

Canterbury City Council

Strategic Housing Land Availability Assessment (SHLAA)

Rural (south) Worksheets

Adisham, Barham, Bramling, Bekesbourne, Bossingham, Bridge, Chartham, Chartham Hatch, Ickham, Kingston, Littlebourne, Petham.

SHLAA	Reference	Company_Agent	Site Address	Street	Town
SHLAA	5		No.4 Duckpitts Bungalow		Bramling
SHLAA	14	N/A	Little Swarling	Watery Lane	Petham
SHLAA	22		14b	The Street	Kingston
SHLAA	26	N/A	1 Nicklegate Cottages	Ashford Rd	Chartham
SHLAA	33	N/A	Land at The Piggery	Valley Road	Barham
SHLAA	34	George Webb Finn	Land & Buildings Chartham View	Cockering Road	Chartham
SHLAA	35	George Webb Finn	Land west of	Rentain Rd	Chartham
SHLAA	36	George Webb Finn	Land Adjoining	Bakers Lane	Chartham
SHLAA	44		84	Bekesbourne Lane	Littlebourne
SHLAA	47	N/A	Matunda	Howfield Lane	Chartham
SHLAA	48	N/A	Rose Garden	Ashford Road	Chartham
SHLAA	52	George Webb Finn	Burnt House Farm		Chartham
SHLAA	67	Lee Evans Planning	Former Salvation Army Hall	Shalmsford Street	Chartham
SHLAA	84	Simon Beck Architects	Land east of Milton Manor & so	Ashford rd	Chartham

SHLAA	Reference	Company_Agent	Site Address	Street	Town
SHLAA	90	Rydon Homes	Land rear of 32	Jubilee Rd	Littlebourne
SHLAA	91	Rydon Homes	Land rear of	The Hill	Littlebourne
SHLAA	93	Cardy Constructions Ltd	Court Hill	Court Hill	Littlebourne
SHLAA	102	Strutt & Parker	Land at	Drill Lane	Ickham
SHLAA	103	Strutt & Parker	Land at	Bossington Rd	Adisham
SHLAA	104	Strutt & Parker	Land at paddocks	School Lane	Bekesbourne
SHLAA	122	KCC	Littlebourne Primary School	Church Road	Littlebourne
SHLAA	126	Angela Hirst Surveyors&Valuers	Land Adj to Sunnydene	The Street	Petham
SHLAA	139	Hobbs Parker Property Consultanta LLP	Land at	Bourne Park Rd Brewery Lane	Bridge
SHLAA	140	Hobbs Parker Property Consultanta LLP	Land East of	Rattington Street	Chartham
SHLAA	144	Hobbs Parker Property Consultants LLP	Land at	Bossingham Rd	Bossingham
SHLAA	164	CCC	land at	The Elders	Littlebourne
SHLAA	168		Bigberry Farm	Bigberry Road	Chartham Hatch
SHLAA	169	Littlebourne Parish Council	List footpath and Court Hill		Littlebourne
SHLAA	170	Woodstock Associates	Land at	Lawson Close/Bakers Lane	Chartham
SHLAA	171		Land adj Cranmer & Aspinall		Bekesbourne
SHLAA	185	Paul Roberts and Associates	Land at Bakers Lane	Bakers Lane	Chartham
SHLAA	186	n/a	Land at Brickfield Farm	Mill lane	Bridge
SHLAA	201	Savills	Land west of A2 at Bridge		Bridge
SHLAA	211	Goddard Planning Consultancy	Barham Court Farm	Church Lane	Barham

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

SITE DETAILS	
Site Reference Number	SHLAA/005
Site Name	Land at 4 Duckpitts Bungalow, Wingham Road, Bramling
Location/Address	4 Duckpitts Bungalow Wingham CT3 1LY
Greenfield/PDL/Mixed	Mixed – Greenfield/previously developed land
Proposed Use	Affordable Housing only
Site Area	0.5 ha

Site Plan



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

Aerial Photograph



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Photograph 1: Garage adjacent to 4 Duckpitts Bungalow, to east of dwelling.



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

Photograph 2: View across the site to the east



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Description of Site:	A small, detached bungalow with a rendered exterior that is set slightly back from Bramling Road occupies the site. The bungalow has a conservatory to the rear and a number of outbuildings to its east. The land to the south and east of the bungalow is undeveloped land currently grassed and set at a lower level than Bramling Road. A hedge marks the front boundary and the remaining boundaries have trees running along them.
Current Use:	The site is in mixed use with the bungalow representing residential use but the large area of undeveloped land to the side and rear of the property is garden/paddock. It is not identified as being used at present.
Surrounding Uses:	There are a number of cottages immediately to the west of the site but residential development is sporadic and historic in nature. There are orchards and other agricultural land surrounding the site.
Character of Surrounding Area:	The character of the area is rural in nature with much undeveloped land around the site and with land in use for agricultural purposes.
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 granted in 1987 (CA/87/1465) for the widening of the vehicular access at 4 Duckpitts Bungalow
Potential site Capacity: as proposed	20 per acre
Calculated by CCC at x units / ha	15 dwellings / 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	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?	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. 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	

**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. 	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. 	The site is not within 30 minutes of Kent Canterbury hospital Within 30 minutes of health centre, secondary school, employment area and town 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 	Low sustainability. Not close to facilities. Low accessibility. Issues regarding new access onto A257.
<ul style="list-style-type: none"> • Highway capacity 	A257 experiences congestion closer to the city.

**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 at this stage – but services will be available in the adjacent residential area.</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 level site. Is identified as requiring regrading</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. Scoping surveys would be necessary.</p> <p>Site lies within the Bramling (Ickham and Well) Conservation Area</p> <p>An archaeological evaluation will be necessary.</p> <p>Agricultural Land Classification: Grade 1</p>
<p>If yes, how and when can the constraint be overcome?</p>	<p>Scoping surveys would be necessary</p> <p>Careful consideration given to the design of the scheme to ensure that the character and appearance of the conservation area is preserved.</p> <p>An archaeological evaluation is necessary.</p>

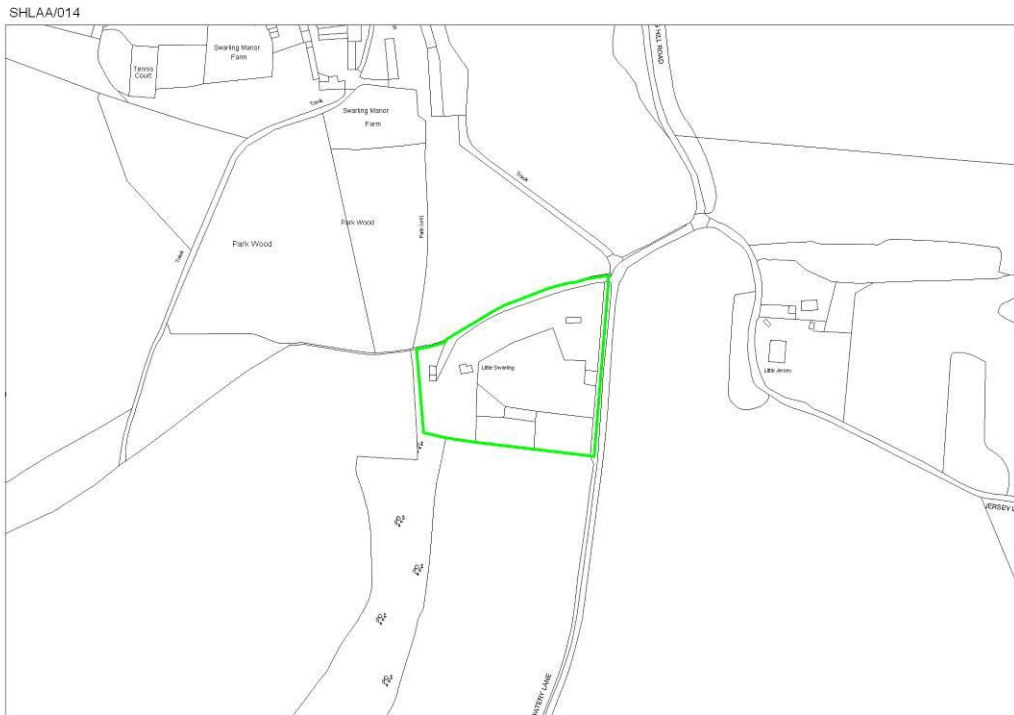
**Strategic Housing Land Availability Assessment
Site Assessment Form**

<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 as the site is not located within or adjacent to a settlement.</p> <p>Landscape – Yes. The loss of the undeveloped land would impact on the landscape.</p> <p>Trees – Yes</p> <p>Conservation Area – The site is located in the Bramling (Ickham and Well) Conservation Area Historic Parks and Gardens – No Listed Buildings – No SAM’s – No</p> <p>SNCI’s/Protected Species – Potential for protected species.</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 – noise and disturbance from A257. Can be addressed through design of development.</p>

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

SITE DETAILS	
Site Reference Number	<i>SHLAA014</i>
Site Name	<i>Land at Little Swarling, Watery Lane, Petham</i>
Location/Address	<i>Little Swarling Watery Lane CT4 5QR</i>
Greenfield/PDL/Mixed	<i>Mixed – Greenfield</i>
Proposed Use	Housing
Site Area	<i>1.1 hct</i>

Plan



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

Aerial Photograph



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The Studio, Little Swarling – viewed from access driveway

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



Site, looking south from access driveway

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Site Assessment Form**

Description of Site:	<p>The site currently has a mix of uses with Little Swarling located towards the western boundary of the site and the Studio located adjacent to the eastern boundary, adjacent to Watery Lane. The site has been subdivided by means of fences and railings but appears to be used as garden land associated with Little Swarling. There are a number of trees along the boundaries of the site and also situated within the site. Access is provided by means of a track along the northern most boundary of the site.</p>
Current Use:	<p>Residential use and residential garden</p>
Surrounding Uses:	<p>There are no residential properties immediately adjoining the site. There are a limited number of residential properties along Watery Lane that are sporadic and historic in nature. Open countryside and agricultural land surround the site.</p>
Character of Surrounding Area:	<p>Rural character due to the undeveloped surroundings.</p>
<p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>The site is not allocated for housing and did not form part of the LPI.</p> <p>The site has a limited planning history with permission granted in 1975 for a two-storey extension to Little Swarling (CA/75/946). In 1993 planning permission and listed building consent were given for the extension and conversion of an outbuilding to provide ancillary living accommodation to Little Swarling (CA/93/152 and CAL/93/026)</p> <p>In 2004 permission was granted for a replacement outbuilding for use as a barn an ancillary accommodation to Little Swarling (CA/04/1891).</p> <p>Most recently, a certificate of lawful existing development was approved for the Studio - reference CAE/08/014.</p>
<p>Potential site Capacity: as proposed</p>	<p>5 to 15 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.	Yes. Area of Outstanding Natural Beauty.
<u>Category 2: Local</u> Special Landscape Area	Yes. 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
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 is in the wider countryside and would therefore be contrary to national policy and would be unsustainable
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	

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

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	No
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	No
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	No
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	Not within 30 minutes of Kent Canterbury hospital, health centre, secondary school, employment area or town 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 	<p>Access is onto a narrow country lane.</p> <p>Not a sustainable location - No access to facilities or public transport.</p>
<ul style="list-style-type: none"> • Highway capacity 	No comments received
<ul style="list-style-type: none"> • Infrastructure – Water Supply 	Yes – adjacent to existing development
<ul style="list-style-type: none"> Sewerage/Drainage 	Yes – adjacent to existing development.

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Site Assessment Form**

<p>Electricity supply Gas Supply</p> <p>Electricity Pylons</p>	<p>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>Sloping land, up to the west</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>The eastern part 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>Potential for protected species to be present.</p> <p>Tree Preservation Order covers part of the site.</p> <p>Agricultural Land Classification: Grade 3</p>
<p>If yes, how and when can the constraint be overcome?</p>	<p>Scoping surveys would be necessary.</p> <p>Assessment of protected trees and how they can be protected during development and whether development can be located to fit around the trees.</p> <p>An archaeological evaluation is required - medieval settlement of local/regional importance.</p> <p>Any development in the part of the site affected by flooding would need to be appropriately designed to protect occupiers.</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. The loss of the undeveloped garden 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 Little Swarling</p> <p>SAM's – No</p> <p>SNCI's/Protected Species – 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

SHLAA/22



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

<p>Description of Site:</p>	<p>End of previous extension to hamlet</p> <p>Garden surrounded by trees with rural views to the north and south</p>
<p>Current Use:</p>	<p>Domestic Garden with a significant copse of woodland and hedgerows</p>
<p>Surrounding Uses:</p>	<p>Rural/agriculture on 3 sides with 1 dwelling to the northeast which is the end of a row of houses that run up the ridge</p>
<p>Character of Surrounding Area:</p>	<p>Predominately rural a few houses to northeast</p> <p>Houses are a single row up ridge with front gardens and long back gardens.</p>
<p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>None</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.	ANOB – Kent Downs
<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?	Adjacent to a row of houses
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, 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. 	30 minutes to secondary school More than 30 minutes to employment, health centre, town centre & Kent & Canterbury 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 	On to narrow country road
<ul style="list-style-type: none"> • Highway capacity 	Will need an assessment – very narrow steep road
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage 	Finish at last property would need to be extended up hill

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Site Assessment Form**

Electricity supply Gas Supply	Within existing adjacent properties
Electricity Pylons	
• Contamination/Pollution	Unknown
• Adverse Ground Conditions	unknown
• Hazardous Risk	unknown
• Topography	Ridge top - slope
• Flood Zone	no
• Other e.g. Archaeology, Conservation area, AHLV	no no archaeological impact Agricultural Land Classification: Grade 3
If yes, how and when can the constraint be overcome?	surveys

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.

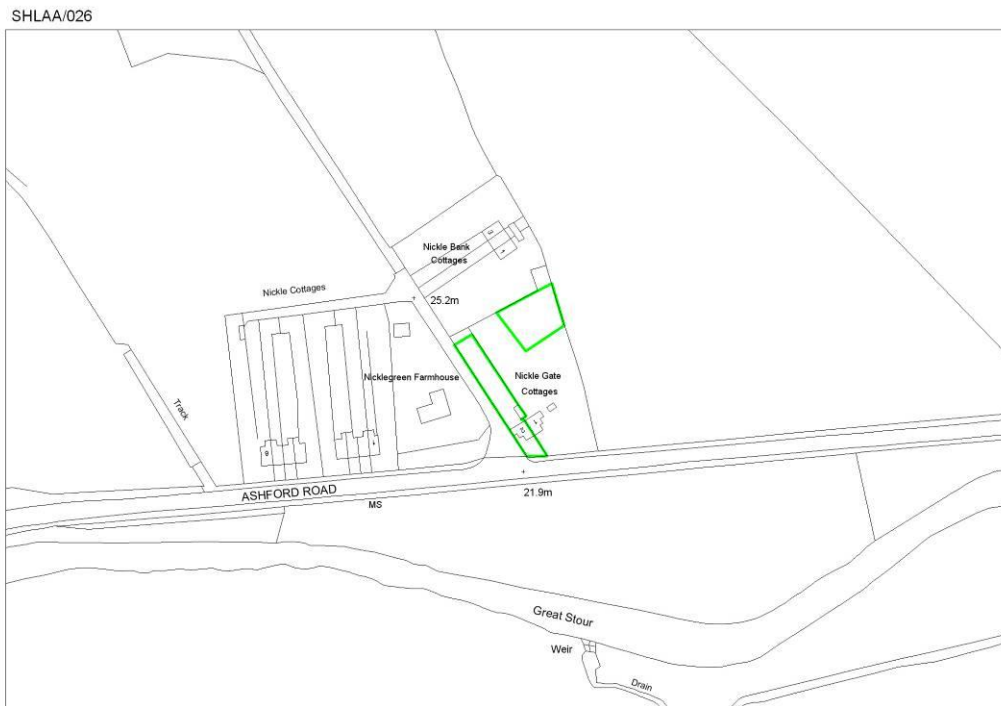
**Strategic Housing Land Availability Assessment
Site Assessment Form**

<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 extend hamlet yes due to prominence on ridge will be seen from a distance yes no no no no Potential for protected species to be present. Scoping surveys would be necessary. unlikely</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</p> <p>The properties would have very little back garden if the area proposed is developed, this would be out of keeping with area. Also at present this is a distinct village end, if houses are really required on this unsustainable site, the site could maybe fit 2.</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.

