school and employment centre as there is a secondary school to the west of the village and a business park to the east.</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Access onto A28 should be possible Junction control required onto A28. 40mph. Contrary to TP12. Transport sustainability: On bus route 8 from Thanet but remote from other facilities. Hersden school.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Some spare capacity on A28 but junction A291 congested at peak.</p>

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

	<p>Capacity of A28 is OK at this point but is seriously constrained further west. Junction of A28 / A291 is over capacity at peak periods exacerbated by level crossing.</p> <p>Bus lane westbound on Sturry Road can be extended but bus lane eastbound will be required and cannot be provided within available land.</p>
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>Assume all adjacent to site in existing settlement.</p> <p>High Voltage Electricity Pylons run along the northern boundary of the site.</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>Part of land previous landfill. Site part in landfill buffer zone. Contamination issues from previous usage. Landfill gas measures may be needed</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>See above</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>See above</p>
<ul style="list-style-type: none"> • Topography 	<p>Part of the Stour Valley ridge falling away to the valley of the Sarre Penn.</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>N/A</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Local Wildlife site adjacent to the north east of the site at park Rough. SSSI to the north of the site at Clangate Wood.</p> <p>Tile Lodge Conservation Area to the north.</p> <p>Archaeological evaluation would be required. Evidence of Iron Age & Roman settlement therefore of local/regional importance. A28 Roman Road</p> <p>Green gap identified to the west of the site to separate Hersden from Westbere and Sturry.</p> <p>Wantsum Channel AHLV to the East in the valley.</p> <p>Agricultural Land Classification: to the west and east of the site- Grade 2. Centre of the site- Grade 3.</p>

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

If yes, how and when can the constraint be overcome?	

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

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Development here would have an adverse impact on the landscape as it would spill down the valley sides towards the Sarre Penn. Recent housing development forming an extension to the west of the village connects poorly to the existing village creating a “them and us” impression. The suburban style development is out of keeping with its rural surroundings and the scale of development has had an impact on far reaching views to the north. The retail unit which formed part of the permission has not been provided to date.</p> <p>There could be an impact on adjacent small woodlands.</p> <p>Potential for protected species to be present. Scoping surveys would be necessary.</p> <p>Some impacts could possibly be mitigated although it would depend on the type and scale of development proposed.</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	

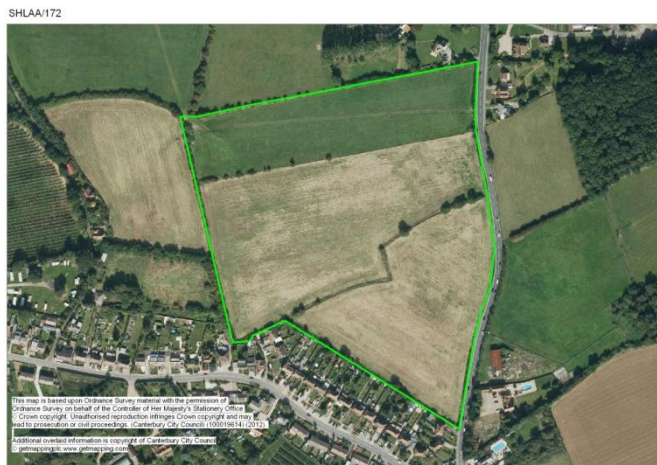
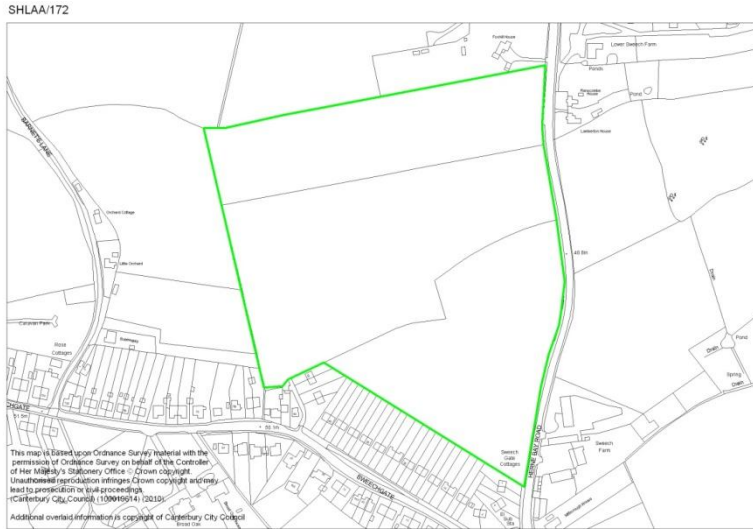
**Strategic Housing Land Availability Assessment
Site Assessment Form**

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

SITE DETAILS	
Site Reference Number	SHLAA/172
Site Name	<i>Land opposite Sweech Farm</i>
Location/Address	<i>Herne Bay Road, Broad Oak</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	Housing as part of mixed use development
Site Area	8 ha



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

Description of Site:	Relatively level site on the north eastern edge of Broad Oak village overlooking the valley of the Sarre Penn.
Current Use:	Site used for agriculture and grazing of horses.
Surrounding Uses:	Single residential unit to the north, site backs on to the residential properties along Sweechgate. There are a couple of single properties to the east interspersed with fields and woodland beyond.
Character of Surrounding Area:	Long distance views across the Sarre Penn valley to the Blean woods. There is a small local shop some 100 metres away. Broad Oak is a settlement that has grown up along the main arterial routes.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	None known
Potential site Capacity: as proposed	
Calculated by CCC at x units / ha	240 @ 30/ha

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

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

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

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>no</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Yes</p> <p>Remote from school and local amenities. Good bus service on main road</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>Convenience store</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>30mins to town centre, 20mins to employment, healthcare centre, secondary school more than 30mins to hospital</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Presumption against accesses onto A roads, but technically possible</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>TA required. Capacity of A291 / A28 and entire length of Sturry Road is problem</p>

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

<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>Unknown – but the adjacent village is well served. Would have to check sewer capacity with Southern Water.</p> <p>no</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>Traffic Noise assessment</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>None known</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>none known</p>
<ul style="list-style-type: none"> • Topography 	<p>Flat</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>No</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Archaeological evaluation required</p> <p>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>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape - Development of this site would extend Broad Oak village to the north.</p> <p>Landscape - Impact on landscape as site high on the ridge.</p> <p>Trees – a few CA – No parks and gardens – No</p> <p>Listed buildings - Sweech Farm and associated building to the east of the site are Grade 2 listed building. Development would have an impact on the setting of the listed buildings.</p> <p>SAM – no</p> <p>Protected species - Sensitive site, ecological surveys required. Little Hall and Kemberland Wood LWS a short distance to the east. There is a known population of Great Crested Newts in ponds approximately 200m west of the site.</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>traffic noise</p>

IF THE NATURE AND SCALE OF THE IMPACT ON AMENITY IS SUCH THAT IT CANNOT BE SATISFACTORILY MITIGATED, THE

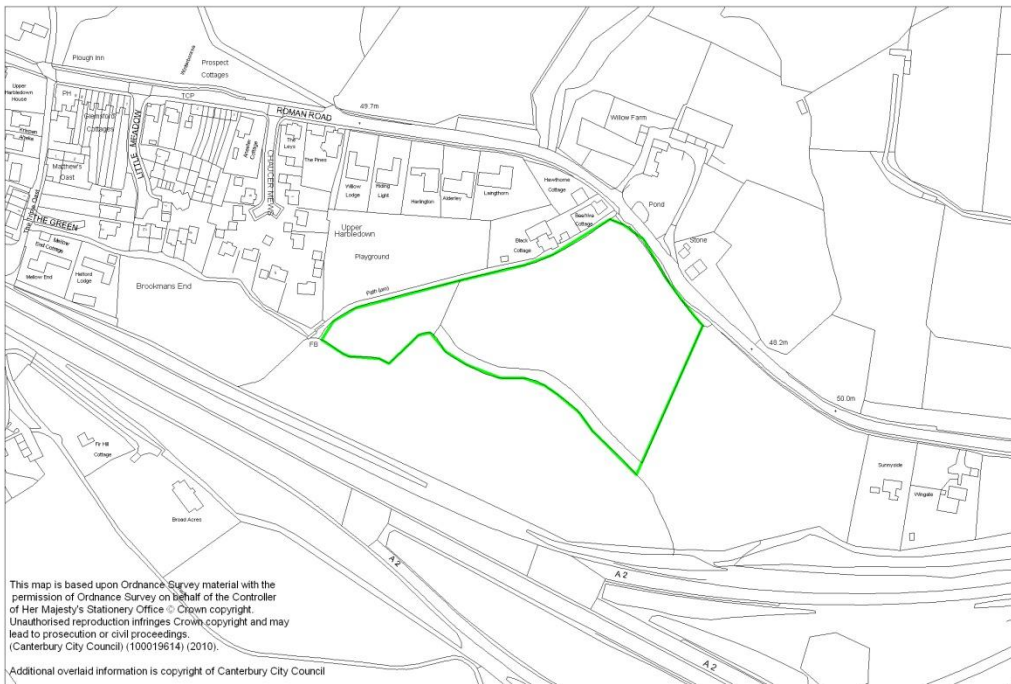
**Strategic Housing Land Availability Assessment
Site Assessment Form**

**SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS
STAGE.**

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

SITE DETAILS	
Site Reference Number	SHLAA/173
Site Name	<i>Land east of Upper Harbledown</i>
Location/Address	<i>Canterbury</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	Housing as part of mixed use development – including a village green and woodland planting.
Site Area	2 ha

SHLAA/173



SHLAA/173



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



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

Description of Site:	<p>The site is completely overgrown with trees, shrubs and brambles.</p> <p>Site slopes down to the A2. A stream runs along the southern boundary.</p>
Current Use:	<p>Previously an orchard. Presently trees, scrub and brambles</p>
Surrounding Uses:	<p>To the west of the site is a children's play area then a small residential area that makes up Upper Harbledown.</p> <p>Running along the northern boundary is Roman Road beyond which are a couple of farm cottages and farmland. To the east of the site is more farmland leading down to the A2 junction.</p> <p>To the south is a stream, and more farmland adjacent to the A2.</p>
Character of Surrounding Area:	<p>Rural farmland and grazing land, with some scattered residential units that would have been associated with agricultural in the area.</p>
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	<p>No previous planning applications.</p> <p>Site was put forward for previous Local Plan 2006. The inspector dismissed it at appeal because:</p> <p><i>This proposal would have the undesirable effect of making outlying development extend further towards the established western boundary of the City, and it would be the antithesis of a well-planned urban extension.</i></p> <p>Planning Application for a house opposite the site was dismissed at appeal.</p>
Potential site Capacity: as proposed	12-15 family houses
Calculated by CCC at x units / ha	

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

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No
<u>Category 2: Local</u> Special Landscape Area	Across road from SLA and Blean Woods SNCI to the north. AHLV
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	Upper Harbledown Conservation Area
C - Is the site in or adjacent to a settlement?	Yes
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	Yes
CONCLUSION: Site not suitable for housing at this stage existing policy objections	Officer considers - Unsuitable due to previous policy objection. Development in a smaller rural village would be part of the dispersal option which SA identified as having fundamental sustainability problems.
Site may be suitable - continue to Stage 2	

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

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>No – close to a bus stop but not 2 services an hour</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>Only a private primary school - Kent College junior/infants school</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>30mins to employment, secondary school and town centre. Just over 30mins to healthcare centre and Hospital.</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Reasonable access onto Roman Road Remote from school and other amenities. 1/hr bus service</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Existing junction with A2050 should be OK</p>
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply 	<p>Limited services available in adjacent village</p>

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

Electricity Pylons	No
<ul style="list-style-type: none"> Contamination/Pollution 	Possible contamination issues due to past use of site (Smithy) and Traffic noise assessment
<ul style="list-style-type: none"> Adverse Ground Conditions 	As above and the site slopes down to A2
<ul style="list-style-type: none"> Hazardous Risk 	As above
<ul style="list-style-type: none"> Topography 	Sloping
<ul style="list-style-type: none"> Flood Zone 	No
<ul style="list-style-type: none"> Other e.g. Archaeology, Conservation area, AHLV 	<p>Archaeological evaluation required.</p> <p>Site within a conservation area and listed/locally listed buildings are on the boundary. Will be noticeable from A2.</p> <p>Agricultural Land Classification: Northeast area of site is Grade 1 and southern part of site is Grade 2 agricultural land.</p>
If yes, how and when can the constraint be overcome?	

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

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

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Extend village boundaries Will probably be visible from A2 at the moment the site forms a landscape backdrop. A number of established trees and scrubland on site. In Upper Harbledown Conservation Area No Willow Farm and Granary and Nos 1 & 2 Willow Cottages lie to the north-east of the site. No Sensitive site, ecological surveys required</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Traffic noise</p>

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

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

SITE DETAILS	
Site Reference Number	SHLAA/174
Site Name	<i>Land adjoining Goose Farm, Shalloak Road, Broad Oak</i>
Location/Address	<i>Broad Oak, Canterbury</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	Housing
Site Area	0.5 ha



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

View showing site to the front with farm buildings to the rear



View showing site with industrial/business park to the rear



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

<p>Description of Site:</p>	<p>Agricultural land adjacent to a small business/industrial park and farm.</p> <p>At the time of the site visit, the site was being used for the storage of farm packing boxes.</p>
<p>Current Use:</p>	<p>Agricultural land providing a visual amenity value for local residents and employees of the adjacent business park.</p> <p>At the time of the site visit the area was being used for the storage of farm packing boxes.</p>
<p>Surrounding Uses:</p>	<p>Residential dwellings along the roadside to the Eastern and Northern boundaries. Small business/industrial park to the western boundary. Lane serving business park on the southern boundary.</p>
<p>Character of Surrounding Area:</p>	<p>Small village with dwellings along the roadside with several public houses and a small store.</p> <p>Area surrounding the village is open countryside and farmland, part of which is in an Area of High Landscape Value (AHLV)</p>
<p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>Planning Applications-</p> <p>CA/05/1493- Outline application for the erection of 10 dwellings – Withdrawn 7.2.06</p> <p>CA/06/0255 – Use of land for the storage of seasonal workers’ caravans during the winter months – Granted 18.7.06</p> <p>Local Plan Inquiry 2005 Omission site – Inspectors Report comments –</p> <p>I perceive this quite large site – inevitably involving development in depth – to be outside the effective confines of the linear settlement, it would not come within the emerging Local Plan’s conception of acceptable village development. I find no strong planning justification for the objector’s argument that new housing here would have the beneficial effect of masking the complex of employment buildings around the farmhouse. The buildings are without any visual merit, but structures of this sort at the edge of a village are not uncommon, and their impact here is diminished by their position well back from the road edge, forming part of the farm complex rather than of village housing to the north. The fact that linear housing development on the east side of Shalloak Road continues to run opposite to, and south of, the omission site is irrelevant to the situation on the west side of the road.</p>

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

	<p style="text-align: center;"><u>Recommendation</u></p> <p>I recommend that no modification be made to the text of the Revised Deposit Draft of the Local Plan in respect of these objections.</p>
<p>Potential site Capacity: as proposed</p>	<p>14-24 family houses</p>
<p>Calculated by CCC at x units / ha</p>	

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

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

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

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>No, just beyond 800m.</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store, a primary school and a GP surgery. 	<p>Small convenience store within 800 metres, no GP or primary school</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>30 minutes to health centre, however longer time to a hospital. 30 minutes to a secondary school. 30 minutes to a town centre. 20 minutes to employment, however there is a small business/industrial park adjacent to the site.</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Cannot tell if existing access is included in this land. Access is possible onto Shalloak Road.</p> <p>Infrequent bus service. Remote from other amenities</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Would require improvements to Shalloak Road city bound.</p>

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

<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>Within surrounding area</p> <p>No</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>No issues</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>No</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>No</p>
<ul style="list-style-type: none"> • Topography 	<p>Level site</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>Not within a flood risk zone</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Archaeology evaluation and assessment would be required.</p> <p>Not within a conservation area.</p> <p>Surrounding area to the South East within an AHLV</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**

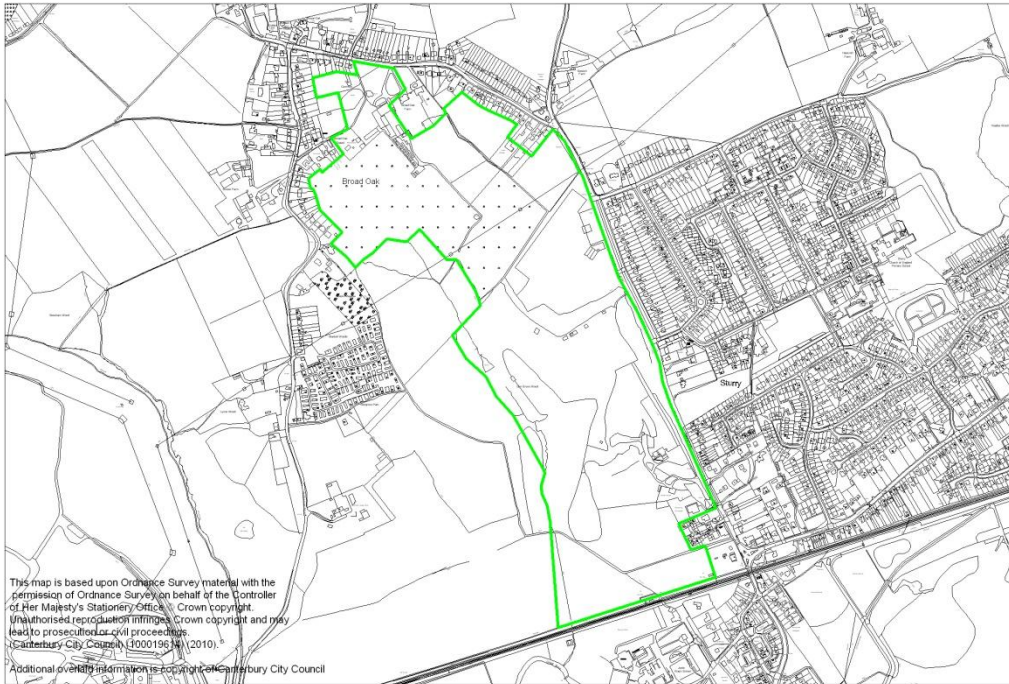
<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape - The proposed development would not be in keeping with the setting of the village which is of a linear design</p> <p>Landscape – The site at present provides a visual amenity to local businesses and residents.</p> <p>Trees – There are several trees on the front and side boundaries which may be lost</p> <p>Conservation area – The site is not within a conservation area</p> <p>Historic parks and gardens- No</p> <p>Listed Buildings – Mellow End, a locally listed building is located to the north.</p> <p>SCNI/protected species- Site not particularly sensitive regarding protected species</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Possibly through the design process, however, more traditionally the village has only had development along the roadside in a linear form, not as proposed.</p>