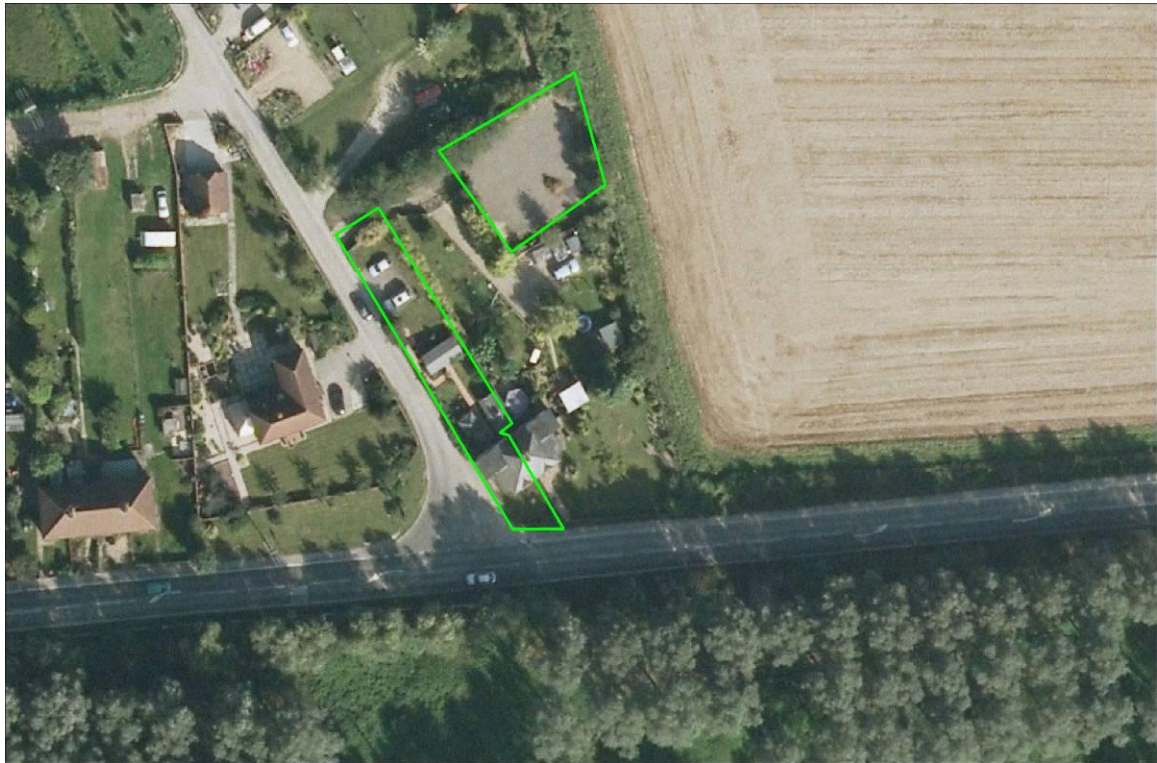
**Strategic Housing Land Availability Assessment
Site Assessment Form**

SITE DETAILS	
Site Reference Number	<i>SHLAA/026</i>
Site Name	
Location/Address	<i>1 Nicklegate Cottages, Ashford Road, Chartham</i>
Greenfield/PDL/Mixed	<i>Mixed</i>
Proposed Use	Housing
Site Area	<i>0.1 ha</i>



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

Aerial view of the site



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View of part of the site showing the semi – detached dwelling to the left



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

Description of Site:	Semi – detached dwelling with plot and land to the rear.
Current Use:	Residential and open space for amenity use
Surrounding Uses:	Semi – detached dwellings along the road side. Orchards and a large farm complex and associated dwellings with commercial buildings to the rear of the site
Character of Surrounding Area:	Rural area with small rows of semi- detached dwellings. Orchards adjacent to a large farm complex with commercial buildings
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	CA/03/0099 – 2 storey extn to dwelling & detached garage – 2 Nicklegate Cottages, Refused 18.3.03. Reasons for refusal – positioning, design and bulk of extension. CA/03/0556 – as above – Granted 9.6.03
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.	No
<u>Category 2: Local</u> Special Landscape Area	The Blean SLA is located some distance to the north. LWS associated with the Great Stour 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?	No
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	No
CONCLUSION: Site not suitable for housing at this stage existing policy objections	No, too remote Site is in the wider countryside and would therefore be contrary to national policy and would be unsustainable
Site may be suitable - continue to Stage 2	

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

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>No</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>No</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>30 minutes to health facilities, more to KCH 30 minutes to secondary school 20 minutes to employment 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>Existing access provided through to Nickle Bank Farm, however part of access for pedestrians and farm vehicles only</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>A28 ok</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 area</p> <p>No, however adjacent to the left hand side of the site</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>Part of site in a radon affected areas. Site in a landfill buffer zone. Traffic noise assessment would be required.</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>Site in a landfill buffer zone.</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>Site in a landfill buffer zone.</p>
<ul style="list-style-type: none"> • Topography 	<p>Slightly sloping</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>No</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Chartham Conservation Area No Archaeological impact</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>No Yes, site is on the edge of the wider countryside</p> <p>Yes, several trees on site, tree survey would be required Yes, site within Chartham conservation area</p> <p>No No No</p> <p>Site not particularly sensitive regarding biodiversity. South of the site is a LWS associated with the Great Stour.</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 a small access road. Loss of visual amenity to nearby neighbours.</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**

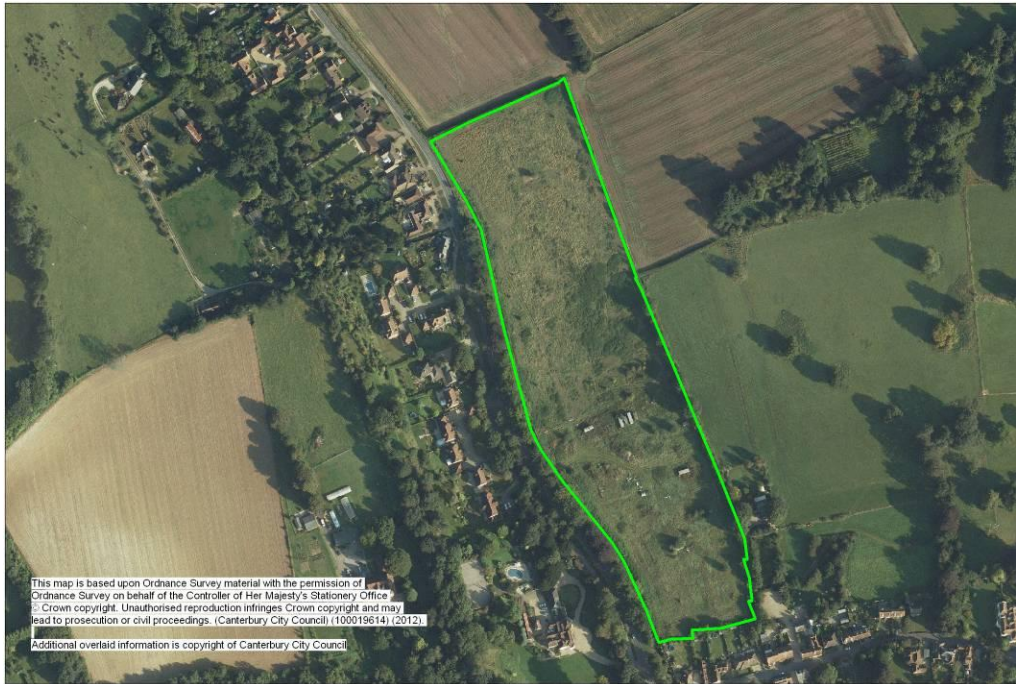
SITE DETAILS	
Site Reference Number	<i>SHLAA/033</i>
Site Name	<i>The Piggery</i>
Location/Address	<i>Land at Valley Road, The Piggery, Barham</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	<i>Affordable Housing</i>
Site Area	<i>4.3 ha</i>

Plan



Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA 033



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



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

<p>Description of Site:</p>	<p>Located beyond the edge of Barham village behind an avenue of very significant TPO trees and a large deep ditch. The site is surrounded by trees and is currently rough grazed pasture with some mounds of spoil and a few sheds. The Nail Bourne runs adjacent and sometimes through the site.</p>
<p>Current Use:</p>	<p>Grazing mainly for pigs and wildlife, public footpath</p>
<p>Surrounding Uses:</p>	<p>Predominately agricultural to northeast and south east with a single row of dwellings to south and a single row of dwellings beyond the trees and ditch across the road to the west.</p>
<p>Character of Surrounding Area:</p>	<p>Predominately rural with some views back into Barham village proper. Is a significant green edge to the village.</p>
<p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>Controversial appeal site in 1994. Following refusal of permission and appeal there was a judicial review. Subsequently the land was deliberately despoiled with pig farm structures.</p> <p>CA//91/00295 - Replacement primary school with playing fields, erection of 30 low cost homes and 25 houses and bungalows - Refused</p> <ol style="list-style-type: none"> 1) 01The proposed development is contrary to Policies SC3(d) and HD1 of the 1990 Kent Structure Plan in that adequate provision is made elsewhere in suitable locations for the number of new dwellings provided for in Policy HD1 and there is a general presumption against the development fresh land. 2) 02The proposed development is contrary to policy RS2 of the 1990 Kent Structure Plan which provides that, unless there is special local justification, residential development will not be permitted outside the built confines of villages. In the opinion of the local planning authority, the proposed development is outside the built confines of the village and is not justified on the basis of local need having regard to the excessive number of such units proposed and their development in connection with private market housing and replacement school facilities.

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

	<p>3) 03The proposed development is contrary to policy RS1 of the 1990 Kent Structure Plan which provides that all development permitted at villages and small rural towns and in the open countryside should, inter alia, be appropriate in location and appearance to its surroundings; have particular regard to countryside conservation policies, and preserve and where possible enhance the character of the countryside. In the opinion of the local planning authority the proposed development would not satisfy these criteria.</p> <p>4) 04The proposed development is contrary to Policy CC7 of the 1990 Kent Structure Plan in that it would detract from the visual quality of the North Downs which is identified in the Structure Plan and defined in the Kent Countryside Plan as a Special Landscape Area.</p> <p>5) 05The proposed development, by reason of its scale and prominent siting in an open landscape in the foreground of the village when approaching from the north, would have a seriously detrimental landscape impact on the setting and character of the village and, as such, would be inconsistent with the designation of the area as being part of an Area of Outstanding Natural Beauty.</p> <p>6) 06In order to provide satisfactory visibility splays, the proposed development would necessitate the removal of a number of mature Beech trees on the eastern side of Valley Road, the loss of which would be seriously detrimental to an important local landscape feature.</p> <p>7) 07By reason of its proximity to the historic core of the village and having regard to the proposed scale and type of buildings, the proposed development would, in the opinion of the local planning authority, fail to preserve or enhance the character or appearance of the Conservation Area.</p> <p>CA//98/01116, CA//98/01117 and CA//98/01118 Erection of pig shelter (Nos.1, 2 and 3). (Re-submission). Refused APP/J2210/99/1018282</p> <p>1) 01 The proposed development is contrary to Policy RS5 of the 1996 Kent Structure Plan which provides that development will not be permitted in rural Kent other than at the small rural towns and villages except in certain specified circumstances. In the opinion of the Local Planning Authority, there are no such circumstances which justify the granting of permission in this case and, in particular, it has not been demonstrated to be necessary for agriculture.</p> <p>2) 02 The proposed development is contrary to Policy RS1 of the 1996 Kent Structure Plan in that it would not be well designed; would not be appropriate in location, scale and appearance to its surroundings and would not preserve or enhance the character and amenity of the locality. It is also contrary to Policies D1 and R2 of the adopted Canterbury District Local Plan in that it would have an adverse affect on the character and appearance of the countryside and the village.</p>
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**Strategic Housing Land Availability Assessment
Site Assessment Form**

	<p>3) 03 The proposed development is contrary to Policies ENV3 and ENV4 of the 1996 Kent Structure Plan and Policies R3 and R4 of the adopted Canterbury District Local Plan in that it would detract from the visual quality of the Kent Downs Area of Outstanding Natural Beauty and the North Downs Special Landscape Area.</p> <p>4) 04 The proposed development fails to preserve or enhance the character or appearance of Barham North Conservation Area and is therefore contrary to Policy ENV17 of the 1996 Kent Structure Plan and Policy D16 of the adopted Canterbury District Local Plan</p> <p>Adjacent land to east also refused planning for a house 02/0406</p>
<p>Potential site Capacity: as proposed</p>	<p>None proposed</p>
<p>Calculated by CCC at 30 units / ha</p>	<p>129 (for whole site only a small portion developable)</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.	AONB
<u>Category 2: Local</u> Special Landscape Area	Special Landscape Area Site located in Cons Area DCA2372.
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 Braham
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: Site not suitable for housing at this stage existing policy objections	Unsuitable due to topography, flood risk (majority of site within flood zone 3), TPO's and access would also change character of township and setting of listed buildings and conservation area.
Site may be suitable - continue to Stage 2	no

**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 – refused permission</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 Only once an hour through village if walk to A2 more than 800m then there are several 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>School, store, no GP</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>yes - all</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>Yes – large ditch and flood zone Access would have to cross nail Bourne and pass through TPO trees</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Would need assessment but appears sufficient capacity</p>
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage 	<p>Available across road</p>

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

Electricity supply Gas Supply	Available across road
Electricity Pylons	None
<ul style="list-style-type: none"> • Contamination/Pollution 	Part of the land is in a radon affected area Used for dumping building materials etc
<ul style="list-style-type: none"> • Adverse Ground Conditions 	Part of the land is in a radon affected area
<ul style="list-style-type: none"> • Hazardous Risk 	Unknown
<ul style="list-style-type: none"> • Topography 	Low lying
<ul style="list-style-type: none"> • Flood Zone 	Yes – Nail Bourne
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	Barham Conservation Area - Site is an important element in the setting of the village Archaeological Evaluation required Grade 3 agricultural land
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.

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

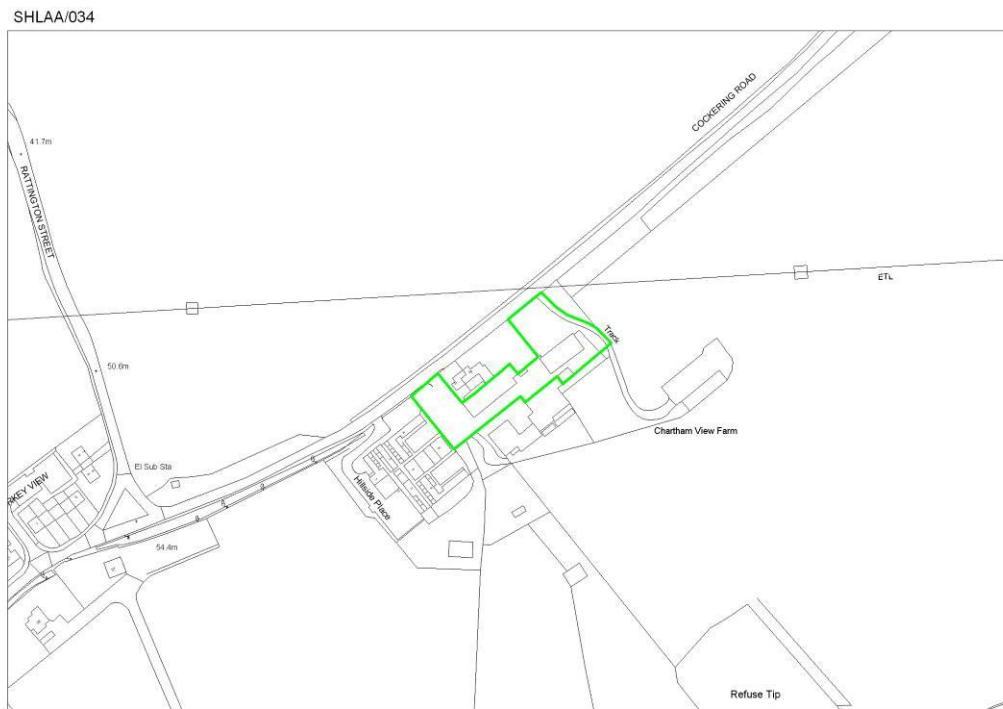
<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites 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 would change the urban boundary Yes from open farmland and rural views to a built environment Trees along western boundary are covered by a TPO. Some would have to be removed. Yes – Barham Conservation Area No No Yes adjacent to and providing setting for 3 listed buildings. No Potential for protected species to be present. Scoping surveys would be necessary.</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Current residents – traffic and loss of amenity ie rural out look and openness of area. Loss of flood capacity Potential residents – flooding, traffic safety issues</p>

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

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

SITE DETAILS	
Site Reference Number	SHLAA/034
Site Name	
Location/Address	<i>Land & Buildings, Chartham View Farm, Chartham CT4 7LH</i>
Greenfield/PDL/Mixed	PDL
Proposed Use	Housing
Site Area	0.3 hct

Plan



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

Aerial view of site



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View of site from the Northern side

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Site Assessment Form**

Description of Site:	Part of farm site with buildings for storage and distribution
Current Use:	Storage/ distribution and farm buildings
Surrounding Uses:	Small residential development adjacent to site, remaining uses open fields and countryside
Character of Surrounding Area:	Rural, open fields with far reaching views
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	10-15
Calculated by CCC at x units / ha	

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No
<u>Category 2: Local</u> Special Landscape Area	Yes, SLA
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	Part of site used for employment
C - Is the site in or adjacent to a settlement?	No
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	No
CONCLUSION: Site not suitable for housing at this stage existing policy objections	No, too remote. Contrary to countryside policies 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</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store, a primary school and a GP surgery. 	<p>No</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>30 minutes to employment, all other services/facilities further</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Access onto A28 or Cockerling Road ok, but A28 contrary to TP12. Bus route on A28 but site remote from other services.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Although capacity of A28 and Cockerling Road ok there are 4 sets of traffic signals at A2 interchange congested. Problems if new roundabout provided at Cockerling Road on new slip will create A28 bypass.</p>

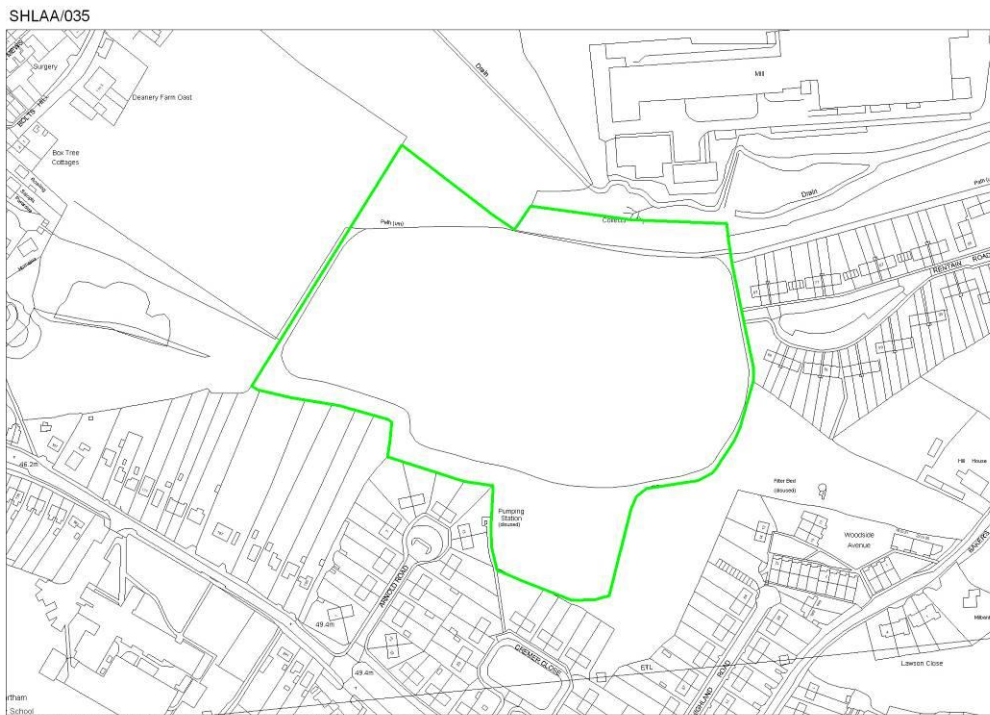
**Strategic Housing Land Availability Assessment
Site Assessment Form**

<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>No Yes - The loss of the undeveloped land would impact on the landscape. Yes – a tree survey would be required</p> <p>No No No No</p> <p>Site not particularly sensitive regarding biodiversity</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	

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/035
Site Name	
Location/Address	<i>Land west of Rentain Road, Chartham</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	Housing
Site Area	<i>5.7 hct</i>



Strategic Housing Land Availability Assessment Site Assessment Form

Aerial view of site



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View looking across from the Eastern side of the site

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

Description of Site:	Large open field surrounded by trees
Current Use:	Amenity open space Agricultural
Surrounding Uses:	Residential development adjacent to site. Farm buildings to the Northern part of the site.
Character of Surrounding Area:	Rural area with far reaching views of the landscape with farm buildings in the distance. Residential development to the east and south of the site.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	Inspectors report – RN187 – Land at Retain court Farm – The proposed Shlaa site The first observation that comes to mind is the very major nature of expansion and physical consolidation that would occur in this scattered village from developing these two sites. Chartham has already been receiving major residential growth from the redevelopment of the St Augustine’s Hospital site. The result here would be a significant urbanisation of what is still a large disaggregated village well beyond the boundaries of Canterbury City. National and Structure Plan policies do not favour this kind of location, preferring urban development and urban extensions. Though Chartham could be described as a node in a good public transport corridor, the St Augustine’s development is still under way, needs time to be assimilated, and has yet to have its eastern part developed for some form of desirable employment/leisure facilities to benefit Chartham. The development sought on these two agricultural sites is therefore inappropriate in this Plan period.
Potential site Capacity: as proposed	200- 250 dwellings
Calculated by CCC at x units / ha	

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No
<u>Category 2: Local</u> Special Landscape Area	No
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	No
C - Is the site in or adjacent to a settlement?	Yes
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	No
CONCLUSION:	
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	Initial Assessment conclusion: Carry forward for further assessment as Chartham 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>	No
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	Yes
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store, a primary school and a GP surgery. 	Yes, all within 800 metres
<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. 	30 minutes to a secondary school, town centre and health facilities, however KCH further. 20 minutes to employment
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	No direct access except via an existing road. Retain road unsuitable access point for large volume.
<ul style="list-style-type: none"> • Highway capacity 	Retain road unsuitable for large volume at Shalmsford Street & Rattington Street
<ul style="list-style-type: none"> • Infrastructure – Water Supply Electricity supply Gas Supply Sewerage/Drainage 	Existing adjacent to the site No existing sewage capacity available and an infrastructure crossing

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

Electricity Pylons	No
<ul style="list-style-type: none"> Contamination/Pollution 	Effects on Wincheap traffic and air quality would need assessing. Possible noise problems from paper mill
<ul style="list-style-type: none"> Adverse Ground Conditions 	No
<ul style="list-style-type: none"> Hazardous Risk 	No
<ul style="list-style-type: none"> Topography 	Site sloping in all directions
<ul style="list-style-type: none"> Flood Zone 	Edge of flood zones 2 & 3 on Northern side of site
<ul style="list-style-type: none"> Other e.g. Archaeology, Conservation area, AHLV 	Chartham conservation area. Archaeological evaluation will be required. Grade 3 agricultural land
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**

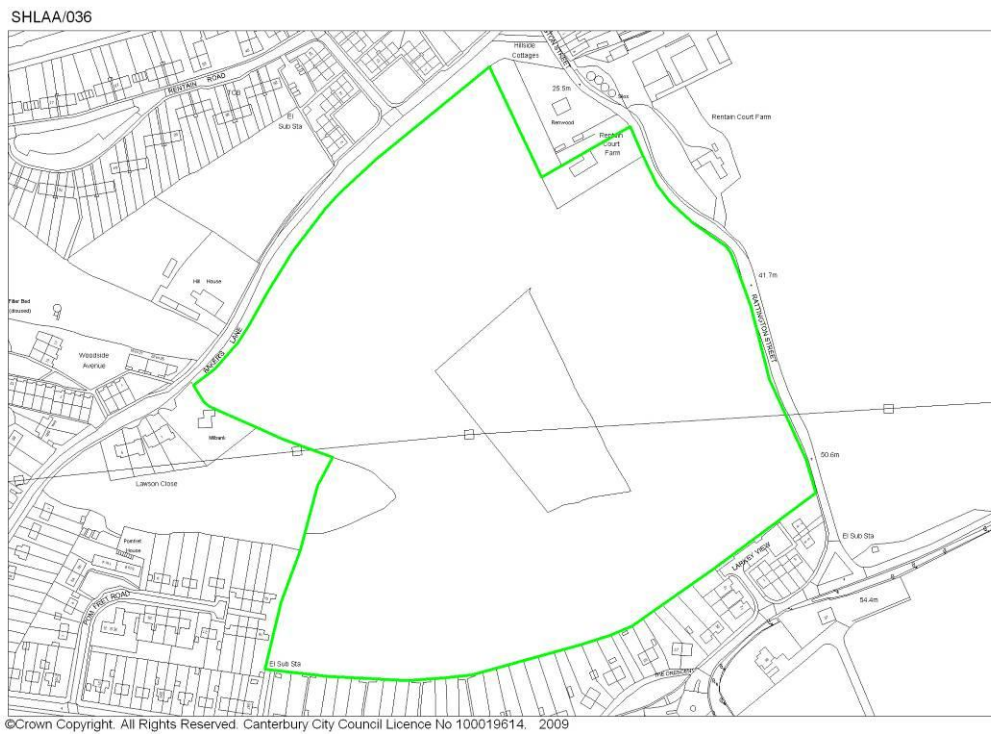
<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites 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 – a tree survey would be required</p> <p>Yes - Chartham conservation area No No No</p> <p>No biodiversity issues</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, additional traffic through residential area and loss of open space and impact on the existing landscape.</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/036
Site Name	
Location/Address	Land Adjoining Bakers Lane, Chartham
Greenfield/PDL/Mixed	Greenfield
Proposed Use	Housing
Site Area	10.5 hct

Plan



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



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Aerial view of the site



View looking across from the Western side of the site

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

Description of Site:	Large agricultural field with a building on the far end of the site
Current Use:	Agricultural Visual amenity for local residents
Surrounding Uses:	Large open agricultural fields. Residential dwellings adjacent to part of the South and West of the site
Character of Surrounding Area:	Rural area with far reaching views of the countryside and landscape Small areas of residential development
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	Local plan Inquiry – RN187 Inspectors Report comments - I consider that the Plan would be improved if the Council drafted some brief text to say why the settlements of Chartham, Hersden, Littlebourne and Sturry are not seen as suitable for new housing in excess of minor development in this Plan period, whereas they were in the Adopted Local Plan. I happen to agree that none is an obvious candidate for such development in preference to other sites at the three major settlements.
Potential site Capacity: as proposed	300- 350 dwellings
Calculated by CCC at x units / ha	

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No
<u>Category 2: Local</u> Special Landscape Area	No
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	No
C - Is the site in or adjacent to a settlement?	No
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	No
CONCLUSION:	
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	Initial Assessment Conclusion: Carry forward for stage 2 assessment as Chartham 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>	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. 	School and village store
<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. 	30 minutes to town centre, 20 minutes to employment , further to other services/facilities
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	Access achievable onto Bakers Lane, would require widening and junction control
<ul style="list-style-type: none"> • Highway capacity 	Bakers Lane ok but Shalmsford Street and Rattington Street unsuitable for additional traffic
<ul style="list-style-type: none"> • Infrastructure – Water Supply Electricity supply Gas Supply 	Existing to adjacent residential dwellings

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

Sewerage/Drainage	No existing sewer capacity available
Electricity Pylons	Yes
<ul style="list-style-type: none"> Contamination/Pollution 	Effects on Wincheap Traffic and Air Quality would need assessing
<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 site
<ul style="list-style-type: none"> Flood Zone 	No
<ul style="list-style-type: none"> Other e.g. Archaeology, Conservation area, AHLV 	Archaeological evaluation will be required. Immediately adjacent to Conservation Area. Grade 3 agricultural land
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.

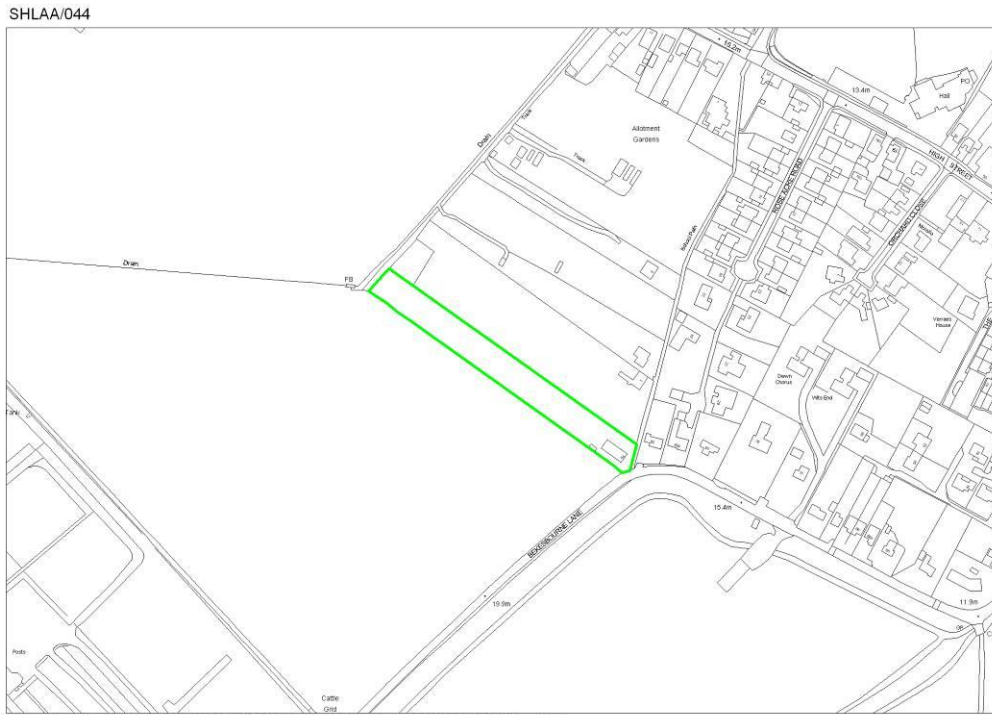
**Strategic Housing Land Availability Assessment
Site Assessment Form**

<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 – a tree survey would be required</p> <p>Possibly dependant upon design 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>Yes, impact of additional housing and traffic, possible mitigation through design</p>

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

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

SITE DETAILS	
Site Reference Number	<i>SHLAA/044</i>
Site Name	
Location/Address	<i>84 Bekesbourne Lane, Littlebourne</i>
Greenfield/PDL/Mixed	<i>Greenfield/PDL</i>
Proposed Use	Housing
Site Area	<i>0.42 ha</i>



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

Aerial view of the site



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View of the front of the site

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

Description of Site:	Residential dwelling with large rear garden on the edge of the village adjacent to open fields
Current Use:	Residential dwelling and garden
Surrounding Uses:	Residential area. Open farmland, agricultural uses. Howletts zoo within immediate vicinity
Character of Surrounding Area:	Rural village setting surrounded by large open fields
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	5 +
Calculated by CCC at x units / ha	0.42 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.	No
<u>Category 2: Local</u> Special Landscape Area	No
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	No
C - Is the site in or adjacent to a settlement?	Yes
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	Yes
CONCLUSION:	
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	Initial Assessment Conclusion: Carry forward for further assessment as Littlebourne 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>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>All slightly further than 800 metres, but within 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>All 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>Site on a blind bend - access road will need to be provided to proposed dwellings</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 site</p>

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

Electricity Pylons	No
<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 	Level site, however slightly sloping from South to West
<ul style="list-style-type: none"> Flood Zone 	No
<ul style="list-style-type: none"> Other e.g. Archaeology, Conservation area, AHLV 	Archaeological evaluation will be required Agricultural land classification: Grade 1, however, currently used as garden.
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 – could be mitigated with design Yes - could be mitigated with design No No No No No No</p> <p>Assessment required, potential for species to be present, scoping surveys may be required.</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Possible additional impact from traffic</p>

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

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

SITE DETAILS	
Site Reference Number	<i>SHLAA/047</i>
Site Name	
Location/Address	<i>Matunda, Howfield Lane, Chartham, CT4 7HG</i>
Greenfield/PDL/Mixed	Greenfield
Proposed Use	Housing
Site Area	<i>1.9 hct</i>

Plan

SHLAA/047



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Strategic Housing Land Availability Assessment Site Assessment Form

Aerial view of the site



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View of part of the site



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

Description of Site:	Large field to the rear of a dwelling, surrounded by trees and hedging
Current Use:	Amenity open space for use by residents of site, used by the caravan club part of the year
Surrounding Uses:	Rural area with residential dwellings on individual plots along a country road. Large commercial site to the rear.
Character of Surrounding Area:	Rural area with far reaching views, residential dwellings on individual plots along a country road and several commercial units opposite and directly behind the site.
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	50 Dwellings
Calculated by CCC at x units / ha	

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

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

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

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

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. 	30 minutes to secondary school, health and town centre. 20 minutes to employment. Further to 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 	No access to highway
<ul style="list-style-type: none"> • Highway capacity 	No access to highway
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply 	Existing on site

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

Electricity Pylons	No
<ul style="list-style-type: none"> Contamination/Pollution 	Site is in a radon affected area
<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 	Edge of site in flood zones 2 & 3
<ul style="list-style-type: none"> Other e.g. Archaeology, Conservation area, AHLV 	Archaeological evaluation required, may be early landfill site Agricultural land classification: Grade 1
If yes, how and when can the constraint be overcome?	

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

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

<p>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 – site forms part of the wider countryside Yes – the site is surrounded by trees and hedging, a tree survey would be required</p> <p>No No No No No Site not particularly sensitive regarding biodiversity</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	

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/048</i>
Site Name	
Location/Address	<i>Rose Garden, Ashford Road, Chartham CT4 7HH</i>
Greenfield/PDL/Mixed	<i>Mixed</i>
Proposed Use	Residential / commercial
Site Area	<i>1.8 hct</i>

Plan



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

Aerial view of site



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View of site from Southern side



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

Description of Site:	1 dwelling on an individual plot surrounded by areas of grass and scrubland, part of the site enclosed by trees and large shrubs. Several outbuildings in poor state
Current Use:	Residential and areas of open space
Surrounding Uses:	Large areas of orchards and scrubland. Site directly fronts the A28. Garden centre and several commercial units opposite. Car showrooms opposite and adjacent to the site.
Character of Surrounding Area:	Rural areas with the main A28 running through the area. Several large commercial buildings and car dealerships within the vicinity
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	No planning history Inspectors Report June 2005 – RN191 Land at Howfield Farm, adjacent to SHLAA site. Proposal to allocate as commercial/business on a site well related to the residential expansion of Chartham. Inspectors comments - This is orchard land north of the A28. Though there is an irregular pattern of houses and employment premises south and east of the site, this is indisputably a large, visually exposed site in open countryside. It is partly within the River Stour floodplain and thus additionally constrained, with inherent development problems. The local area is not far from either Canterbury City or the main settlement at Chartham, both of which are already sources of employment. Nor is there any overall shortage of existing or allocated employment sites in the District as a whole.
Potential site Capacity: as proposed	
Calculated by CCC at x units / ha	Approx 55

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No
<u>Category 2: Local</u> Special Landscape Area	No
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	No
C - Is the site in or adjacent to a settlement?	No
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	No
CONCLUSION: Site not suitable for housing at this stage existing policy objections	Site 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. 	20 minutes to employment 30 minutes to secondary school, town centre, health facilities, however longer to Kent & Canterbury 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 	Existing track into site, access would need to be provided from A28
<ul style="list-style-type: none"> • Highway capacity 	A28 capacity ok
<ul style="list-style-type: none"> • Infrastructure – Water Supply <p>Sewerage/Drainage Electricity supply</p>	Existing on site

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

Gas Supply	
Electricity Pylons	No
<ul style="list-style-type: none"> • Contamination/Pollution 	Part of site in a radon affected area. Traffic noise assessment required.
<ul style="list-style-type: none"> • Adverse Ground Conditions 	Possible from previous use as a mushroom farm
<ul style="list-style-type: none"> • Hazardous Risk 	No
<ul style="list-style-type: none"> • Topography 	Level site sloping to the rear
<ul style="list-style-type: none"> • Flood Zone 	Within flood zones 2 & 3 – Policies C31 & 32
<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 1, although mainly residential, with areas of open spaces and scrub.</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.

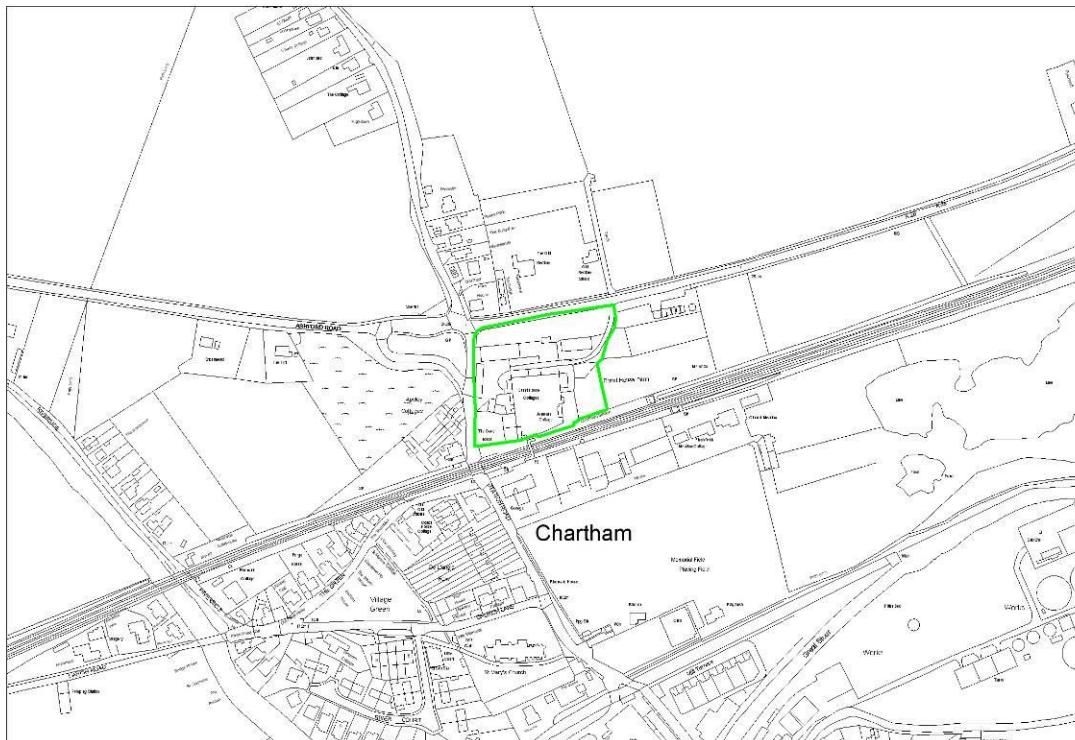
<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites 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>No Yes- the site forms part of the wider countryside, therefore the loss of the undeveloped land would impact on the landscape Yes</p> <p>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>No other residents in close proximity.</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/052</i>
Site Name	<i>Burnt House Farm</i>
Location/Address	<i>Burnt House Farm, Chartham, CT4 7HU</i>
Greenfield/PDL/Mixed	<i>PDL</i>
Proposed Use	Housing
Site Area	<i>0.9 hct</i>

SHLAA/052



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Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA/052



Strategic Housing Land Availability Assessment Site Assessment Form

View of Western side of site



View Southern part of the site



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

Description of Site:	Mixture of residential and farm buildings with small area for parking
Current Use:	Residential and redundant farm buildings
Surrounding Uses:	Residential. Train station immediately adjacent to site and several commercial buildings nearby.
Character of Surrounding Area:	Residential village with local amenities. Village hall with large playing field, village store within close proximity
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	CA/03/1599 – Change of use from farm building to photographic studio & B1 use – Granted 5.2.04
Potential site Capacity: as proposed	20 dwellings, conversions and new build
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?	One building currently in employment use
C - Is the site in or adjacent to a settlement?	Yes
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	No
CONCLUSION:	
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	Initial Assessment conclusion: Carry forward for further assessment as Chartham 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. The site is immediately adjacent to train station and bus stop opposite.</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 nearby and walking distance of GP, primary school in Chartham but further than 800 metres</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 public transport time to health centre, and secondary school</p> <p>20mins to town centre. 10 mins to an employment area</p> <p>Longer to hospital due to need to change to another bus route</p> <p>More than 30mins public transport time to K&C hospital.</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Existing access point</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>There should be limited spare capacity as site adjacent to A28 access road.</p>