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

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

SITE DETAILS	
Site Reference Number	SHLAA/177
Site Name	<i>Land between Sturry Hill (A291) and Shalloak Road</i>
Location/Address	<i>Sturry Hill, Sturry, Canterbury</i>
Greenfield/PDL/Mixed	
Proposed Use	Housing as part of mixed use development – community and other supporting uses.
Site Area	43 ha

SHLAA/177



Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA/177



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

View of entrance to part of the site from Sturry Hill



View of part of the Northern part of the site



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

Description of Site:	The site is a mixture of orchards, woodland areas, ponds and fields and a farmyard with buildings for storage and distribution.
Current Use:	Pasture, woodlands, school grounds, shooting grounds. One residential property with gardens on the southern end of the site.
Surrounding Uses:	Areas of agricultural land, orchards, ponds and woodlands, fairly rural in character with the village of Broad oak to the Northern part of the site and the village of Sturry to the Eastern part of the site with local amenities and services.
Character of Surrounding Area:	The area is rural in character with large areas of agricultural land, orchards and woodlands set on the edge of the villages of Broad Oak and Sturry.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	<p>Planning Applications –</p> <p>CA/00/0777 – Formation of 4 additional car parking spaces – Granted 5.9.00.</p> <p>CA/00/1182 – Use of land for the storage of seasonal workers caravans during the winter months – Granted 20.12.00</p> <p>CA/00/0773 – Variation of condition 03 – allow full time sale goods from polytunnels & outside storage as application under CA/99/0775. Granted 5.9.00</p> <p>CAR/00/003 – Extension of compound to accommodate additional equipment cabinet and replacement of 2300mm dishes with 2600mm dishes – Approval of details – 15.6.00</p> <p>CAM/00/0010 – Replacement 15m high mast, equipment cabinet and 1.8m high chain link fence – Granted 9.8.00</p> <p>CA/02/0112 – Erection of 17.5 metres high telecommunications monopole with 2 antennae and 3 dishes associated equipment cabinets and security fencing – Granted 3.4.02</p> <p>CA/02/0227 – Single storey extension, internal and external alterations to building – Granted 23.5.02</p> <p>CA/03/0906 – Change of use to storage B8 – Granted</p>

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

	<p>30.3.04 CAM/03/0011 – Replacement 15 metres high lattice mast with 6 antennas and 1 dish – Granted 22.10.03 CA/04/1599 – Removal of existing 15 metres high telecommunications mast and replacement with a 25 metres high mast in existing compound – Refused 8.12.04 Reasons for refusal – The proposed mast and antennae would be unduly prominent in and visually detrimental to the character and appearance of this rural area, which is within an AHLV and an area of ancient woodland. CA/05/0949 – Use of land and clubhouse to provide children’s adventure parties – Granted 08.09.05 CA/05/1635 – Variation of condition 3 of planning permission 05/0949 to allow the use to operate from 10 to 6.30 on any day. CA/09/1630 – Erection of dwelling and garage to be occupied as an annexe to Flerden House – Granted 22.4.10 CA/09/1555 – Erection of polytunnels – Granted 10.12.09 CA/10/1079 – Erection of outbuilding in rear garden – Granted 19.8.10 CA/10/1250 – Erection of dwelling and garage to be occupied as an annexe to Flerden House (Revised scheme) – Granted 5.10.10</p> <p>Planning Inquiry 2005 – Inspectors comments/ recommendations relating to this site –</p> <p>The candidate sites I have brought forward for possible inclusion as housing allocations are:</p> <p>Land at Broad Oak Farm, Broad Oak, Canterbury for c.300 dwellings on sites “A” – 1ha + Site “B” – 7.283 ha, with a further 200 dwellings on site “C” – 3.906ha. This includes this proposed SHLAA site.</p> <p>I recommend that the Local Plan be modified to incorporate a reserve housing provision, capable of providing up to an additional 300 dwellings on Land at Broad Oak Farm, Broad Oak, Canterbury, occupying sites “A” – 1 ha and Sites “B” – 7.283 ha.</p>
<p>Potential site Capacity: as proposed</p>	<p>Approximately 650 dwellings</p>
<p>Calculated by CCC at x units / ha</p>	

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	Part of the site – Den Grove wood is an ancient woodland
<u>Category 2: Local</u> Special Landscape Area	Southern part of site – Area of High Landscape Value. Part of the North Eastern part of the site is within the green gap.
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	No
C - Is the site in or adjacent to a settlement?	Yes, Broad Oak village and Sturry village
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	Yes
CONCLUSION: Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	Yes, further testing through VISUM. Local Plan inspector recommended allocation in 2005. (see also SHLAA 143)

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Yes, 600 metres or less</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>Yes, to a small convenience store, primary school and GP</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>30 minutes to K&C hospital 20 minutes to secondary school Within 10 or 20 minutes to employment area 30 minutes to town centre 20 minutes to health centre / GP</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Possibility of delivering Sturry Bypass</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Capacity problems at Broad Oak Road / Vauxhall Road and Sturry Road</p>
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply 	<p>Within surrounding area Sewer capacity would need to be checked with Southern Water.</p>

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

Electricity Pylons	Yes, on part of the site
<ul style="list-style-type: none"> Contamination/Pollution 	Traffic Noise Assessment and possible contaminated land
<ul style="list-style-type: none"> Adverse Ground Conditions 	None known
<ul style="list-style-type: none"> Hazardous Risk 	None known
<ul style="list-style-type: none"> Topography 	Majority of the site is level, however there are areas that are sloping and uneven
<ul style="list-style-type: none"> Flood Zone 	Not within the flood zone
<ul style="list-style-type: none"> Other e.g. Archaeology, Conservation area, AHLV 	<p>Not within a conservation area</p> <p>An Archaeological evaluation will be required</p> <p>The southern part of the site is within an AHLV</p> <p>Agricultural Land Classification: Mainly Grade 3 and non-agricultural, some grade 2 to the south.</p>
If yes, how and when can the constraint be overcome?	

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

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

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none">• Townscape• Landscape• Trees• Conservation Areas• Historic Parks and Gardens• Listed Buildings• Scheduled Ancient Monuments• Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape – The traditional linear village would be expanded and therefore change the character of the rural area.</p> <p>Landscape – The landscape is historically agricultural with large areas of fields/orchards which would be lost. The southern half of the site is located in the AHLV</p> <p>Trees - TPO's present for trees in north of the site. Tree survey would be required</p> <p>Conservation area – Not within a conservation area</p> <p>Listed Buildings - Grade 2 listed Mead Manor is located to the NW of the site. Grade 2 listed Broad Oak House is located to the NE of the site.</p> <p>SNCI /protected species– Very sensitive site, protected species highly likely to be present. Known population of Great Crested newts associated with ponds to the north. Ancient woodland present within site, no development should take place that would negatively impact on this habitat. Ecological surveys will be required.</p>
<p style="text-align: center;">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	

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

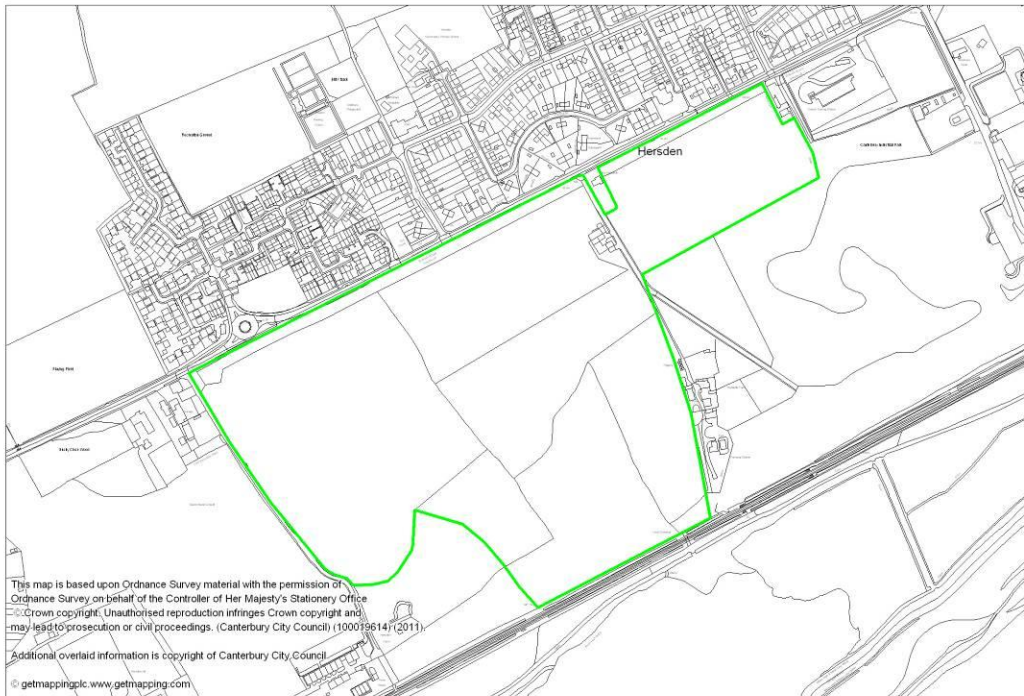
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>The visual amenity of residents would be affected and the impact of any additional housing and infrastructure.</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**