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

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

<p>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 - Maybe dependant upon design Landscape- Possible impact of additional proposed dwellings Trees- Possible impact on trees from new build Conservation area –Yes dependant upon design Historic parks & gardens -No Listed buildings- Yes – farmhouse, barn and oast are grade 2 listed. Scheduled Ancient Monument – Yes, Dovecote at Burnt House Farm Nature conservation- Potential for protected species to be present. Scoping surveys would be necessary. Site located in Conservation Area DCA2390.</p>
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IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

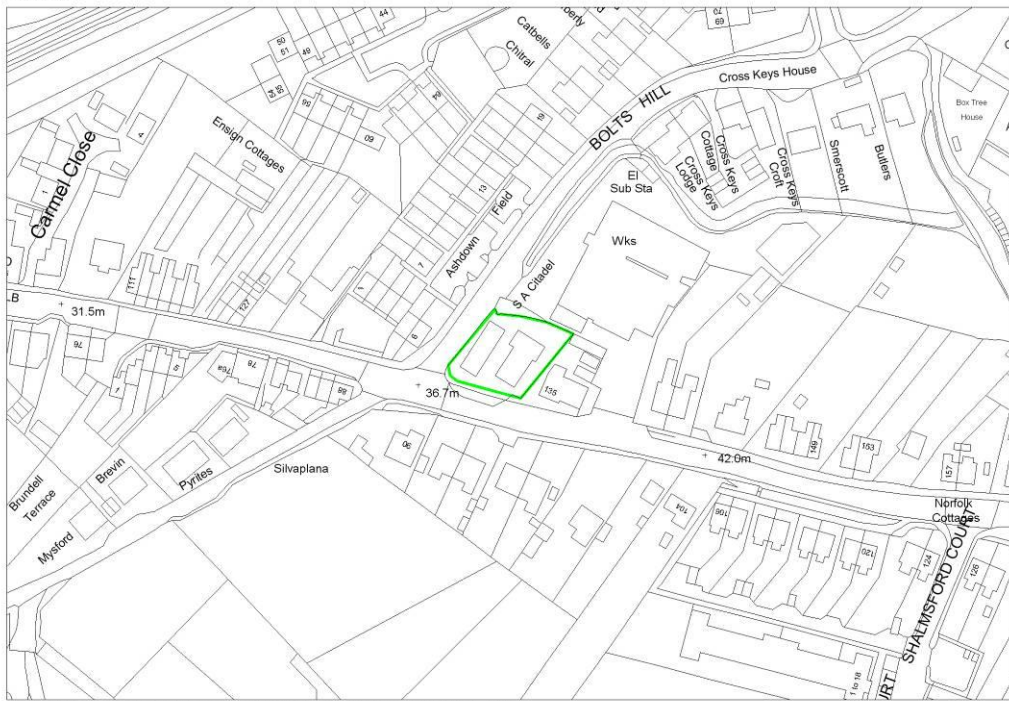
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Impact on local residents could be mitigated through design</p>
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IF 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/067
Site Name	Former Salvation Army Hall
Location/Address	Shalmsford St, Chartham. CT4 7SE
Greenfield/PDL/Mixed	PDL
Proposed Use	Housing
Site Area	0.1 ha

SHLAA/067



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Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA/067



View of the site

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

Description of Site:	Two buildings on the corner of a predominant position within the village – previously used as a salvation army hall
Current Use:	Redundant hall buildings
Surrounding Uses:	Residential area. Commercial business to the rear of the site.
Character of Surrounding Area:	Residential area with local amenities
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	CA/08/0069 – Demolition of hall buildings & erection of 2 dwellings. Refused 15.4.08. Refused due to adverse impact – contrary to LP policies BE1 and C13 & R10 – loss of community facility Appeal withdrawn 19.11.08.
Potential site Capacity: as proposed	10 dwellings
Calculated by CCC at x units / ha	

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No
<u>Category 2: Local</u> Special Landscape Area	Immediately opposite to 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?	Community use – Policies C13 & R10
C - Is the site in or adjacent to a settlement?	Yes
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	No
CONCLUSION:	
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	Initial Assessment Conclusion: Carry forward for further assessment as Chartham 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</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>30 minutes to secondary school, town centre and health facilities, however longer travelling time to hospital 20 minutes to 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 could be created from Shalmsford Street</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Shalmsford Street unsuitable for additional traffic</p>
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply <p style="margin-left: 40px;">Electricity Pylons</p>	<p>Existing on site</p> <p>No, but BT cables very close to site</p>

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

<ul style="list-style-type: none"> • Contamination/Pollution 	Land in radon affected area.
<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 	Most of site level with sloping sides surrounded by a bund
<ul style="list-style-type: none"> • Flood Zone 	No
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	No archaeological impact Agricultural Land Classification: Non agricultural.
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, depending upon the design Trees to the rear of the site No No No No No biodiversity concerns.</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 from additional traffic and impact of proposed buildings as residential. The design elements will have to consider the existing residents and be in keeping with the character of the village</p>

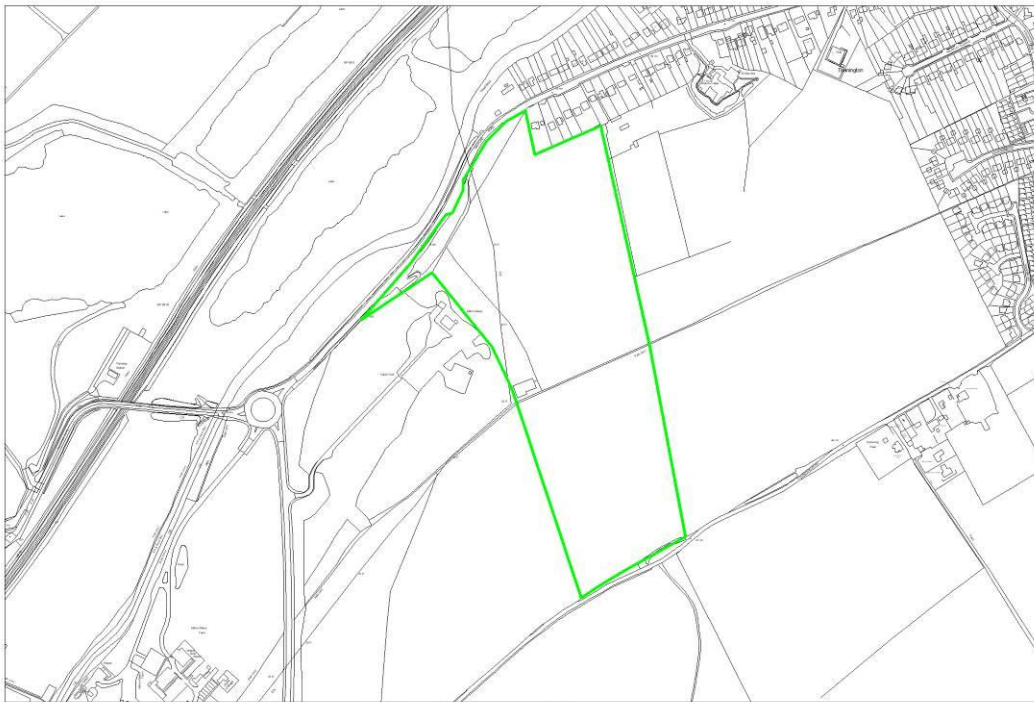
IF THE NATURE AND SCALE OF THE IMPACT ON AMENITY IS SUCH THAT IT CANNOT BE SATISFACTORILY MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

SITE DETAILS	
Site Reference Number	<i>SHLAA/084</i>
Site Name	<i>Land east of Milton Manor</i>
Location/Address	<i>Land east of Milton Manor & South of Ashford Road, Canterbury</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	<i>Housing</i>
Site Area	<i>12.09 hct</i>

Plan

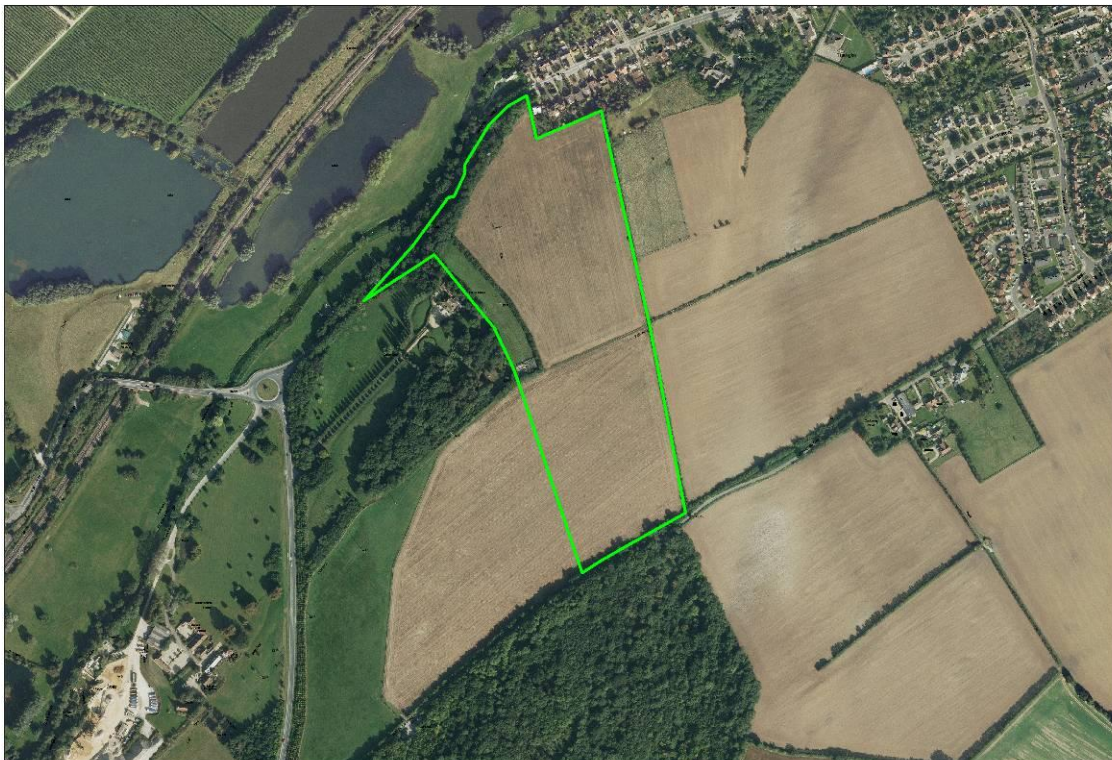
SHLAA/084



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

Aerial view of site



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View showing site adjacent to Milton Manor farm

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

Description of Site:	Open fields with far reaching views of the surrounding landscape
Current Use:	Agricultural fields
Surrounding Uses:	<p>Rural area with large open fields</p> <p>Residential properties on the North Eastern side of the site.</p> <p>Milton Manor business park on the North Western side of the site</p>
Character of Surrounding Area:	<p>Rural area with far reaching view across the landscape.</p> <p>Quarry and business/office premises within close proximity of the site</p>
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	<p>Land adjacent at Cockering Farm- Planning application CA/07/1540 – Residential development for 480 dwellings with associated highway works. Refused 28.1.08</p> <p>Inspector report June 2005- RN351 - Land to the rear of Milton Manor and South of Ashford Road - part of SHLAA site</p> <p>This is a substantial, essentially rectangular area of agricultural land, located at the very end of Canterbury's south-western built-up area, south of Ashford Road. While the City's built form now terminates in a line of ribbon development, building on this omission site would create a very different, incongruous form of extension into open countryside provisionally designated as Area of High Landscape Value. It would also bring Milton Manor, now set in open countryside into a new and unwelcome context: that of an edge-of-settlement site. The proposal appears to me devoid of any compensating planning virtues.</p> <p>RN126, RN139 – Land at Cockering Road, adjacent to SHLAA site.</p> <p>The land at Cockering Road, Thanington, is a much larger development opportunity and thus, as an “easy” green field site, there would be even more of an inducement to developers to avoid previously developed land in the City. Also, I have real concerns that building</p>

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

	<p>on this pleasant area of open farmland would not only push an existing, isolated axis of urban development further out south-westwards, but would encourage subsequent attempts to develop even further out to the line of Cockering Road, near Milton Manor, after this Plan period.</p> <p>RN111 - Milton Manor - adjacent to SHLAA site</p> <p>The Milton Manor node site contained a large amount of attractive rural land, north-east of the area occupied by the premises of Robert Brett & Sons Ltd. Its location between Thanington and Chartham never seemed to me an obvious site for offices, so I also support the Proposed Changes withdrawing this allocation</p>
<p>Potential site Capacity: as proposed</p>	<p>6.8 ha indicated</p>
<p>Calculated by CCC at x units / ha</p>	<p>Approx 210</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.	SNCI to North of site and SSSI to South
<u>Category 2: Local</u> Special Landscape Area	Area of High Landscape Value – Policy R7 Special Landscape Area – Policy R6
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	No
C - Is the site in or adjacent to a settlement?	No
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	No
CONCLUSION:	
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	Carry forward for further assessment as site is adjacent to Urban area and falls within one of the option under consideration.

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

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

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>No</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>30 minutes to Secondary school, town centre and health services. 20 minutes to employment Longer travelling time to Kent & Canterbury hospital</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Capacity of A28 and of Cockerling Road both OK at this point, but constrained closer to city. A2 Interchange is congested</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.</p>

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

	Sustainability - Site would have to deliver significant public transport improvements to be acceptable. Site is remote from all facilities.
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>In adjacent area, however no existing sewer capacity available</p> <p>Within adjacent area</p> <p>Yes</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	Part of the land is in a radon affected area. Effects on Wincheap Traffic and air quality would need assessing. Traffic 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 	Fairly level site sloping Northwards
<ul style="list-style-type: none"> • Flood Zone 	No
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Archaeological evaluation required</p> <p>Agricultural Land Classification: Grade 3</p>
If yes, how and when can the constraint be overcome?	

**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 - Nearby water course which is designated SNCI (Great Stour: Ashford to Fordwich) and SSSI to south. The landscape is highly sensitive in this location</p> <p>Trees -Yes No No No</p> <p>Site not particularly sensitive regarding biodiversity although scoping surveys would be necessary for area bordering the River Stour. LWS to North of site and SSSI to South</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>Yes, additional traffic to residential dwellings adjacent to part of the site. Loss of visual amenity and rural character of area</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

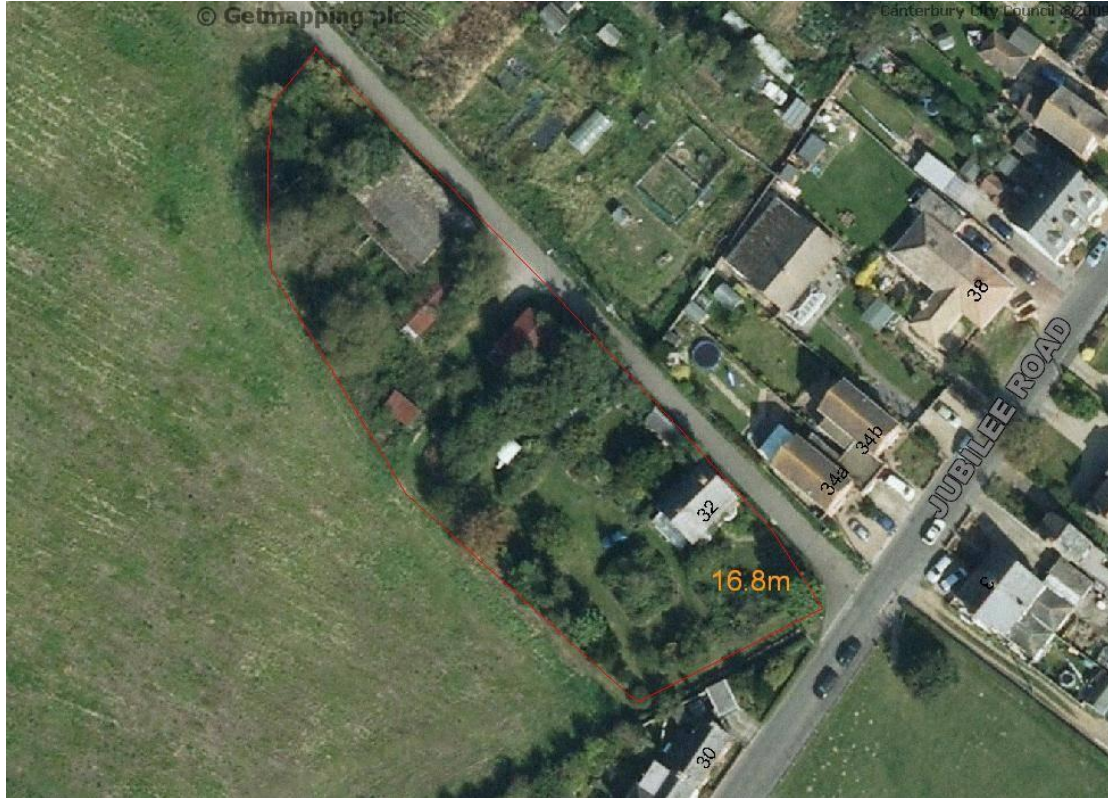
**Strategic Housing Land Availability Assessment
Site Assessment Form**

SITE DETAILS	
Site Reference Number	<i>SHLAA/090</i>
Site Name	<i>Jubilee Road, Littlebourne, Nr Canterbury</i>
Location/Address	<i>Land rear of 32 Jubilee Road, Littlebourne</i>
Greenfield/PDL/Mixed	<i>Mixed</i>
Proposed Use	Residential
Site Area	<i>0.3ha</i>



Strategic Housing Land Availability Assessment Site Assessment Form

Aerial view



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Photograph of edge of site



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

Description of Site:	The site contains a collection of buildings to the rear of a residential property fronting Jubilee Road. The buildings appear to be redundant. One is brick in good repair and the other timber/corrugated iron structures in dilapidation. There are mature trees on site, which have engulfed some of the buildings.
Current Use:	Redundant agricultural buildings
Surrounding Uses:	The site is situated in the eastern corner of a field that has been used in the past for agriculture but now is overgrown. There is a path adjacent which leads to residential development and allotments to the north of the site. There is another PROW, which runs along the front of No.32 Jubilee Road and to the rear of other properties.
Character of Surrounding Area:	The surrounding area is predominantly residential consisting of a number of detached and semi-detached dwellings typical of that of a village centre. To the north-east of the site the area is more open and has an agricultural feel.
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 the land is admitted to not be previously developed land, but is held to be within the village confines, effectively contained by existing development. The site is a very substantial agricultural field and because of the open vistas it provides within the overall village structure, it is a substantial visual amenity to the village, enjoyed on a daily basis by villagers using the footpath along its edge on a seamless route into open countryside.</p> <p>As a large open area separating the older development along the axis of The Hill from the more recent development, it prevents the creation of a solid urbanised tranche of development that would not greatly benefit the village's form and character. It is not questioned that the site could be given suitable access for vehicles and pedestrians. In the absence of real need to expand the settlement these considerations amount to an overwhelming case against the form and scale of development.</p> <p>Planning permission was refused in 2009 (CA/09/00636/FUL) for the erection of a terrace of four dwellings on the site. It was considered that the site was outside of the built confines of Littlebourne and that the development would encroach into the rural landscape.</p>

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

	<p>There were also reasons including the creation of additional hardstanding and loss of garden and that an adequate access had not been demonstrated.</p> <p>The site does not have any planning permission for housing.</p>
Potential site Capacity: as proposed	7 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
<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 but outside of the settlement of Littlebourne.
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 but outside of the settlement of Littlebourne. It is not within any of the three main urban areas of the District.
CONCLUSION: Site not suitable for housing at this stage existing policy objections	Carry forward for further assessment as Littlebourne is listed as a well served 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>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</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: Yes, the site is within 30mins of a health centre Secondary school: Yes, the site is within 30mins of a secondary school Employment area: Yes, the site is within 30mins of an employment area Town centre: Yes, the site is within 30mins of a 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>Access would need to run in front of 32 Jubilee Road due to the footpath adjoining the site. It is not clear that this could be achieved.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Medium - The capacity of the A257 is considered ok in Littlebourne but more congested near Canterbury. Jubilee Road would appear to suffer from</p>

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

	congestion and parking problems. Very narrow.
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>Part of the site is previously developed land so some infrastructure provision would be likely to be available.</p> <p>There are no electricity pylons on site.</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	Most of the land is in a radon-affected area.
<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
<ul style="list-style-type: none"> • Flood Zone 	No
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>The southern part of the site is within the Littlebourne Conservation Area.</p> <p>Archeological Evaluation Required</p> <p>Agricultural Land Classification: non-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>Townscape – Yes – Development of the site would be outside of the village confines extending the village envelope and altering its character.</p> <p>Landscape – Yes – Development of the site would be likely to have a detrimental impact upon the rural landscape. Although, no long range views would be available.</p> <p>Trees – Mature trees on site. Those within the Conservation Area would need to be justified if removed.</p> <p>Cons Area- Yes – Impact upon the character and appearance of the Cons Area would need to be considered at the application stage.</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. Part of the site is located in Cons Area DCA2365.</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 – Intensification of vehicular traffic would have an impact upon the occupiers of No.32.</p>

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

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

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

SITE DETAILS	
Site Reference Number	<i>SHLAA/091</i>
Site Name	<i>The Hill, Littlebourne, Nr Canterbury.</i>
Location/Address	<i>Land rear of The Hill, Littlebourne</i>
Greenfield/PDL/Mixed	Mixed
Proposed Use	Mainly Housing/Open Space/community/employment
Site Area	6.7ha

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 application site consists of a large overgrown field. The site is bounded by trees to the south and east boundaries. There are a few outbuildings to the far southern corner of the site that vary in condition but are predominantly redundant.
Current Use:	None – it appears that the may previously have been put to agriculture but is now overgrown.
Surrounding Uses:	There are residential properties adjoining the southern boundary with more residential and allotments to the northeast. The northwest of the site adjoins open countryside.
Character of Surrounding Area:	The surrounding area is predominantly residential consisting of a number of detached and semi-detached dwellings typical of that of a village centre. To the northeast of the site the surrounding area contains wide-open fields of an agricultural nature. The proposed location of the access to the site is within a conservation area and has historic character.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	<p>At the 2004 LPI the land at 32 Jubilee Road was an Omission Site. The Inspector considered that the land is admitted to not be previously developed land, but is held to be within the village confines, effectively contained by existing development. The site is a very substantial agricultural field and because of the open vistas it provides within the overall village structure, it is a substantial visual amenity to the village, enjoyed on a daily basis by villagers using the footpath along its edge on a seamless route into open countryside.</p> <p>As a large open area separating the older development along the axis of The Hill from the more recent development, it prevents the creation of a solid urbanised tranche of development that would not greatly benefit the village's form and character. It is not questioned that the site could be given suitable access for vehicles and pedestrians. In the absence of real need to expand the settlement these considerations amount to an overwhelming case against the form and scale of development.</p> <p>Planning permission was refused in 2009</p>

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

	<p>(CA/09/00636/FUL) for the erection of a terrace of four dwellings on the site. It was considered that the site was outside of the built confines of Littlebourne and that the development would encroach into the rural landscape. There were also reasons including the creation of additional hardstanding and loss of garden and that an adequate access had not been demonstrated.</p> <p>The site does not have any planning permission for housing.</p>
<p>Potential site Capacity: as proposed</p>	<p>185 units as proposed by the applicant.</p>
<p>Calculated by CCC at x units / ha</p>	<p>30-40 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?	The site is adjacent to but outside of the settlement of Littlebourne.
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 but outside of the settlement of Littlebourne. It is not within 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 Littlebourne 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</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>Hospital: No Health centre: Yes, the site is within 30mins of a health centre Secondary school: Yes, the site is within 30mins of a secondary school Employment area: Yes, the site is within 30mins of an employment area Town centre: Yes, the site is within 30mins of a 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>Access onto A257 possible but road not wide enough for a right turn lane. Can sight lines be achieved?</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Capacity of A257 is OK at this point but seriously constrained closer to city centre. Sustainability - A257 on good bus route and some facilities in 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>The site is mainly Greenfield with limited previously developed land.</p> <p>Various infrastructure provisions will be required.</p> <p>There are no electricity pylons on site.</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>Part of the land is in a radon affected area.</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 from the southeast to the north-west 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>The majority of the site adjoins the Littlebourne Conservation Area and the area proposed for access and 32 Jubilee Road are located within it.</p> <p>An archaeological evaluation would be required.</p> <p>Agricultural Land Classification: Grade 1</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 – Yes – Development of the site would be outside of the village confines extending the village envelope and altering its character.</p> <p>Landscape – Yes – Development of the site would be likely to have a detrimental impact upon the rural landscape. Although, no long range views would be available.</p> <p>Trees – Mature trees on site. Those within the Conservation Area would need to be justified if removed.</p> <p>Cons Area- Yes – Impact upon the character and appearance of the Cons Area would need to be considered at the application stage.</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>
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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>Potentially yes. The vehicular access would be likely to have an impact upon neighbouring occupiers of The Hill through noise and disturbance. The site also backs onto the rear of many residential properties so the layout of any residential development would need to take neighbouring amenity into account.</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**

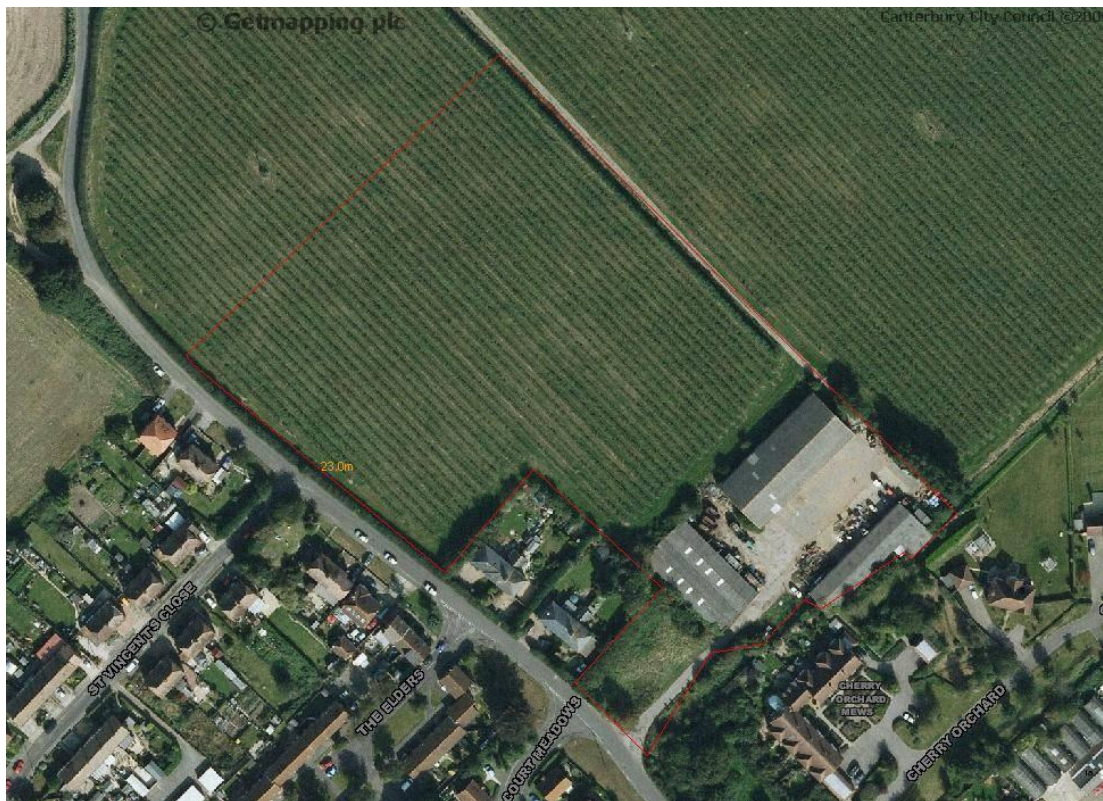
SITE DETAILS	
Site Reference Number	<i>SHLAA/93</i>
Site Name	<i>Court Hill, Littlebourne, Canterbury.</i>
Location/Address	<i>Court Hill, Littlebourne CT3 1TS</i>
Greenfield/PDL/Mixed	<i>Mixed</i>
Proposed Use	<i>Medical Centre & 11 dwellings</i>
Site Area	<i>2.7ha</i>



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Check plan boundary as aerial excludes 2x semi detached and above plan includes

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



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Aerial view



Photograph of yard and lane approach

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

Description of Site:	The majority of the site forms part of a much larger field associated with a soft fruit farm. The site abuts the highway of Court Hill along the southwest boundary. A low bank topped with hedge/shrub vegetation approximately 3 to 4 metres in height forms the boundary between the field and the highway. A treed boundary currently exists along the side boundary of the adjoining cottage No. 1 Court Hill and the blackcurrant field. At the front of the site is an open grassed area dissected by a driveway serving the three modern farm buildings at the rear, two of which are large storage buildings and the third is partly occupied by a small number of light industrial units. These buildings are all of modern concrete and steel framed construction with corrugated sheeting to all elevations over partial areas of unpainted concrete blocks.
Current Use:	Fruit field/light industrial
Surrounding Uses:	Residential properties adjoin the site. The rest is surrounded by open countryside to the north and the main residential area of Littlebourne village to the south.
Character of Surrounding Area:	The surrounding area consists of open countryside comprising predominantly land put to agricultural use. The site is on the edge of the main village, which is located to the south. The character of the village is mixed with some modern housing mixed with more traditional historic buildings in the conservation area.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	<p>CA/07/00461 – Planning permission was refused for the demolition of the farm buildings and the erection of a medical centre and 11 dwellings. This was on the basis that the site lies outside of the confines of Littlebourne village and would have represented an unfortunate suburban extension of development into the countryside. The application also failed to demonstrate that safe access into and out of the site could be provided onto Court Hill.</p> <p>CA/09/00640 – An application for the erection of a medical centre to the west of the site was granted 12/02/10.</p> <p>The site has no planning permission for housing and is not the subject of a housing allocation.</p> <p>It has not been a previous site proposal at a LP!</p>
Potential site Capacity: as proposed	11 dwellings and a medical centre 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 adjacent to the settlement of Littlebourne.
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 an identified settlement but is not within any of the three main urban areas as identified in the CDLP.
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 Littlebourne 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</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>Hospital: No Health centre: Yes, the site is within 30mins of a health centre Secondary school: Yes, the site is within 30mins of a secondary school Employment area: Yes, the site is within 30mins of an employment area Town centre: Yes, the site is within 30mins of a 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>Visibility splays would need improving. There is already a vehicular access into the site.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Unlikely to be capacity issues, site is in proximity to a school though. A257 congested nearer Canterbury.</p>

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

<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>There are some buildings on site so some infrastructure likely to be available.</p> <p>No electricity pylons on site.</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>Contamination issues from previous and existing uses.</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 up from the southeast to the northwest 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>Archaeological evaluation required. Roman settlement/road, 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.

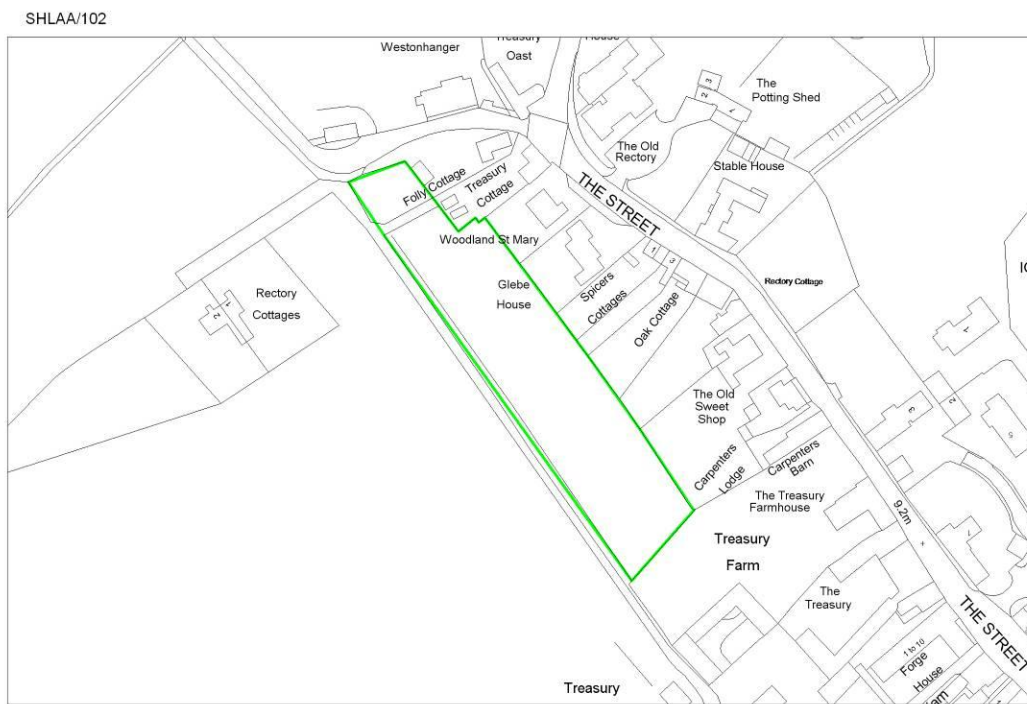
<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites 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 – 11 dwellings would have a wider landscape impact. Good views into the site are available from the northeast.</p> <p>Trees – Fruit trees on site but none of any significance.</p> <p>Cons Area – No</p> <p>Historic Parks and Gardens – No</p> <p>Listed Buildings – No</p> <p>SAM's- No</p> <p>SNCI/Protected Species – Site not particularly sensitive regarding biodiversity.</p>
<p align="center">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/102
Site Name	
Location/Address	Land at Drill Lane Ickham
Greenfield/PDL/Mixed	greenfield
Proposed Use	Housing as part of mixed use development – community facilities
Site Area	0.45 ha

Plan



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Comments

Any development here would expand the village boundaries and would set a precedent, access poor and impact on existing residents substantial.

Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA/102



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

Description of Site:	Long flat poorly maintained paddock fenced with post and wire fence Located between farm access way and the rear gardens of houses.
Current Use:	Agriculture predominately horse grazing
Surrounding Uses:	<p>Predominately rural Some extensive residential NE consisting of large generally detached homes on larger sections with smaller rear gardens backing onto the site</p> <p>All land to south and west in agriculture (mainly extensive wheat/rape fields) or agriculturally related uses (ie farm house and yard to SE)</p>
Character of Surrounding Area:	Rural and village edge
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	None Some adjacent properties have had existing outbuildings converted to dwellings but no additional buildings granted planning permission.
Potential site Capacity: as proposed	10 at 30/ha
Calculated by CCC at 30 units / ha	13 rural

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	no
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	no
<u>Category 2: Local</u> Special Landscape Area	no
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	Yes rural farming/grazing which is still appropriate
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?	No
CONCLUSION: Site not suitable for housing at this stage existing policy objections	Not suitable as it would expand 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>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>The site is not within 30mins public transport time of these services.</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 would have to be onto a very narrow land on a blind corner there is little scope to improve sightline to the east due to the built forms of adjacent buildings</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Narrow Rural roads leading to a couple of dangerous intersection with very poor 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>Available in village</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>Land in radon affected area.</p>
<ul style="list-style-type: none"> • Topography 	<p>Flat</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>No. Significant flooding of the Little Stour occurs at Drill Lane</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Will require and archaeological evaluation Adjacent to conservation area</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.