SITE DETAILS	
Site Reference Number	SHLAA/187
Site Name	<i>Hoplands Farm</i>
	<i>Island Rd, Hersden</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	Mixed use – Commercial/ Residential
Site Area	28 ha

SHLAA/187



Strategic Housing Land Availability Assessment Site Assessment Form

Aerial View of site

SHLAA/187



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

Photograph of site showing residential development to the North



Photograph of site showing small car sales/garage site to the North West



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

Description of Site:	The site consists of a large open field with several disused farm buildings surrounded by several trees and hedging with far reaching views across the landscape.
Current Use:	Disused farm surrounded by fields. Provides a visual amenity for local residents
Surrounding Uses:	Immediately adjacent to a car sales/car wash, MOT garage and a small café. Residential development opposite the site with the A28 running alongside. The remainder of the area consists of large areas of agricultural land and fields.
Character of Surrounding Area:	The surrounding area is made up of a small village with separate areas of residential developments with some services and facilities. It has a rural feel with large areas of agricultural land and fields with far reaching views across the landscape and into the distance.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	<p>CA/07/1632 – Conversion of agricultural buildings to three residential dwellings – Withdrawn 11.1.08</p> <p>CA/08/00015 – Demolition of existing buildings and erection of commercial/ office – Refused 11.3.08 contrary to policies and the following reasons :</p> <div style="border: 1px solid black; padding: 5px;"> <p>1) The proposed development would result in the erection of new buildings in the countryside which are inappropriate in scale, siting and design and would not retain the rural character of the site as well as having a detrimental impact on landscape interests.</p> <p>2) The applicant has not demonstrated that the proposal would not have an adverse impact on protected wildlife species.</p> <p>3) The access junction with the A28 lacks visibility to the full standard and an increase in traffic using this junction would be likely to be hazardous.</p> </div> <p>CA/10/0232 – Proposed 25 plot gypsy caravan site including mobile homes, touring caravans and utility sheds – Refused 5.5.10. Reasons : The proposed development would be premature and would pre-empt the emerging regional guidance relating to the provision of gypsy and traveller sites and provision of sites through the emerging Canterbury District Local Development Framework (LDF) thereby not allowing a full assessment of sites within the district. The applicant has not demonstrated any need for the development in this location with the application lacking</p>

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

	<p>any sequential test or evidence thereof. In the absence of evidence to the contrary the local planning authority considers that the proposal would be likely to result in an adverse impact on the integrity of the nearby designated European nature sites and on the biodiversity value of the area. Furthermore no indication has been given of how the proposed development would mitigate any identified impact on the designated sites. In addition the proposal has not been accompanied by a Screening Opinion under Stage 1 of the Conservation of Habitats and Species Regulations 2010 Assessment process. The proposal would result in an overly dense form of physical development alien and intrusive in the predominantly open countryside.</p> <p>CA/10/1649 – Erection of a RSPCA animal care home and associated staff accommodation – Granted 21.10.10</p> <p>Local Plan Inquiry 2005 – Inspectors comments relating a proposal to designated the site as a Green Gap to the site. The inspector considered that this site should not be part of the green gap and stated in his report that “Proper adherence by the Council to its existing open countryside policies should meet potential problems affecting separation in all the areas that understandably concern objectors.”</p>
<p>Potential site Capacity: as proposed</p>	<p>140 houses</p>
<p>Calculated by CCC at x units / ha</p>	<p>.....</p>

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	Site adjacent to Stodmarsh SSSI, SAC, SPA and Ramsar
<u>Category 2: Local</u> Special Landscape Area	No Part of the site adjacent to a Site of Nature Conservation Interest
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	No
C - Is the site in or adjacent to a settlement?	Yes, Hersden
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?	Hersden identified as a larger well-served village in the Settlement Hierarchy Study 2011
CONCLUSION: Site not suitable for housing at this stage existing policy objections	Development in smaller village would be part of dispersal option which Sustainability Appraisal identified as having fundamental sustainability problems
Site may be suitable - continue to Stage 2	

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

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Yes</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store, a primary school and a GP surgery. 	<p>Yes - all</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>K & C hospital – over 30 minutes Town centre – over 30 minutes Health centre – 20 – 30 minutes Secondary school – 10-20 minutes Employment centre – 10 – 20 minutes</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Access would need to be created at A28 roundabout, and secondary access if over 100 dwellings could be created further along East along the A28 towards the centre of Hersden.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>There is potential for this development to create considerable traffic toward Sturry. The developer would need to demonstrate how they will mitigate against this.</p>

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

<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>Within existing local area</p> <p>None</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>The site abuts an old mine site so would need contaminated land investigation also noise issues from main road.</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>The site abuts an old mine site so would need contaminated land investigation also noise issues from main road.</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>The site abuts an old mine site so would need contaminated land investigation also noise issues from main road.</p>
<ul style="list-style-type: none"> • Topography 	<p>Fairly level site</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>Edge of the Southern part of the site is in flood zones 2 & 3</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Not within a conservation area. Archaeological evaluation required.</p>
<p>If yes, how and when can the constraint be overcome?</p>	

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

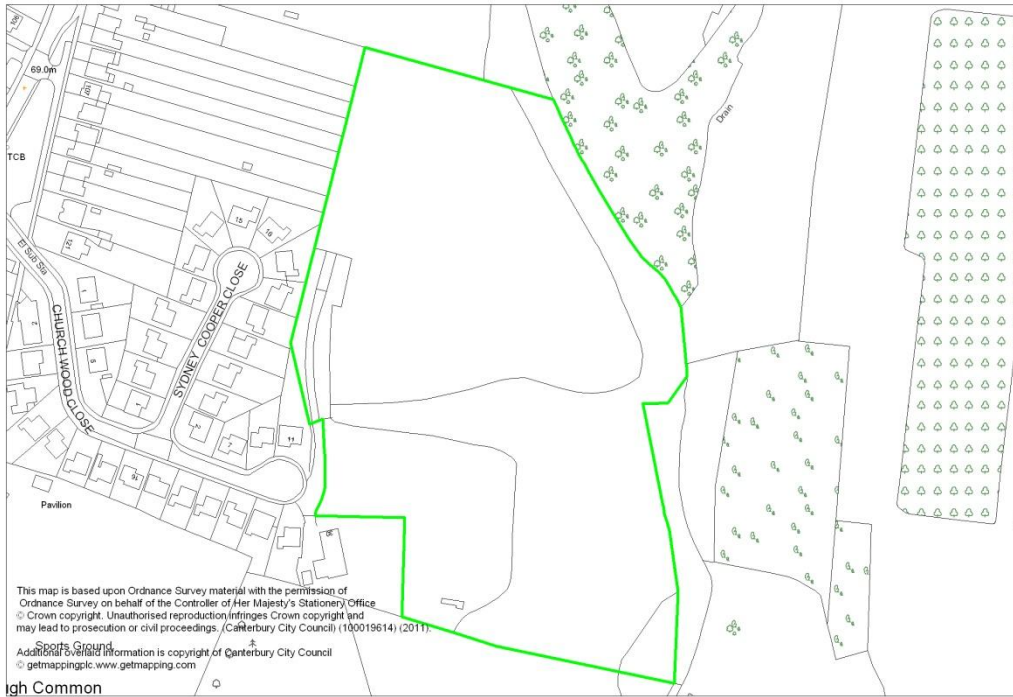
<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape – The character of the area will change with the additional housing</p> <p>Landscape – There are far reaching countryside views across the site which would be lost.</p> <p>Trees – There are several trees on the western & eastern boundaries</p> <p>Conservation area – Not within the conservation area</p> <p>Historic parks & gardens- No</p> <p>Listed buildings and Scheduled Ancient Monuments – No</p> <p>SNCI – Site adjacent to an SNCI. Potential for protected species to be present- scoping survey would be necessary. Site adjacent to Stodmarsh SSSI, Stodmarsh SAC, Stodmarsh SPA.</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	

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

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

SITE DETAILS	
Site Reference Number	SHLAA/188
Site Name	
Location/Address	<i>30 Churchwood Close, Rough Common, Canterbury</i>
Greenfield/PDL/Mixed	Greenfield
Proposed Use	Residential
Site Area	3 ha