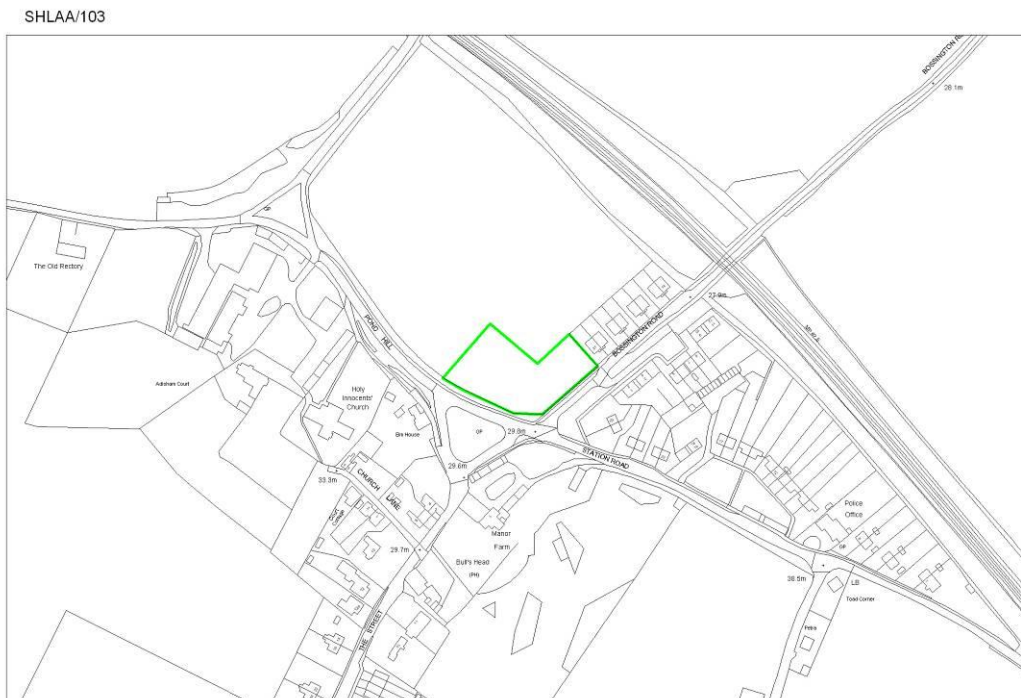
<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites 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>Yes – expand small village Yes - additional houses No – none on site Yes would change setting of village and obscure views</p> <p>yes no</p> <p>Site not particularly sensitive regarding biodiversity.</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>No but current properties would lose rural views and would feel that their amenity would be lost esp with the potential for over looking of back gardens and loss of sunlight</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/103</i>
Site Name	<i>Corner of Bossington Road and Pond Hill, Adisham</i>
Location/Address	<i>Land at Bossington Rd</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	<i>Housing</i>
Site Area	<i>0.3 ha</i>

Plan



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

Aerial Photograph



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Site – looking northeast towards houses in Bossington Road

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

Description of Site:	The site is open agricultural land. Trees are situated along the front site boundary; not all are located within the site but are currently outside the marked site boundary but overhang the site. The rear boundaries of the site are not currently marked.
Current Use:	Agricultural land
Surrounding Uses:	Surrounding uses are mixed. With agricultural land extending to the northwest. Residential properties are located to the east and west of the site and with some properties located to the south, along The Street. The age and style of properties varies. The village church is located to the west of the site.
Character of Surrounding Area:	Character of the area is rural with agricultural land surrounding the site and older residential houses and cottages are located along Pond Hill and The Street.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	<p>The site is not allocated for housing but did form part of the LPI as an omissions site.</p> <p>The Inspector concluded that Adisham is a modest and essentially linear settlement. It was considered that the extent of the Special Landscape Area designation emphasised the priority of landscape protection. The Inspector concluded that Adisham was an appropriate for new housing to be limited to minor development only.</p> <p>The site put forward at the time of the LPI was larger than that currently under consideration. The Inspector was of the view that the site, if developed, would be major development of a kind uncommon here and that the site would be physically and functionally outside the established village, making major incursions into open countryside.</p> <p>The final conclusion of the Inspector was that the site was not a suitable, unproblematic candidate for development in this modest village and that there are other, far better sites in or adjacent to the Urban Area.</p> <p>A single application for the erection of a mast was submitted on the corner of Pond Hill and Bossington Road. The application was refused planning permission in 2002 (reference CA/02/409/ADI).</p>

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

Potential site Capacity: as proposed	10 units (6 houses and 4 flats)
Calculated by CCC at x units / ha	

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No
<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?	Yes. Adjacent to Adisham
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 Adisham 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	

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> <p>The site a short distance from Adisham bus stop, but buses are infrequent. There is also a regular, hourly, train service.</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store, a primary school and a GP surgery. 	<p>Primary school 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>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>Access could be gained onto Pond Hill or Bossington Road.</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>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>Site not particularly sensitive regarding biodiversity.</p> <p>Archaeological evaluation previously undertaken.</p> <p>Part of the site is located within the Adisham Conservation Area</p> <p>Agricultural Land Classification : Grade 2</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**

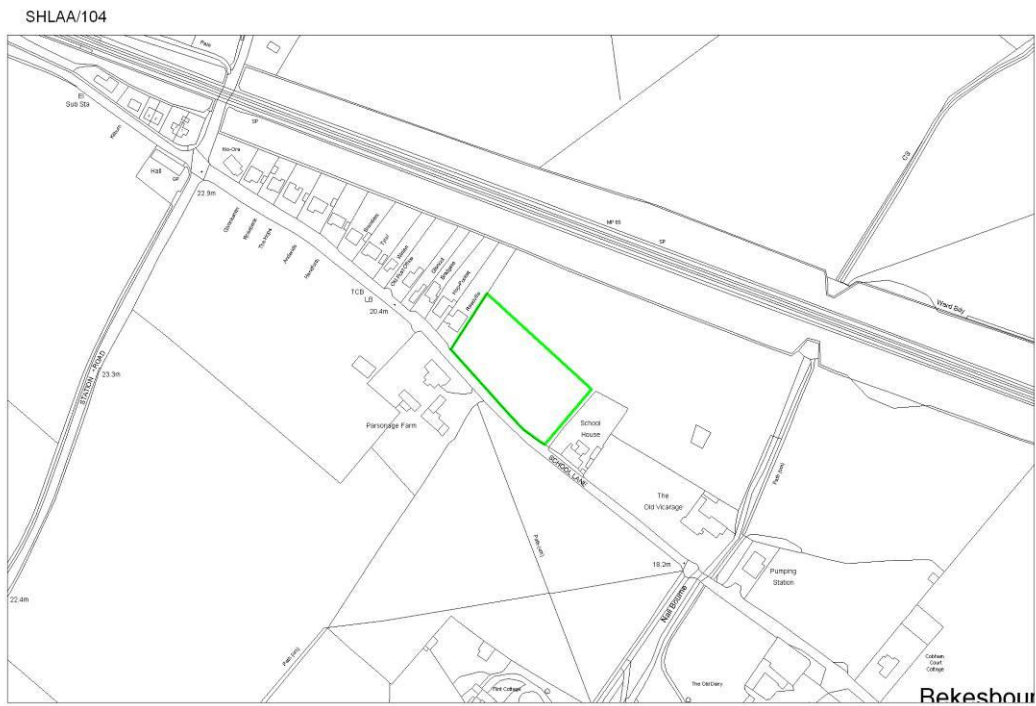
<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites 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>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 (part of site is located in conservation area)</p> <p>Historic Parks and Gardens – No</p> <p>Listed Buildings – No</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>Railway line to north of site – over 100m away</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**

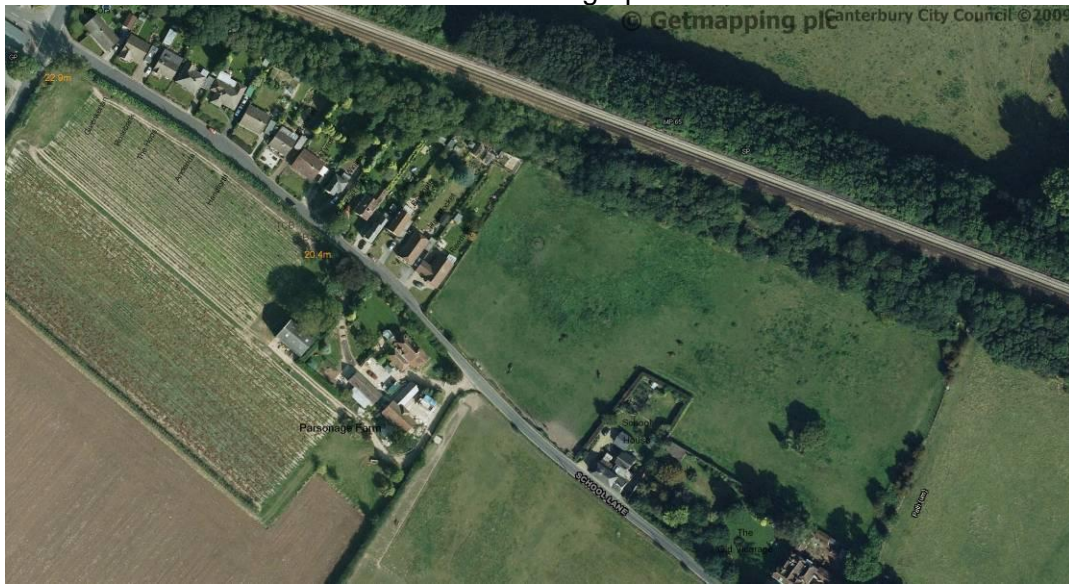
SITE DETAILS	
Site Reference Number	<i>SHLAA/104</i>
Site Name	<i>Land between Reedville and School House, School Lane, Bekesbourne</i>
Location/Address	<i>Land at School Lane paddocks</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	<i>Housing</i>
Site Area	<i>0.43 hct</i>

Plan



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

Aerial Photograph



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view east towards School House

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

Description of Site:	Site is currently grazing land adjacent to School Lane and at a lower level than the road. A wall is located along the front boundary. The rear boundary of the site is not currently marked. Fencing marks the boundary with the bungalow to the west and a hedge marks the eastern boundary.
Current Use:	Grazing for horses
Surrounding Uses:	There is residential development located to the west of the site on the northern side of School Lane. Agricultural land and grazing land is located to the south of School Lane.
Character of Surrounding Area:	The character of the area is rural in nature with undeveloped countryside surrounding the site. Residential development is limited.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	The site is not allocated for housing. The site has no planning history.
Potential site Capacity: as proposed	10 dwellings
Calculated by CCC at x units / ha	

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No The AONB and SLA are located to the south of the site.
<u>Category 2: Local</u> Special Landscape Area	No The Canterbury AHLV is located to the west
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	No
C - Is the site in or adjacent to a settlement?	Yes. Bekesbourne
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 between residential development in School Lane, Bekesbourne 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	

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> <p>There is an infrequent bus service. There is also a regular, hourly, train service.</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 30 minutes of Kent Canterbury Hospital, health centre, secondary school 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>There is an existing access onto School Lane, adjacent to School House</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>No comments</p>
<ul style="list-style-type: none"> • Infrastructure – Water Supply 	<p>Yes – adjacent to existing development</p>
<p>Sewerage/Drainage</p>	<p>Yes – adjacent to existing development. Assessment/confirmation from Southern Water will be necessary to demonstrate the existing system has adequate capacity.</p>

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

Electricity supply Gas Supply	Yes – adjacent to existing development
Electricity Pylons	None
• Contamination/Pollution	No
• Adverse Ground Conditions	No
• Hazardous Risk	No
• Topography	Flat site
• Flood Zone	No. Adjacent to Flood Zones 2 and 3
• Other e.g. Archaeology, Conservation area, AHLV	The site lies within the Bekesbourne Conservation Area An archaeological evaluation is required. Site not particularly sensitive regarding biodiversity. Agricultural Land Classification: Grade 1
If yes, how and when can the constraint be overcome?	An evaluation of archaeology on the site will be required. Careful consideration with regard to the design of the development to ensure the character and appearance of the conservation area is preserved.

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. Whilst not within a substantial settlement. Development must be mindful of the existing residential development close by.</p> <p>Landscape – Yes. The loss of the undeveloped land would impact on the landscape.</p> <p>Trees – No</p> <p>Conservation Area – Yes</p> <p>Historic Parks and Gardens – No</p> <p>Listed Buildings – Yes. Parsonage Farm to the southwest of the site</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/122</i>
Site Name	<i>Littlebourne Primary School field</i>
Location/Address	<i>Littlebourne Primary School, Littlebourne CT3 1XS</i>
Greenfield/PDL/Mixed	<i>Previously Developed Land</i>
Proposed Use	Residential
Site Area	<i>1.03ha</i>

SHLAA/122



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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 mainly of playing fields serving Littlebourne Primary School. It adjoins the rear of properties that front Jubilee Road and also the Recreation Ground. There are trees around all the site boundaries. Access is from Church Road and is a hard surface that runs along the side of the primary school buildings.
Current Use:	Primary school playing fields
Surrounding Uses:	Residential/Recreational
Character of Surrounding Area:	The surrounding area is predominantly residential with an area of open space to the south.
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	32 units as proposed by the applicant
Calculated by CCC at x units / ha	30-40 dwellings 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?	The site is currently in use as school playing fields and would be subject to the local plan policy C27 on playing fields.
C - Is the site in or adjacent to a settlement?	Yes. The site is within the village of Littlebourne.
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. The site is within the village of Littlebourne but is not within 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	Initial Assessment Conclusion: Carry forward for further assessment as Littlebourne 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>The site is within 800m of a bus stop but not a 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>The site is within 800m of a convenience store, primary school and GP. A further GP surgery has planning permission on Court Hill but not yet implemented.</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 – 20mins to secondary school, employment, healthcare centre, town centre, 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>The site has an existing vehicular access onto Church Road with good visibility. Conflict with school traffic and pedestrians?</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Jubilee Road is congested and access is poor onto Nargate Street. Issue of speeding traffic through the 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>The site contains the school buildings so some infrastructure provision likely available.</p> <p>There are no electricity pylons on the site.</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>Land in radon affected area.</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 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>Archaeological evaluation. Roman settlement.</p> <p>The site adjoins the Littlebourne Conservation Area.</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 – No</p> <p>Trees – There are trees all around the site boundary. A landscaping scheme would be required.</p> <p>Conservation Areas – The site adjoins Littlebourne Conservation Area and its setting would need to be protected 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 – 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 – although neighbour impact would need to be considered through the design process. Proximity to rear gardens to both sides of the site.</p>

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

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

SITE DETAILS	
Site Reference Number	SHLAA/126
Site Name	<i>Land adjacent to (west of) Sunnydene, The Street, Petham</i>
Location/Address	<i>Land Adj to Sunnydene, The Street Petham CT4 5QY</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	Housing
Site Area	<i>0.29 ha</i>

Plan



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

Aerial Photograph



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Site, viewed from site entrance

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

Description of Site:	The site is accessed between Virginia Cottage and Little Cottage. The site is currently extremely overgrown with a five bar gate at its entrance. A close boarded fence marks the boundary with Sunnysdene.
Current Use:	Overgrown vacant land.
Surrounding Uses:	Open and undeveloped countryside is located to the west of the site. There is residential development within the village of Petham to the north and south of the site but further open countryside and agricultural land in the wider area.
Character of Surrounding Area:	The character of the area is that of a small rural village with historic properties along the main street and with open countryside and agricultural land in the surrounding area.
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. Two planning applications relate to this site. The first in 1999, for the erection of a dwelling (CA/99/1044/PET). This application was refused permission and this decision was appealed. The Planning Inspectorate upheld the local planning authority decision. The second application was in 2006, again for the erection of a dwelling (CA/06/113/PET). The local planning authority refused permission.
Potential site Capacity: as proposed	2 dwellings
Calculated by CCC at x units / ha	5 dwellings for purposes of SHLAA

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	Yes. Area of Outstanding Natural Beauty
<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?	Site is adjacent to the village of Petham.
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 Petham 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	

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 do not run more than two 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>School 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 of Kent Canterbury hospital and health centre. Within 20 minutes of secondary school Not within 30 minutes of employment areas 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>Access is single width only. Visibility onto The Street is poor, with inadequate sight lines. Hedging at site entrance outside site. Within the curtilage of Little Cottage.</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</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>The site is located within the Petham Conservation Area.</p> <p>Potential for protected species to be present.</p> <p>No archaeological impact identified.</p> <p>Agricultural Land Classification: Grade 3 / non-agricultural (wooded)</p>
<p>If yes, how and when can the constraint be overcome?</p>	<p>Scoping surveys would be necessary</p> <p>Impact of the development on conservation area can be addressed through the design of a scheme.</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.

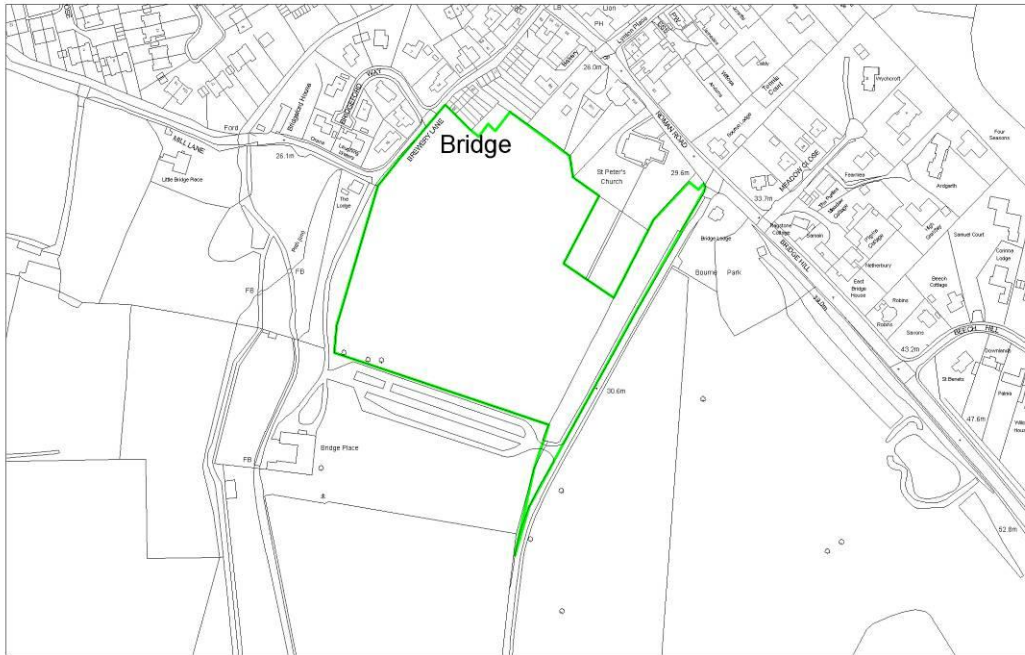
<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites 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. Whilst not within the confines of the village it must be carefully considered in view of relationship with existing surrounding development.</p> <p>Landscape – Yes. The loss of the undeveloped 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. A number of listed buildings located close by in The Street and in particular Virginia Cottage to the south of the site.</p> <p>SAM's – No</p> <p>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/139</i>
Site Name	<i>Land at Bourne Park Rd</i>
Location/Address	<i>Land at Bourne Park Rd, Brewery Lane, Bridge</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	<i>Housing</i>
Site Area	<i>2.99 ha</i>

SHLAA/139



Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA/139



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

Description of Site:	<p>Low lying grazed paddock on the south-western edge of Bridge.</p> <p>The field contains a large area of TPO trees which runs down the eastern boundary of the site.</p> <p>The open space and trees play an important role in the setting of the conservation area and views of the listed Church</p>
Current Use:	Grazed pasture and public events
Surrounding Uses:	<p>To the immediate north and north west are residential buildings and a few businesses</p> <p>To the northeast is the church and is churchyard and grave yard.</p> <p>To the east, south and west is farmland and ground associated with 2 large homes in the vicinity.</p> <p>The land to the immediate west of the site is a SNCI associated with the nailbourne</p>
Character of Surrounding Area:	<p>To the north and northwest is village edge residential development the rest is either; open farmland, estate grounds; or the open space associated with the church.</p> <p>This field does at present delineate the edge of the village.</p>
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	<p>CA//06/00608 - Change of use of land to residential (for garden/hardstanding) of land adjoining 29 Brewery Lane, Bridge (which makes up a very small portion of this site). Granted subject to conditions.</p>
Potential site Capacity: as proposed	25-40
Calculated by CCC at 30 units / ha	90 (but only a small part of site is developable.

**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.	AONB – Kent Downs Adjacent to SNCI – River Nail Bourne
<u>Category 2: Local</u> Special Landscape Area	Yes – see policy R6 Also in Bourne Park Conservation Area
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	No
C - Is the site in or adjacent to a settlement?	Yes adjacent on the southeastern edge
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	No
CONCLUSION:	
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	Carry forward for further assessment as Bridge is listed as a well served village. However, flooding is an issue as part of the site is within the Zone 3 flood risk.

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 bus</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>Store, school, post office, dentist GP (10mins walking)</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>Town centre (30mins), secondary school (20mins), Employment (20mins), Hospital (30mins)</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Yes – very narrow road access onto busy main Street</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>Would have to be extended to site</p>

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

Electricity Pylons	
<ul style="list-style-type: none"> Contamination/Pollution 	None known
<ul style="list-style-type: none"> Adverse Ground Conditions 	Unknown
<ul style="list-style-type: none"> Hazardous Risk 	Unknown
<ul style="list-style-type: none"> Topography 	Low lying
<ul style="list-style-type: none"> Flood Zone 	Yes – zones 2 and 3
<ul style="list-style-type: none"> Other e.g. Archaeology, Conservation area, AHLV 	<p>no archaeological impact Conservation area Bridge/Bourne Park. Conservation area, AONB and possible flooding issue.</p> <p>Agricultural Land Classification: Grade 3</p>
If yes, how and when can the constraint be overcome?	<p>Flood assessment Highways assessment (little that could be done due to form of built environment in relation to the road)</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.