SHLAA/188



Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA/188



Photograph of site showing woodland area beyond the fence line



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

Photograph showing pathway into woodland area



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

Description of Site:	The site consists of an area of mowed grass surrounded by trees for recreational use and large woodland areas, and hedging.
Current Use:	Grassed area and woodland area for residents amenity use. Also acts as a visual amenity for local residents
Surrounding Uses:	Residential development, large areas of woodland. Village hall, football pitch/playing field
Character of Surrounding Area:	Small village surrounded by large areas of woodland
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	No Planning application history Planning Inquiry – RN 259 - Objection to non-allocation of 3.51 ha of grassland interspersed with trees at Oak Lodge, for partial residential development, with the opportunity to include a community facility. Inspectors Comments 2005 : This open land is to the east of one of the small fingers of deeper residential development off Rough Common Road. The latter is an example of ribbon development well outside the Urban Area Boundary of Canterbury City. The area of open land between the Rough Common Road housing and the nearby north-western portion of urban Canterbury is important as a barrier to incremental sprawl. The objections portray the proposed development as a logical rounding-off of the developed eastern edge of Rough Common, which could provide a defensible urban boundary. However, I see the proposals as a further significant extension of development, east of an already large finger of housing, into open land at the narrowest part of the gap. These adverse factors distinguish the present omission site from the far less damaging Council allocation further northwards, about which I have written in section 3.2 of

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

	<p>this chapter.</p> <p>RN017 & RN359 – Request for a green gap at Rough Common to protect rural area.</p> <p>Inspectors comments 2005 -</p> <p>Proper adherence by the Council to its existing open countryside policies should meet potential problems affecting separation in all the areas that understandably concern objectors.</p>
<p>Potential site Capacity: as proposed</p>	
<p>Calculated by CCC at x units / ha</p>	<p>40-50 dwellings, in keeping with local area</p>

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS

A - Is the site within any of the following Areas?

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

<p><u>Category 1: National and Regional</u></p> <p>SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.</p>	<p>The site is not within any of these designations.</p>
<p><u>Category 2: Local</u></p> <p>Special Landscape Area</p>	<p>The site is in an Area of High Landscape Value (AHLV). The Special landscape Area associated with the Blean is located to the west, beyond the built up area of the village.</p>
<p>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?</p>	<p>No</p>
<p>C - Is the site in or adjacent to a settlement?</p>	<p>Yes, Rough Common village</p>
<p>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?</p>	<p>Yes</p>
<p>CONCLUSION:</p> <p>Site not suitable for housing at this stage existing policy objections</p>	<p>Not suitable, development in smaller village would be part of dispersal option which Sustainability Appraisal identified as having fundamental sustainability problems.</p>
<p>Site may be suitable - continue to Stage 2</p>	

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

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Further than 800 metres</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store, a primary school and a GP surgery. 	<p>Convenience store within 800 metres, others further but still walking distance</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Over 30 minutes to KCH 20-30 minutes to town centre 20-30 minutes to secondary school 10-20 minutes to health centre 10-20 minutes to employment centre</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>This site has no boundary with the highway. If this were to be acquired then the site could be suitable for a small number of dwellings only. Beyond a small number of dwellings the access via Rough Common Road would not be suitable.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Beyond a small number of dwellings the access via Rough Common Road would not be suitable to support the increased volume of traffic for the following reasons: There is insufficient space for a right turn lane on Rough</p>

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

	Common Road. Churchwood Close has a significant number of cars parking on the street at present and a tight delivering poor visibility. On road parking restrictions and traffic calming measures could make this site suitable for a modest number of dwellings.
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>Within the adjacent residential area</p> <p>None</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	No problems known
<ul style="list-style-type: none"> • Adverse Ground Conditions 	No problems known
<ul style="list-style-type: none"> • Hazardous Risk 	No problems known
<ul style="list-style-type: none"> • Topography 	Part of the site is fairly level, there are other sloping areas
<ul style="list-style-type: none"> • Flood Zone 	Not within a flood zone
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	Adjacent to the Harbledown Conservation Area Site is an Area Of High Landscape Value Archaeological assessment required.
If yes, how and when can the constraint be overcome?	

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

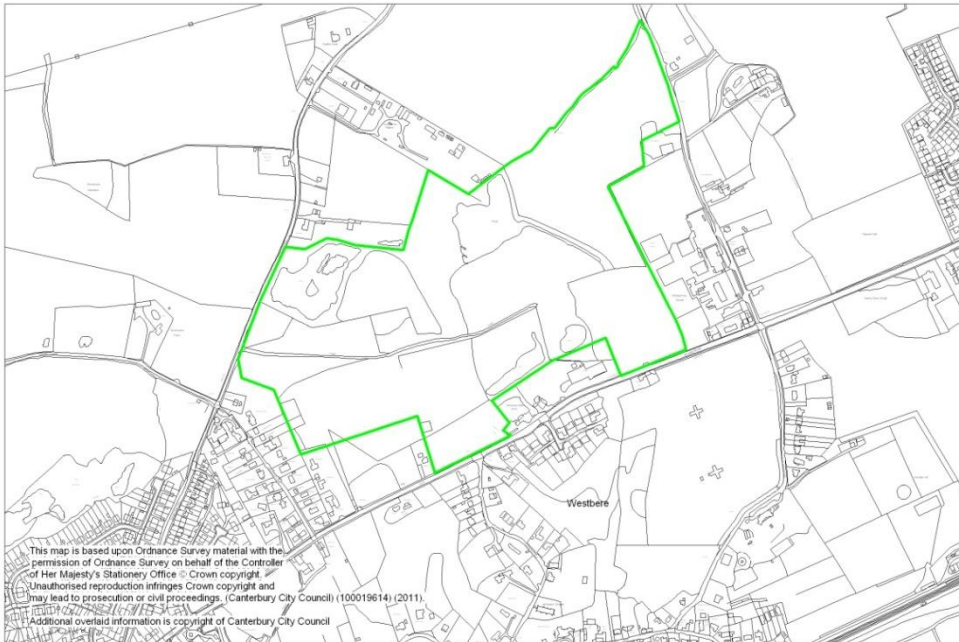
<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape – The proposal will impact on the local area</p> <p>Landscape – A landscaping scheme will be required</p> <p>Trees – Tree survey will be required</p> <p>Conservation area – Adjacent to the Harbledown Conservation Area</p> <p>Historic parks & gardens – No</p> <p>Listed buildings and SAMs – None</p> <p>SCNI – Very sensitive site, protected species highly likely to be present, scoping survey and specific species surveys necessary.</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	

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

Strategic Housing Land Availability Assessment Site Assessment Form

SITE DETAILS	
Site Reference Number	SHLAA/200
Site Name	Westbere Quarry ,Island Rd Westbere
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	Residential
Site Area	26 hct

SHLAA/200



SHLAA/200



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

View from Hoath Road Across the site



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

Description of Site:	<p>Former Minerals quarry. Land has regenerated into a rural landscape with fairly dense woodland in part, lakes currently used for fishing, and some scrub. Bounded to the east by Bredlands Lane and to the west by Hoath Road, to the south is A28 Island Road and wider agricultural landscape to the north.</p> <p>Used for informal recreation and crisscrossed by informal paths linking Sturry with Spires academy.</p>
Current Use:	<p>Some private fishing lakes. Woodland and scrub.</p>
Surrounding Uses:	<p>Some residential use to the south-west. Farmland to the north, a former pub now restaurant and car sales to the south along Island Road, Spires Academy and Lehane coach works/depot to the east. Isolated housing to the north along Hoath Road.</p>
Character of Surrounding Area:	<p>The site is rural in character with hedgerows and trees along the road boundaries. Much of the site is wooded in character with ponds and willows. There are isolated residential properties to the north of the site. The area is part of the wider countryside.</p>
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	<p>Former mineral extraction.</p> <p>Various planning applications in the 1980's for industry and golf course which were refused.</p> <p>CA/83/0691 for a Golf Course and driving range was granted in 1983. Expired without development.</p> <p>Site is part of the green gap policy R8 that separates Sturry from Hersden. There is also a proposal for a cycle/pedestrian path through the site.</p> <p>The inspector to the 1995 Local Plan Inquiry did not consider the land appropriate for development.</p>
Potential site Capacity: as proposed	90
Calculated by CCC at x units / ha	

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

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No Stommarsh SSSI, SPA, SAC, Ramsar to the south/south-east
<u>Category 2: Local</u> Special Landscape Area	A significant part of the site is designated Green Gap. Westbere Conservation Area to the south
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?	Protected by the green gap policy R8. Wider countryside policies apply.
C - Is the site in or adjacent to a settlement?	Site is between existing settlements of Sturry and Hersden.
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	No
CONCLUSION:	Not suitable.
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	

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

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Within 800 m from western edge of site to bus stop.</p> <p>1.5km to railway station</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store, a primary school and a GP surgery. 	<p>More than 800 walking distance from western edge of site</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Within 10 to 20 minutes of a secondary school and employment centre. 20 to 30 minutes to a health centre. Over 30 minutes to K&C hospital, over 30 minutes to town centre</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Although Island Road is on a good bus route, it is too remote from other facilities for an effective travel plan. Access onto the A28 would be possible and would be preferable to access onto Babs Oak Hill or Bredlands Lane, both of which have inadequate junctions with A28.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Although there is capacity on the A28 at this location, a high proportion of traffic generated from this development would be likely to travel westwards increasing congestion at the junction with A291 at Sturry level crossing and in Sturry Road.</p>

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

<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>Infrastructure adjacent to the site</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>Yes – former mineral workings Contaminated land assessment (former refuse tip) and noise assessment</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>Yes – former mineral workings and refuse tip.</p>
<ul style="list-style-type: none"> • Hazardous Risk 	
<ul style="list-style-type: none"> • Topography 	<p>Yes – former mineral workings</p>
<ul style="list-style-type: none"> • Flood Zone 	
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Archaeology field survey assessment evaluation</p> <p>Agricultural Land Classification: Grade 3, but much of the site former quarry and wooded</p>
<p>If yes, how and when can the constraint be overcome?</p>	

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

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

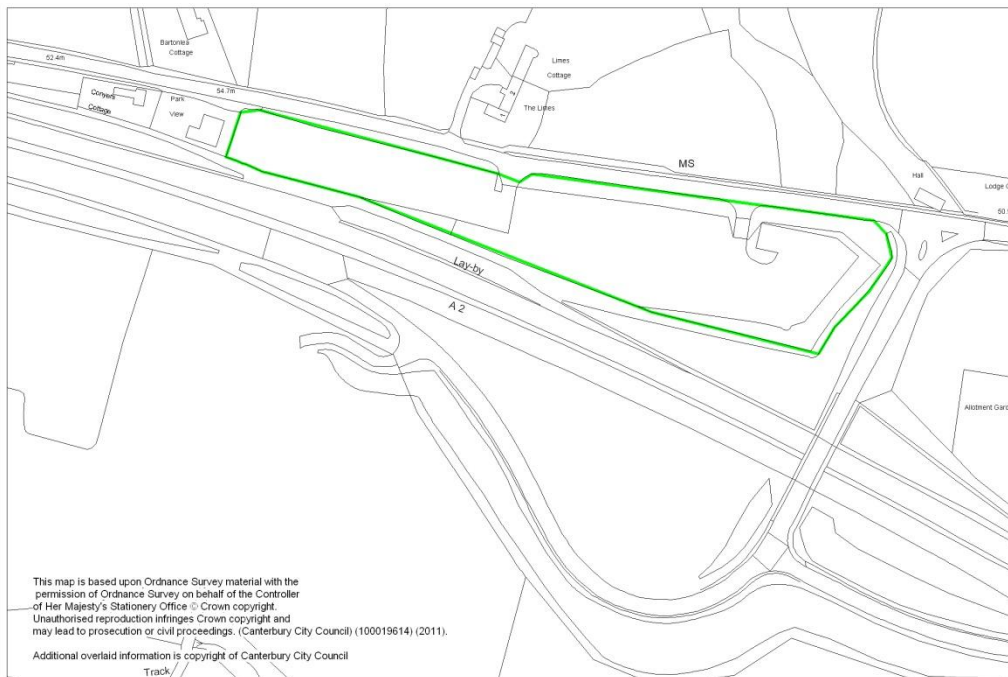
<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Development in this area would be an urban extension to Sturry and would have a detrimental impact on the wider landscape. Trees may be affected depending on the location of dwellings.</p> <p>There are TPOs on the wooded area to the west of the site behind the properties on Redcot Lane. Adjacent to Westbere Conservation Area to the south.</p> <p>The landscape is largely undisturbed and so there is a high chance of protected species being present on the site particularly with the presence of ponds.</p> <p>Very sensitive site, protected species will be present, ecological surveys will be required.</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Yes possibly given former use.</p>

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

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

SITE DETAILS	
Site Reference Number	SHLAA/203
Site Name	Former Wyevale Garden Centre <i>Upper Harbledown</i>
Greenfield/PDL/Mixed	<i>PDL</i>
Proposed Use	Residential
Site Area	1.1 ha

SHLAA/203



Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA/203



Eastern end of the site

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



A2(T) adjacent to the site.

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

Description of Site:	The site was formerly occupied by a garden centre and is now cleared. It occupies an elevated position above the A2 at Upper Harbledown, on the outskirts of Upper Harbledown, at the western edge of the village.
Current Use:	Site was occupied by Wyevale Garden centre and is now vacant. All buildings have been cleared from the site.
Surrounding Uses:	To the south the site is bounded by the A2 and to the East the flyover for the A2. To the north the site is bordered by woodland and isolated residential properties. There is a single property on the western boundary of the site.
Character of Surrounding Area:	The surrounding area is rural in character being on the edge of the small village of Upper Harbledown. The main village is to the east of the site.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	Office development applications CA/09/01251/FUL Demolition of existing buildings and erection of four two-storey office buildings (B1 Use Class) with associated access, parking and landscaping (Amended description) (Revised scheme). Granted 13/11/09
Potential site Capacity: as proposed	35
Calculated by CCC at x units / ha	

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

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

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

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>No</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>No</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Yes to Employment area, health centre, Secondary school, town centre but no to Kent and Canterbury Hospital</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>This site operated successfully as a garden centre with a similar level of traffic movements to that which will be generated by this proposal. However, the site is remote from facilities and amenities and the developer should provide additional bus services to compensate for this.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>This site operated successfully as a garden centre with a similar level of traffic movements to that which will be generated by this proposal. However, the site is remote from facilities and amenities and the developer should provide</p>

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

	additional bus services to compensate for this.
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	All present on site may need upgrading.
<ul style="list-style-type: none"> • Contamination/Pollution 	Contaminated land assessment. Road traffic noise assessment because of the close proximity of the A2
<ul style="list-style-type: none"> • Adverse Ground Conditions 	Not known
<ul style="list-style-type: none"> • Hazardous Risk 	Not known
<ul style="list-style-type: none"> • Topography 	Relatively flat but elevated site
<ul style="list-style-type: none"> • Flood Zone 	No
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	Conservation Area 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>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Local Wildlife site (SNCI) opposite but site not particularly sensitive regarding protected species.</p> <p>Within the Upper Harbledown Conservation Area.</p> <p>Upper Harbledown House and 1-6 New Cottages (Grade 2 listed buildings) within 100m to the east</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Yes traffic noise from A2 Possibly</p>

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

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

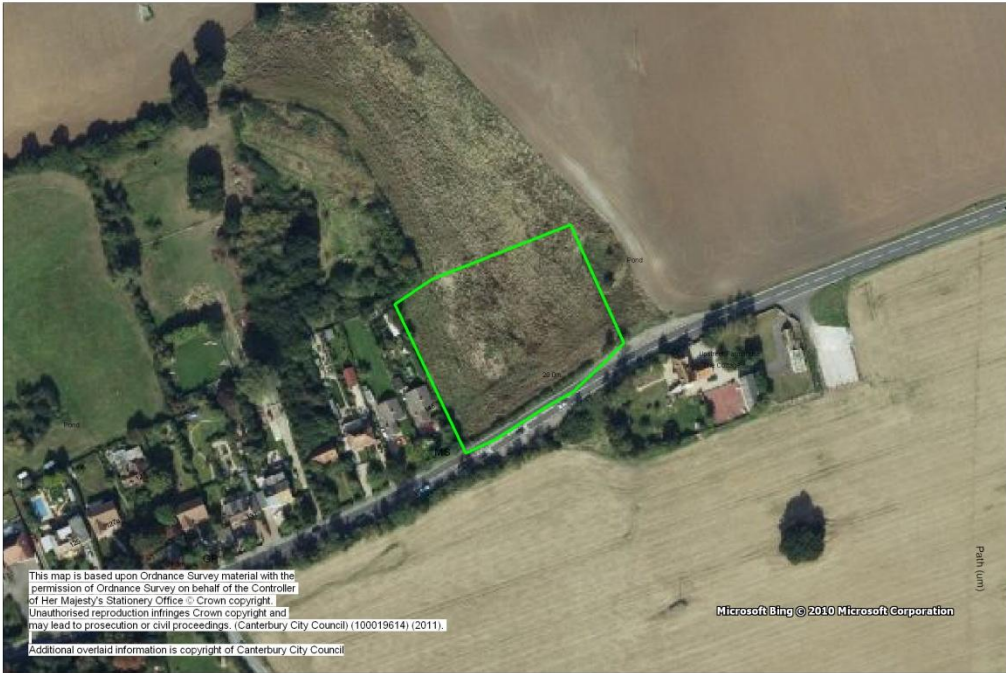
SITE DETAILS	
Site Reference Number	SHLAA/204
Site Name	Land north of A28 at Upstreet
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	Residential
Site Area	0.6 ha

SHLAA/204



Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA/204



View to the north from the northernmost part of the site

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



View of the southern boundary of the site to the A28.