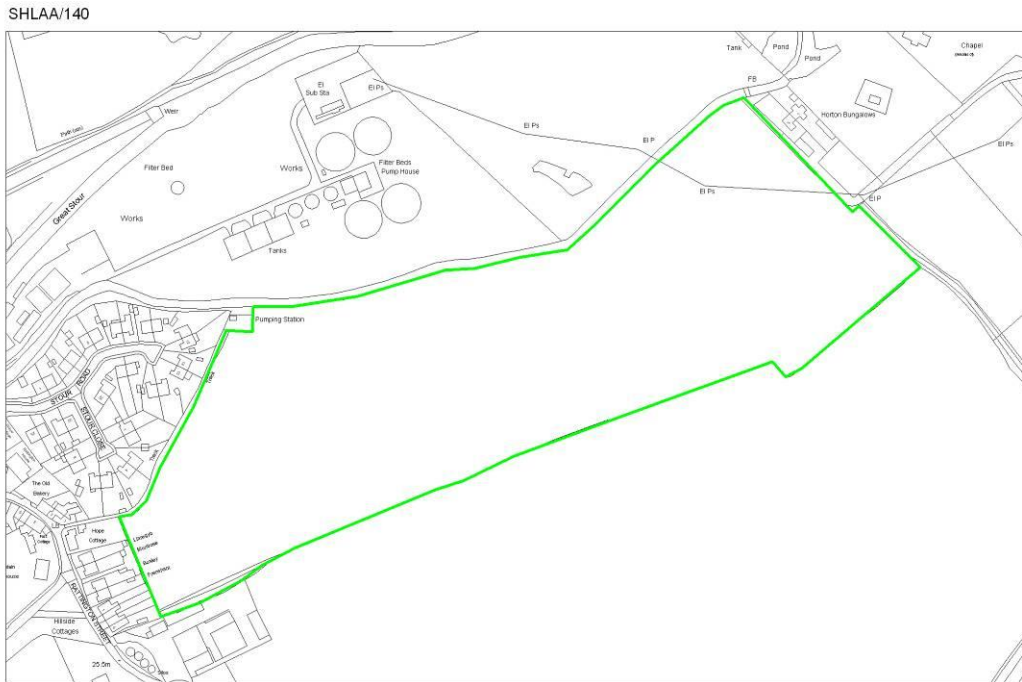
**Strategic Housing Land Availability Assessment
Site Assessment Form**

<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>Would extend town - village edge expansion No Significant TPO Is an important part of the open character of conservation area and plays a part in setting of Bridge CA No Is part of the setting of listed buildings, including: St Peter's Church (Grade 2*) and Church Cottage (Grade 2) to the NE and Bridge Place (Grade 2* to the SW., Trees to east of boundary covered by TPO; also situated in Cons Area DCA2368. Scoping survey would be necessary for this 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 would cause a problem esp as access is so narrow and poorly formed. Flooding increased by removal of storage capacity of field. Loss of community use land. Will impact on Conservation area, , greenfields and the small portion that might be suitable is flood prone and difficult to access.</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**

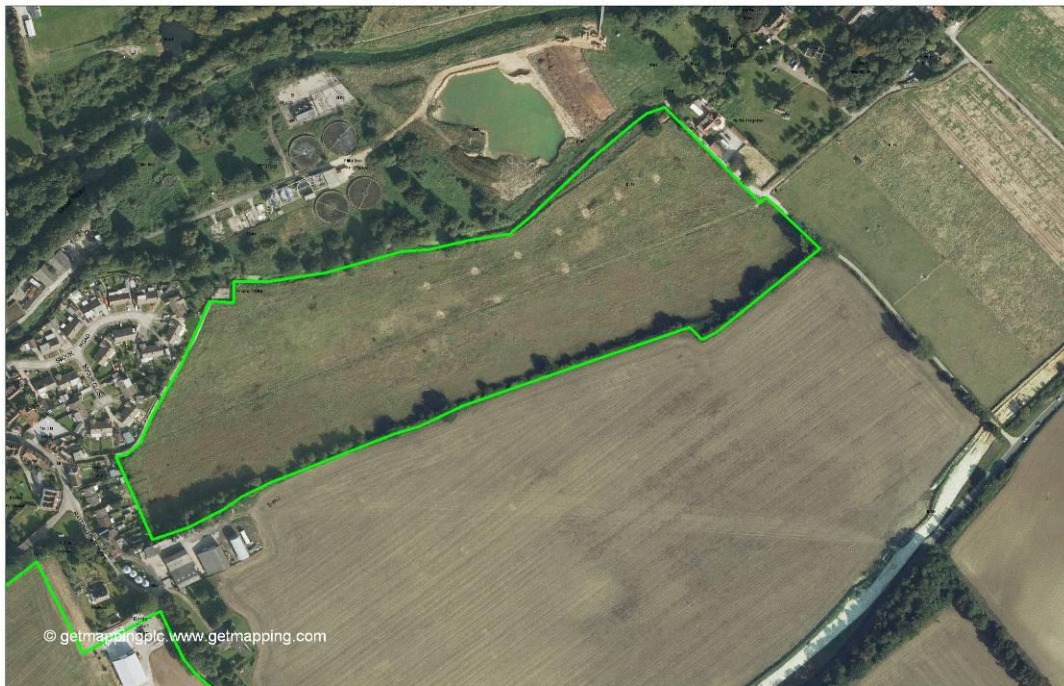
SITE DETAILS	
Site Reference Number	<i>SHLAA/140</i>
Site Name	<i>Land East of Rattington Street,</i>
Location/Address	<i>Land East of Rattington Street, Chartham</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	Housing
Site Area	<i>7.15 ha</i>



Strategic Housing Land Availability Assessment Site Assessment Form

Aerial View

SHLAA/140



View of the site



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

Description of Site:	Large open field surrounded by trees on the edge of the village
Current Use:	Agricultural open field
Surrounding Uses:	Rural area – open fields and landscape. Several residential dwellings on the western side of the site on the edge of the village
Character of Surrounding Area:	Small rural village with far reaching views of the countryside
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	No planning history
Potential site Capacity: as proposed	30-75 dwellings
Calculated by CCC at x units / ha	

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No
<u>Category 2: Local</u> Special Landscape Area	No
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	No
C - Is the site in or adjacent to a settlement?	Yes
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	No
CONCLUSION:	
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	Initial Assessment conclusion: Carry forward for further assessment as Chartham 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 – There is a good bus and train service in the 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>The western part of the site is within 800m of a GP surgery and 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>30 minutes to town centre 20-30 minutes to employment Further travelling time to health centre, Kent & Canterbury hospital and 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>If site has access to highway it is only very narrow gap in housing</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Site does not have access to highway Rattington street unsuitable for additional traffic</p>

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

<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>Existing in adjacent area, however no existing sewer capacity available and an infrastructure crossing site.</p> <p>Existing in adjacent area.</p> <p>No</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>Part of land in a radon affected area. Adjacent to waste water treatment works from paper mill</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>Adjacent to waste water treatment works from paper mill</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>Adjacent to waste water treatment works from paper mill</p>
<ul style="list-style-type: none"> • Topography 	<p>Fairly level site, slightly sloping</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>Adjacent to flood zones 2 & 3 on Northern side</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Archaeological evaluation required- Prehistoric occupation, burial, local/regional importance.</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.

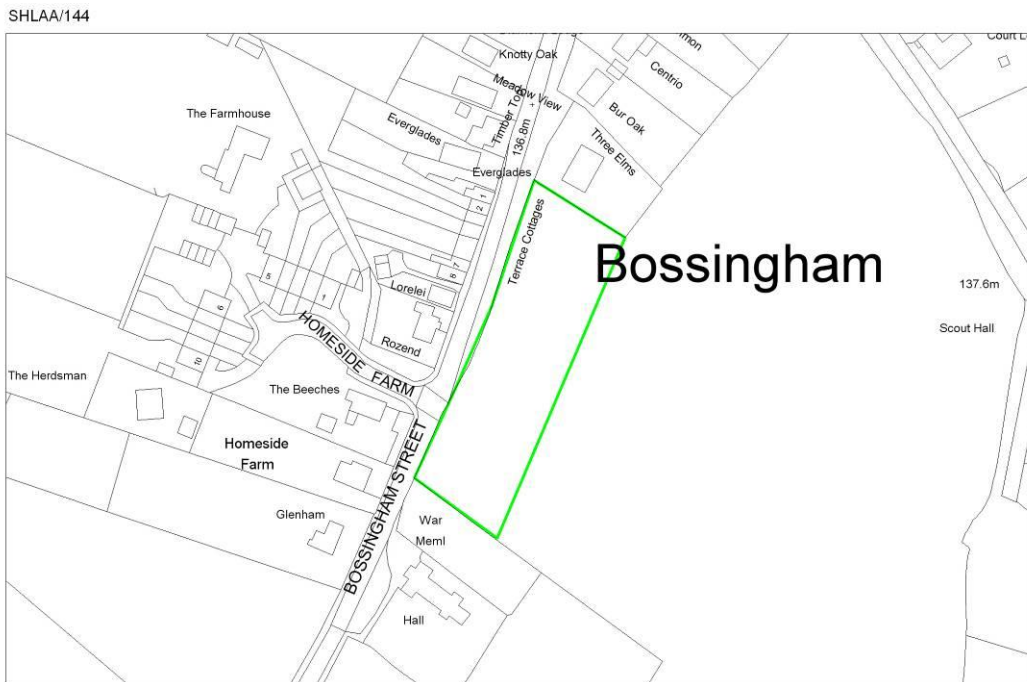
<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites 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 -Yes, additional dwellings would impact on the surrounding residential area and impact on local services Landscape -Yes, at present open countryside Trees -Yes Conservation - No Historic parks and gardens -No Listed buildings -No Scheduled ancient monuments- No</p> <p>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>Yes, impact of additional traffic in quiet area & loss of visual amenity and impact on local services</p>

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

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

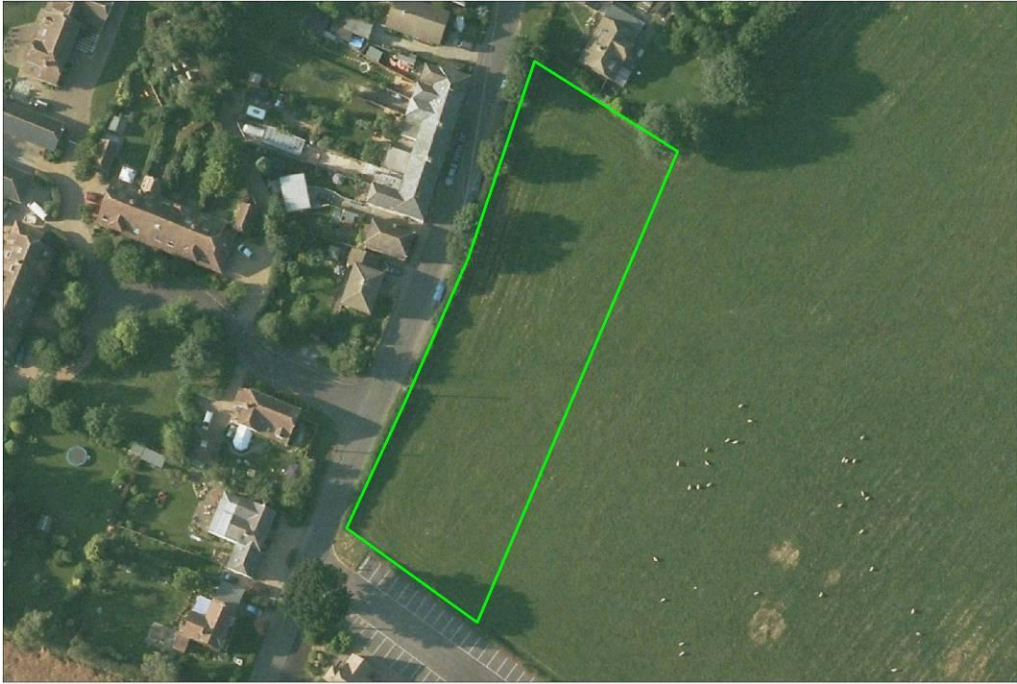
SITE DETAILS	
Site Reference Number	SHLAA/144
Site Name	Land at Bossingham Rd
Location/Address	Land at Bossingham Rd, Bossingham
Greenfield/PDL/Mixed	Greenfield
Proposed Use	Housing
Site Area	0.35 ha

Plan



Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA/144



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Site looking north

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



Public footpath

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

Description of Site, boundaries and buildings:	<p>A flat grass paddock a metre higher than Bossingham Street. A row of trees mark the western road boundary.</p> <p>There is a public footpath across the paddock.</p> <p>The houses opposite have rural views across the paddock.</p> <p>No buildings on site</p> <p>Boundaries seem accurate</p>
Current Use:	<p>Extensive grazing</p> <p>No buildings on site</p>
Surrounding Uses:	<p>Residential/community/agricultural</p> <p>Across Bossingham road to west is a row of Victorian terraced houses and some more modern detached dwellings.</p> <p>Detached dwellings to north and the community hall and car park to the south of the site.</p> <p>To the east is rural hinterland.</p>
Character of Surrounding Area:	<p>Rural and village edge</p>
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	<p>None</p>
Potential site Capacity: as proposed	<p>10-15 family units</p>
<p>Calculated by CCC at 30 units / ha</p>	<p>10-11</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.	ANOB – Kent Downs
<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?	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</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>Primary school only -in next village just out of district.</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 over 30mins from Health centre, town centre, employment. 30mins to hospital and 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>Okay – busy country road, slope of site</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Small country road that links to Stone Street</p>
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage 	<p>Would need to be supplied but supplies for all should be available as houses opposite are serviced</p>

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

Electricity supply Gas Supply	
Electricity Pylons	No
<ul style="list-style-type: none"> Contamination/Pollution 	Farming Part of the land is in a radon affected area
<ul style="list-style-type: none"> Adverse Ground Conditions 	Unknown
<ul style="list-style-type: none"> Hazardous Risk 	Unlikely
<ul style="list-style-type: none"> Topography 	Higher than road but otherwise flat
<ul style="list-style-type: none"> Flood Zone 	No
<ul style="list-style-type: none"> Other e.g. Archaeology, Conservation area, AHLV 	Within Bossingham (upper Haldes) Conservation Area setting of village Requires evaluation for archaeology Agricultural Land Classification: Grade 3
If yes, how and when can the constraint be overcome?	Desktop surveys for service provision and contamination and ground conditions Engineering reports for access and surveys of highway capacity Design guidance and/or sympathetic design to ensure any buildings are in-keeping with values of the Conservation Area

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**

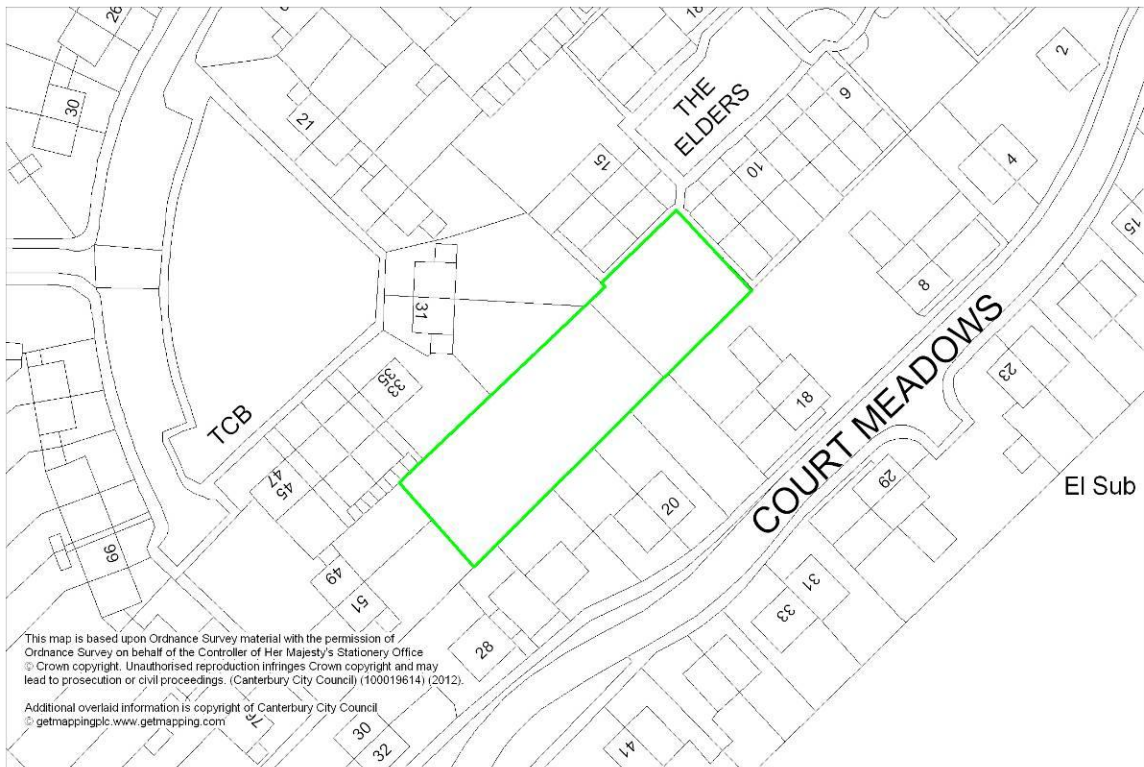
<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites 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>May extend town No Just trees along road frontage in Yes No No No No Site not particularly sensitive regarding biodiversity</p> <p>Trees protected under conservation area provisions Need to consider impact on village's services and townscape through assessment, design guidance for development to ensure it is in keeping.</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 character of the current residents area would go from village edge with rural views to a more built up environment with dwellings on both side of the road. Impact on visual amenity and sunlight levels (esp due to higher level of paddock.</p> <p>Development would have to be carefully and sympathetically designed with screening low house heights and set backs.</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/164</i>
Site Name	<i>Land between Court Meadows, The Elders and St Vincent's Close, Littlebourne</i>
Location/Address	<i>Land at the Elders, Littlebourne</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	Housing
Site Area	<i>0.1204ha</i>

SHLAA/164



Strategic Housing Land Availability Assessment Site Assessment Form

Aerial Photograph

SHLAA/164



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View from site access



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

View of site boundary from The Elders



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

Description of Site:	Site boundary currently marked by close-boarded fence and adjacent to The Elders, chain link fencing. The site has been split with part maintained with garden equipment and a shed situated on it and part left overgrown. There are a number of small trees on the site.
Current Use:	The site is current a mix of overgrown, undeveloped land and garden land.
Surrounding Uses:	There are residential properties totally surrounding the site.
Character of Surrounding Area:	The character of the area is one of a rural village, whilst surrounded by residential development the character is not of dense development, with well spaced properties with gardens and landscaping used.
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. The site formed part of a piece of land for which permission was given in 1977 for the erection of 24 dwellings, reference CA/77/654.
Potential site Capacity: as proposed	4-6 terrace or semi detached houses with parking and gardens
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
<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 within the settlement of Littlebourne but lies outside of the three main urban areas of the District.
CONCLUSION: Site not suitable for housing at this stage existing policy objections	Carry forward for further assessment as Littlebourne is listed as a well served 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>Yes. – Diamond route 550m</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 Littlebourne Primary School, GP and convenience store (600m)</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. The site is within 30 minutes of a 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>Land appears to have no boundary with public highway. Difficulty with access. Access would require the removal and loss of an existing children’s play area. Suitability of access onto Court Meadow?</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>No problem</p>
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage 	<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>