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

<p>Description of Site:</p>	<p>This Greenfield site is located immediately east of the village of Upstreet.</p> <p>Although in agricultural use this site is not currently actively farmed, under rough grass and scrub. The southern boundary follows the A28 with a hedgerow of varying quality. There is no clear boundary to the northeast, other than a change in management, to the wider agricultural landscape stretching to the east. There is a pond just beyond the site to the east, although this is almost completely overgrown.</p>
<p>Current Use:</p>	<p>The site is in agricultural use. It is currently under rough grass and scrub and not actively farmed.</p>
<p>Surrounding Uses:</p>	<p>The agricultural landscape stretching to the north and east and north is of open, intensively farmed land with few hedgerows. The A28 lies on the boundary of the site to the south and to the west the site abuts the last house in a ribbon of residential development.</p> <p>Upstreet is a linear roadside settlement that lies astride the A28.</p> <p>The listed Upstreet Farmhouse is located to the southeast of the site on the opposite side of the A28.</p>
<p>Character of Surrounding Area:</p>	<p>The site lies immediately beyond the 'end' of the ribbon development of Upstreet on the northern side of the A28. The preceding buildings are modern and are set well back from the road behind mainly planted/hedge frontages. This, together with the undeveloped agricultural land on the other side of the A28, gives the impression that the village proper has already been left behind.</p> <p>The landscape to the north and east is largely open, and mainly in intensive agricultural use. To the north the land falls away dramatically at the cliff line to the Wantsum Channel and to the Sarre Penn Inlet.</p>
<p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>Planning Permission CA84/01271 granted permission for COU of agricultural land to the use of testing angling equipment. Associated with this planning application CA/85/01186 granted permission for enlargement of the pond and erection of a fence.</p>

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

Potential site Capacity: as proposed	Up to 10
Calculated by CCC at x units / ha	

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	To the south of the site, beyond the A28 and railway line lies Stodmarsh, designated as SSSI and SAC, SPA and Ramsar.
<u>Category 2: Local</u> Special Landscape Area	The sites lies within the Wantsum Channel AHLV. The Upstreet conservation Area is located some distance to the west and south of the site, beyond Grove Ferry Hill.
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	The site is currently in agricultural use.
C - Is the site in or adjacent to a settlement?	The site lies outside the undefined settlement boundary of Upstreet.
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	Yes - Upstreet has not been identified as a settlement suitable for future housing development.
CONCLUSION:	
Site not suitable for housing at this stage existing policy objections	Not suitable for housing at this stage
Site may be suitable - continue to Stage 2	

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

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Yes – 200 – 400m</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>Convenience store only</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Within 30 minutes public transport time of an employment area, health centre and Secondary school. Not within 30 mins public transport time of a hospital or town centre.</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>It should be possible to provide an access onto A28. The site is just outside the 30mph village limit and therefore development should be designed so that the limit can be extended to include the site.</p> <p>Frequent bus route on A28, and site is reasonably close to village amenities.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>There is sufficient capacity in A28 for this development.</p>

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

<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>Consultation required.</p> <p>Consultation required</p> <p>Yes – adjacent to existing development</p> <p>Yes – adjacent to existing development</p> <p>None</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>Road traffic noise assessment required.</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>None known</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>None known</p>
<ul style="list-style-type: none"> • Topography 	<p>The site is generally flat. Beyond the site to the north the land falls away steeply.</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>The site is not in an area at risk of flooding</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Archaeological evaluation required</p> <p>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>	
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<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>From the A28 the site would be viewed as an intrusion into a predominantly agricultural landscape. The impact of development could not easily be mitigated due to the prominent nature of the site. The last elements of the preceding ribbon development have completed the transition from village to countryside.</p> <p>In longer views, the site would appear as an intrusion into the agricultural landscape. The development may have a detrimental impact on the setting of the Wantsum Channel.</p> <p>Development of this site may have a detrimental impact on the countryside setting of Upstreet farmhouse (Grade 2 listed) to the southeast.</p> <p>Potential for protected species to be present. Ecological surveys will be necessary. The Landscape and Biodiversity Appraisal identifies this site as having acid grassland and heathland potential.</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.

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

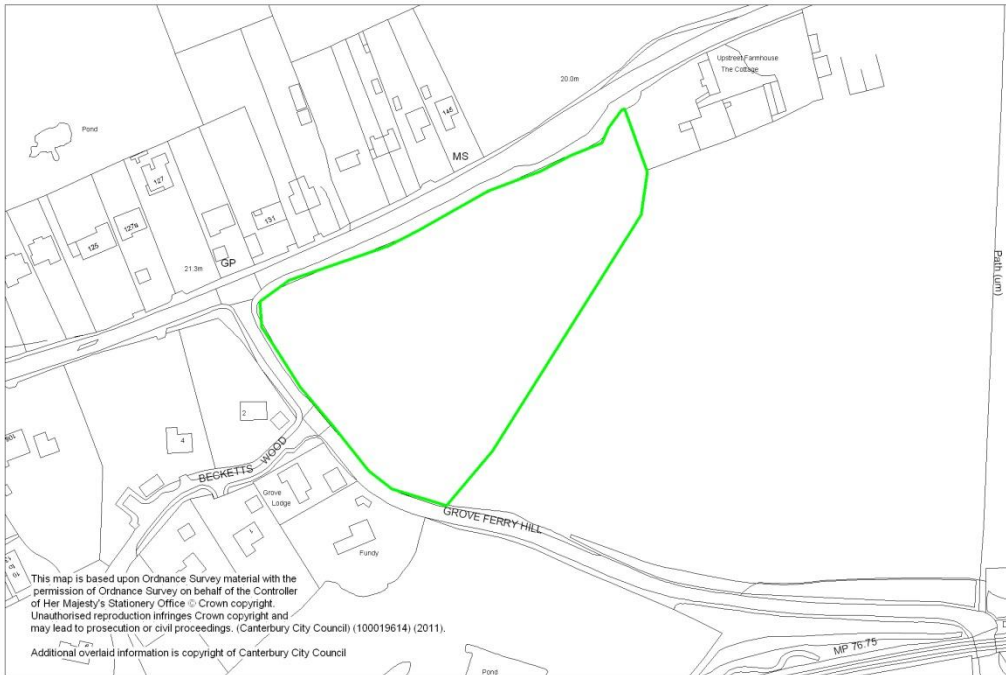
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Proximity of the A28 presents a potential noise issue and an assessments would be required. It is possible that impact may be mitigated by landscaping and tree planting.</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**

SITE DETAILS	
Site Reference Number	SHLAA/205
Site Name	Land at Grove Ferry Hill, Upstreet
Greenfield/PDL/Mixed	
Proposed Use	Residential
Site Area	1.8 hct

SHLAA/205



Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA/205

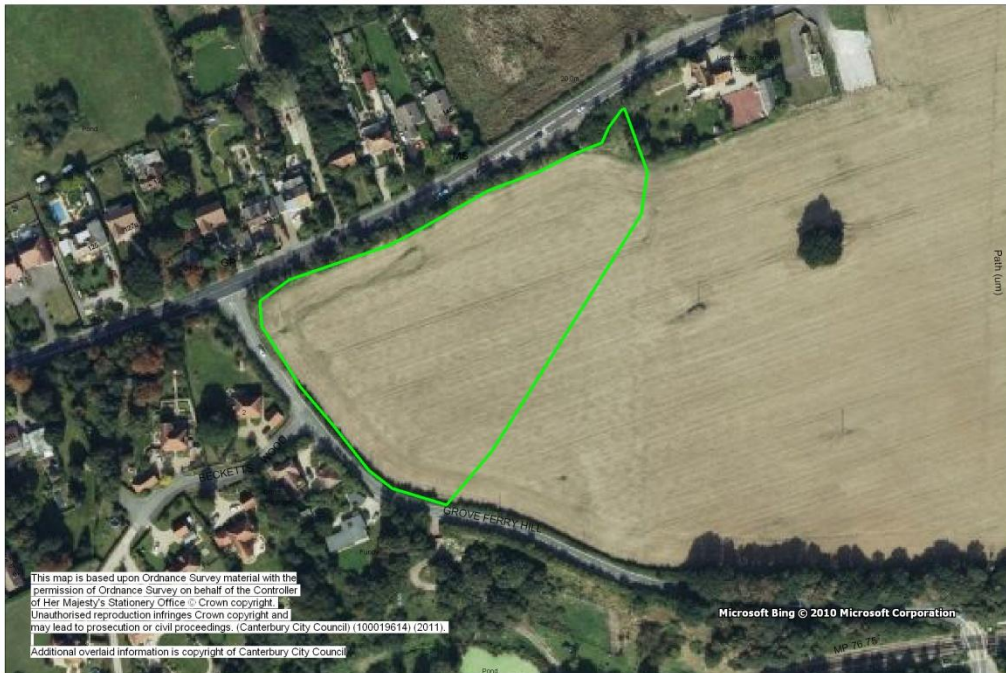


Photo 1 - View from the south east of the site towards the A28 – Grove Ferry Hill Junction

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



Photo 2 - View from Grove Ferry Hill towards the A28

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

<p>Description of Site:</p>	<p>This greenfield site is located immediately to the east of the village of Upstreet.</p> <p>The site is currently in agricultural use, with the northern boundary following the A28 and a hedgerow of varying quality to the south east separating the site from Grove Ferry Hill and the Upstreet Conservation Area. There is no boundary delimitation of the southeast boundary of the site to the agricultural landscape stretching to the east.</p>
<p>Current Use:</p>	<p>The site is in agricultural use (Grade 2 agricultural land), although not currently farmed. The site is outside the development boundary of the village.</p>
<p>Surrounding Uses:</p>	<p>Although the site under consideration has some boundary enclosure to the north and west, the general character of the agricultural landscape stretching to the east is of open, intensively farmed land, with few hedgerows.</p> <p>To the north and west, an incomplete boundary of hedgerow of varying quality separates the site from the village of Upstreet. The A28 lies on the boundary of the site to the North and Grove Ferry Hill lies on the southwestern boundary.</p> <p>Upstreet is a linear roadside settlement that sits astride the A28.</p> <p>The listed Upstreet Farmhouse is located to the northeast of the site.</p>
<p>Character of Surrounding Area:</p>	<p>The Upstreet Conservation Area to the south west of the site is characterised by a sequence of buildings of varying sizes and styles together with areas of mature landscaping. Grove Court contains several mature trees which form part of the historic C18 parkland. This landscape setting is particularly important on the eastern edge of the village formed by Grove Ferry Hill. There is some modern housing development in the Conservation Area, accessed from Grove Ferry Hill, designed at a low density to preserve the parkland environment and associated trees. The character of the Conservation Area is of a transition from the built up area of the village to the agricultural land adjoining the site.</p>

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

	<p>The landscape to the east is largely open, and mainly in intensive agricultural use. Some distance to the south a band of woodland separates this agricultural landscape from the railway line and the river.</p>
<p>Planning History: 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. Planning permission was granted in 1995 (CA/95/0298) for a low density development of 7 dwellings, now known as Becketts Wood on the other side of Grove Ferry Hill.</p>
<p>Potential site Capacity: as proposed</p>	<p>10 -15</p>
<p>Calculated by CCC at x units / ha</p>	<hr style="border-top: 1px dashed black;"/>

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	To the south of the site, beyond the railway line lies Stodmarsh, designated as SSSI and SAC, SPA and Ramsar.
<u>Category 2: Local</u> Special Landscape Area	The sites lies within the Wantsum Channel AHLV. The Upstreet conservation Area is located to the west and south of the site, beyond Grove Ferry Hill.
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	The site is currently in agricultural use.
C - Is the site in or adjacent to a settlement?	The site lies outside the undefined settlement boundary of Upstreet.
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	Yes - Upstreet has not been identified as a settlement suitable for future housing development.
CONCLUSION:	
Site not suitable for housing at this stage existing policy objections	Not suitable for housing at this stage
Site may be suitable - continue to Stage 2	

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

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Yes – 200 – 400 m</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>Convenience store only</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Within 30 minutes public transport time of an employment area, health centre and Secondary school. Not within 30 mins public transport time of a hospital or town centre.</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>It should be possible to provide an access onto A28 or onto Grove Ferry Hill. Depending on the exact location of the access it may be just outside the 30mph and therefore development should be designed so that the limit can be extended to include the site.</p> <p>Frequent bus route on A28, and site is reasonably close to village.</p>

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

<ul style="list-style-type: none"> • Highway capacity 	There is sufficient capacity in A28 for this development .
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>Consultation required.</p> <p>Consultation required</p> <p>Yes – adjacent to existing development</p> <p>Yes – adjacent to existing development</p> <p>Pylons along the western boundary. They also meet the site at the north east corner.</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	Road traffic noise and rail noise assessment required
<ul style="list-style-type: none"> • Adverse Ground Conditions 	
<ul style="list-style-type: none"> • Hazardous Risk 	
<ul style="list-style-type: none"> • Topography 	The site slopes gradually away to the south and east
<ul style="list-style-type: none"> • Flood Zone 	Land adjacent to the site, immediately to the southwest is in an area at risk of flooding.
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Archaeological evaluation required</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>	
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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>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>From the A28 the site would be viewed as an intrusion into a predominantly agricultural landscape. It is unlikely, that the impact of development could be mitigated as development on the other side of Grove Gerry Hill has completed the transition from village to countryside.</p> <p>In longer views, the site would appear as an intrusion into the agricultural landscape. The development may have a detrimental impact on the setting of the Wantsum Channel.</p> <p>The site abuts the Upstreet Conservation Area. Development of this site would have a detrimental impact on the countryside setting of the Conservation Area and Grade 2 listed Upstreet farmhouse to the Northeast.</p> <p>Possibility of protected species around periphery of site. The ability to mitigate would depend on the particular species. Scoping survey necessary.</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?

Proximity of the A28 and railway present a potential noise issue and assessments for these would be required. It is possible that impact may be mitigated by landscaping and tree planting.

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

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

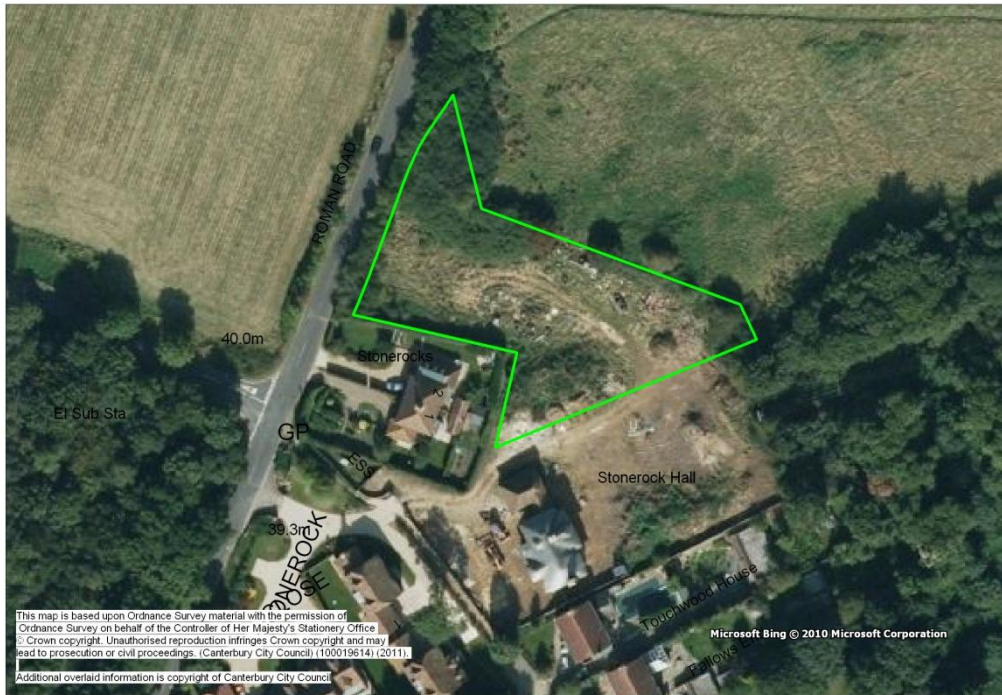
SITE DETAILS	
Site Reference Number	SHLAA/207
Site Name	Land at Hoath Road Sturry
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	Residential
Site Area	0.2 hct

SHLAA/207



Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA/207



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

Description of Site:	Site is a grassland field adjacent to Stonerocks Cottages and Stonerock Hall, fronting Hoath Road. It is bordered by hedgerows and mature trees.
Current Use:	Grassland field. Not apparently used for agricultural purposes.
Surrounding Uses:	The site is on the edge of Sturry with residential property to the south. There is woodland to the east and a former minerals extractions area which has now regenerated into the landscape, and which is the subject of another SHLAA submission (SHLAA 200).
Character of Surrounding Area:	The area is rural in character and is on the edge of Sturry. Opposite the site to the west are fields and woodland.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	CA/01/0079: Planning permission refused for the erection of a dwelling and garage 12/03/01 as it was considered to be outside the built confines of the village and contrary to the Local Plan and Kent Structure Plan policies
Potential site Capacity: as proposed	5 Site is only just above the threshold of 0.15ha
Calculated by CCC at x units / ha	

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

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

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

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Within 800m of bus stop but over 1km to railway station.</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>No</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Over 30 minutes public transport time to K&C hospital. Within 30 minutes of health centre, employment centre and secondary schools.</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>No capacity or access problems with such a small site, although it is in a national speed limit (60mph). Hoath Road is on a bus route, but site is a little remote from village amenities</p>
<ul style="list-style-type: none"> • Highway capacity 	
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply 	<p>Adjacent to the site but may need upgrading.</p>

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

Electricity Pylons	
<ul style="list-style-type: none"> • Contamination/Pollution 	Contaminated Land (past refuse site)
<ul style="list-style-type: none"> • Adverse Ground Conditions 	None known
<ul style="list-style-type: none"> • Hazardous Risk 	None known
<ul style="list-style-type: none"> • Topography 	Relatively level site
<ul style="list-style-type: none"> • Flood Zone 	No
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	Archaeology – evaluation required.
If yes, how and when can the constraint be overcome?	

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

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

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