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

<p>Electricity supply Gas Supply</p> <p>Electricity Pylons</p>	<p>Yes – adjacent to existing development</p> <p>None</p>
<ul style="list-style-type: none"> Contamination/Pollution 	<p>None known</p>
<ul style="list-style-type: none"> Adverse Ground Conditions 	<p>None known</p>
<ul style="list-style-type: none"> Hazardous Risk 	<p>None known</p>
<ul style="list-style-type: none"> Topography 	<p>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>No archaeological impact</p> <p>Potential for protected species to be present.</p> <p>Agricultural Land Classification: Non-agricultural</p>
<p>If yes, how and when can the constraint be overcome?</p>	<p>Scoping surveys would be necessary.</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**

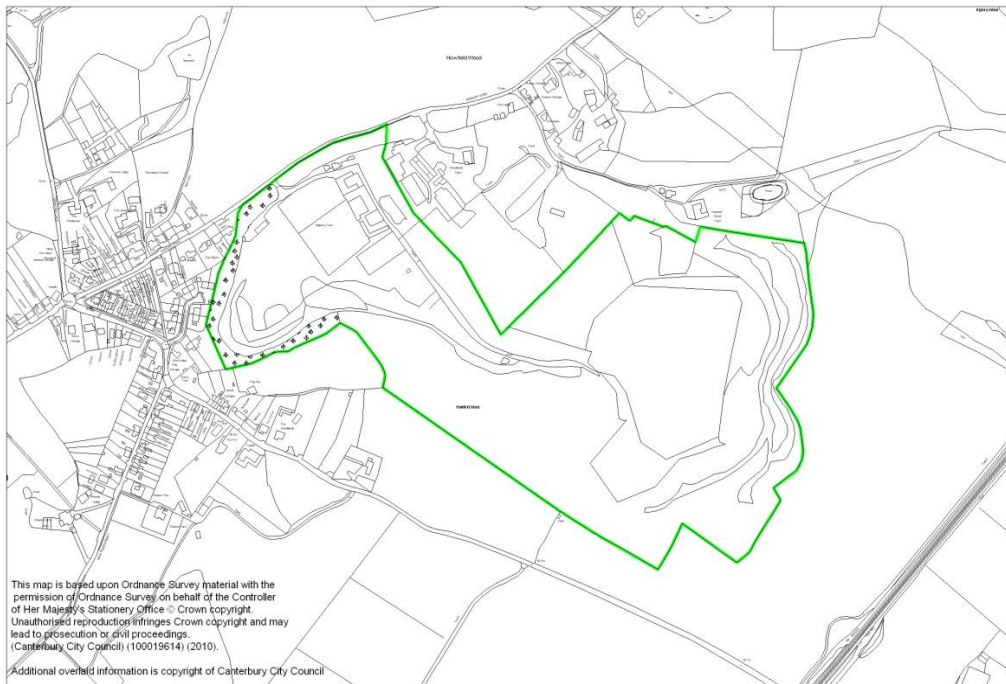
<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites 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</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 – Yes - Potential for protected species to be present.</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Loss of Playground and the impact of loss of open space due to back land development. Access difficulties.</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/168
Site Name	<i>Bigbury Farm</i>
Location/Address	<i>Bigbury Road, Chartham Hatch, Canterbury</i>
Greenfield/PDL/Mixed	Greenfield
Proposed Use	Housing
Site Area	24 ha, however much of the site is ancient woodland

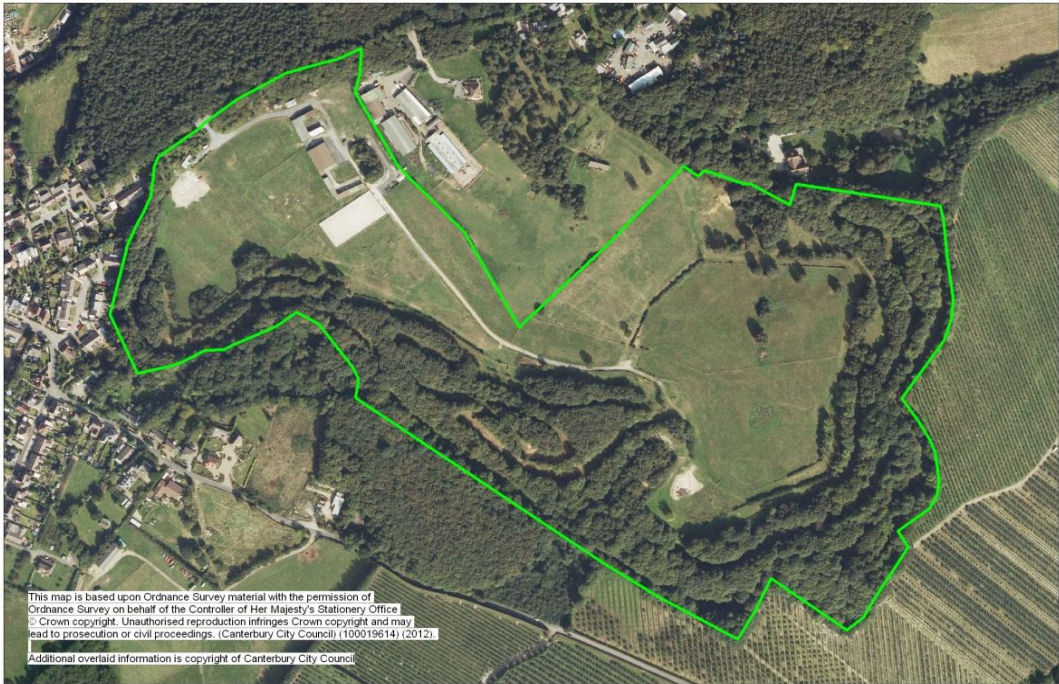
SHLAA/168



Strategic Housing Land Availability Assessment Site Assessment Form

Aerial View of site

SHLAA/168



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

Description of Site:	Farmland with a single residential dwelling and farm buildings surrounded by farmland. Trees and woodland areas to all boundaries. Some areas for the keeping of farm animals and grazing of horses/farm animals.
Current Use:	Farm / farmland, delivery yard, stud, cross country course.
Surrounding Uses:	Open countryside. Country road leading to a small village (Chartham Hatch village) with small amounts of housing adjacent to the roadside.
Character of Surrounding Area:	Open countryside. Small village setting, development set alongside country lanes.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	CA/01/0801 – Mixed use horse stud livery stables and grazing of horses and cattle in addition to other agricultural uses. Granted 19/09/01 CA/01/0289 - Mixed use horse stud and grazing of horses and cattle in addition to other agricultural uses. Granted 09/03/01 No representations at Local Plan Inquiry 2005.
Potential site Capacity: as proposed	
Calculated by CCC at 30 units / ha	Much of the site cannot be developed. For the purposes of SA assessment <100

**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.
<u>Category 2: Local</u> Special Landscape Area	Area of High Landscape Value. Majority of site within the Blean Woods SNCI
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 Chartham Hatch
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 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>No although, there is a bus stop with a regular service but not 2 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>None, however there is a village hall, a community hall, playing fields and employments sites.</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>Majority of site within 30 minutes to health facilities and town centre 20-30 minutes to employment Further travelling time to secondary school and Kent & Canterbury hospital</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Narrow lane would require significant improvements to be suitable.</p> <p>Remote from all local amenities.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Potential problems in both directions - capacity problems through Chartham Hatch and at Harbledown and crash sites at junctions with major road network.</p>

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

<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>Water supply is within existing area/ adjacent residential area.</p> <p>Electric and gas is in use within the area.</p> <p>None on site.</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>Possible contamination issues due to past use of site as Bigbury Gravel Extraction.</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>See above.</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>None.</p>
<ul style="list-style-type: none"> • Topography 	<p>Partly level. Most of site sloping southwards.</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 assessment will be required.</p> <p>No conservation issues but the site is in an AHLV.</p> <p>Agricultural Land Classification: Non- agricultural.</p>
<p>If yes, how and when can the constraint be overcome?</p>	<p>Through assessments and the design process.</p>

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

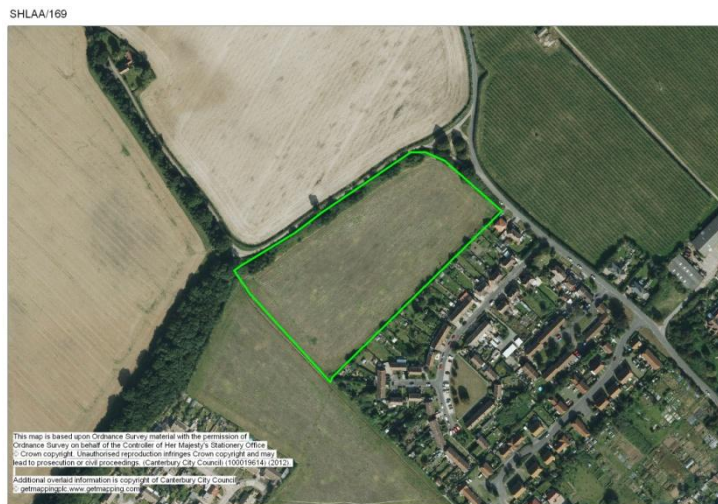
IF THE NATURE AND SCALE OF THE CONSTRAINT IS SUCH THAT IT CANNOT BE REMOVED DUE TO COST OR TIMESCALE OR BOTH, IT SHOULD BE DELETED FROM THE ASSESSMENT AT THIS STAGE.

<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.</p> <p>Townscape – visual impact on the existing dwellings in the area.</p> <p>Landscape – visual impact on the views in and out of the AHLV.</p> <p>Trees – potential loss of trees within the site. TPO’s in place.</p> <p>Conservation area – potential impact on the adjacent conservation area.</p> <p>Site of Nature Conservation Interest - Very sensitive site, protected species highly likely to be present, part of site designated Local Wildlife Site. Kent Wildlife Trust will need to be consulted on proposals. Ancient woodland present within site, no development should take place that would negatively impact on this habitat. Ecological surveys will be required. TPO in place.</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. Additional pressure on local services.</p>

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

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

SITE DETAILS	
Site Reference Number	SHLAA/169
Site Name	<i>Land adjacent St Vincent's Close Littlebourne</i>
Location/Address	<i>Littlebourne</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	Housing
Site Area	3 ha



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



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

Description of Site:	Large open field bounded by trees on 2 sides with woodland to the northwest. Site is to the west of Court Hill and is at the top of the hill. There are long distance views to the south of Littlebourne from the top of the site.
Current Use:	Fallow agricultural land owned by the Parish Council.
Surrounding Uses:	Site is bounded to the north east by Court Hill and to the north by a farm track that is also a right of way (CB154); to the west is a larger field and another track and right of way (CB147) and to the south is St Vincent's Close residential development Residential areas to the south and far west.
Character of Surrounding Area:	Site is on the extreme north-eastern edge of Littlebourne and is part of the wider rural landscape
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	Planning permission exists on the site opposite for application opposite for the erection of new medical centre with associated access, parking and external works granted 12/02/2010. No site proposal at the 2005 Local Planning Inquiry
Potential site Capacity: as proposed	
Calculated by CCC at x units / ha	3ha at 30/ha – 90 units

**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
<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?	No
C - Is the site in or adjacent to a settlement?	Yes
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	No
CONCLUSION: Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	Yes. Littlebourne is a well served village on a bus partnership route. Site may be suitable for affordable housing as an exceptions site with some community use/open space.

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 - Bus services part of Diamond route
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	Yes – convenience store, Primary and GP
<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 – 30mins to Canterbury town centre, employment, Healthcare centre, secondary school. Just over 30mins to 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 	Slightly remote - 800m from bus route and local shop. Close to school. Access possible via Church Lane / Jubilee Road. Access should be discouraged via Nargate Street
<ul style="list-style-type: none"> • Highway capacity 	Check Capacity of Jubilee Road / High Street.

**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>Not known – but services would be available in adjacent residential area</p> <p>No</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>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 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 – will extend the village edge into the rural landscape.</p> <p>Landscape - Impact on landscape loss of open rural land</p> <p>Trees surrounding part of site – a tree survey would be required</p> <p>Conservation area, Parks and Gardens, Listed buildings, SAMs - No</p> <p>Protected species - Possibility of protected species around periphery of site, scoping survey necessary. LWS to the South west 300m away edge of site to edge of site.</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	

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/170
Site Name	<i>Land at Lawson Close/Bakers Lane Chartham</i>
Location/Address	<i>Chartham</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	Housing
Site Area	1ha

SHLAA/170



Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA/170



Aerial view of the site



View from Baker's Lane

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



Trees to the rear of the site

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

Description of Site:	<p>Gently undulating site accessed from Bakers Lane. Site slopes to the down to the north. It is crossed by High Voltage power lines. The site is surrounded by mature trees.</p> <p>The site is at a higher level than Baker's Lane. There is an existing farm access into the field from Baker's Lane.</p>
Current Use:	Arable farmland
Surrounding Uses:	The site is surrounded on three sides by residential development.
Character of Surrounding Area:	Site on edge of Shalmsford Street and to the south of Chartham. The area is rural in character.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	<p>Outline planning application for residential development was submitted in 2001 (01/0958) and was subsequently withdrawn in 2004.</p> <p>Site was allocated for residential in the 1998 Local Plan and 1st Deposit draft of the Canterbury District Local Plan First Review 2002. However, the site was subsequently de-allocated at the revised deposit draft in 2003 as the Council agreed not to carry this site forward as it was a greenfield housing site and the emphasis should be on urban brownfield development.</p>
Potential site Capacity: as proposed	29 units Comprising 19 houses and 10 flats
Calculated by CCC at x units / ha	

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No
<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 Chartham / Shalmsford Street
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>Yes – good bus service</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store , a primary school and a GP surgery. 	<p>Chartham/Shalmsford Street has a range of services within 800m, including convenience store and primary school. The GP is beyond 800m , but is available in the village.</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 just over 30mins to secondary school and healthcare centre and well 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 possible onto Bakers Lane</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>No problems</p>
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply 	<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 Pylons	Electricity pylons cross the site
<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 	Archaeological 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**

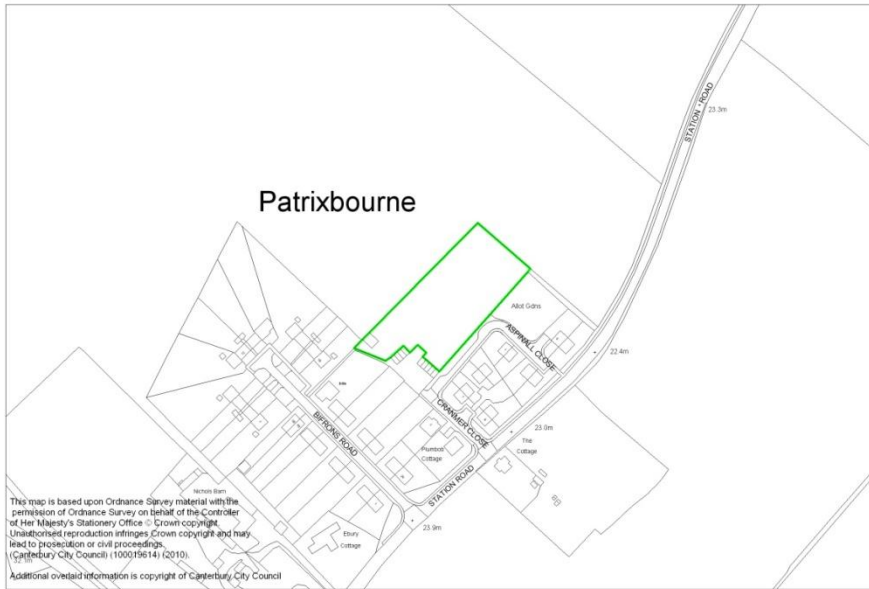
<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites 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>Extends town boundary Loss of open fields Significant trees and hedgerows around site. No No No No Potential for protected species given strong hedgerows and trees along the field boundaries. 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>Avoiding the pylon area. Need to protect amenity of adjacent properties.</p>

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

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

SITE DETAILS	
Site Reference Number	SHLAA/171
Site Name	<i>Land adjoining Cranmer & Aspinal Close Bekesbourne</i>
Location/Address	<i>Bekesbourne</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	Housing / Affordable Housing
Site Area	0.4 ha

SHLAA/171



SHLAA/171



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

View showing site with views into the AHLV



View across the site showing residential dwellings to the rear



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

<p>Description of Site:</p>	<p>Open area of rough grassland/scrub-land surrounded by trees to the rear of an allotment area and to the side of garages.</p> <p>The site forms part of an Area of High Landscape Value with views of the landscape far into the distance.</p>
<p>Current Use:</p>	<p>Unused site. Visual amenity value for local residents with views into the wider countryside.</p> <p>Part of site located adjacent to the garages is being used for illegal dumping.</p>
<p>Surrounding Uses:</p>	<p>Residential dwellings set in small cul de sacs</p> <p>Garages adjacent to the western end of the site and allotments to the eastern end of the site for local residents use</p>
<p>Character of Surrounding Area:</p>	<p>Small village with sporadic development along country roads. Much of the surrounding area is set within an AHLV and part of the surrounding area is in an SLA. The rear of the site is open countryside The adjacent area of the village is within the Patribourne conservation area.</p>
<p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p><u>Local plan inquiry June 2005 – Inspectors recommendations RN061</u></p> <p>I have given careful consideration to all these representations, but other than the specific textual amendments made by the Council in the Revised Deposit Draft and the Proposed Change, nothing suggests to me an obvious need for further text or changes. Often the points made are covered more appropriately and in greater detail in a particular subject chapter or, if not, are simply not what the Council itself wants to stress. I consider that some very brief mention of the need and aim to protect the open countryside for its own sake, while pursuing this aim, would be appropriate within the text of Objective (e). Otherwise I find that the Objectives achieve pithy expression without losing meaning or effect.</p> <p>I recommend that the Local Plan be modified to incorporate Proposed Change No. PC1/002, as set out in Core Documents CD1.14, CD1.19 and CD1.21, and the altered wording I suggest in my paragraph 2.17 above, but that no other modification be made to the text of the Revised</p>

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

	Deposit Draft of the Local Plan in respect of these objections.
Potential site Capacity: as proposed	16 dwellings
Calculated by CCC at x units / ha	

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	None. The Kent Downs AONB is located a short distance to the south and west of the site.
<u>Category 2: Local</u> Special Landscape Area	The site and surrounding area is in an AHLV. Part of the surrounding area to the south and south-west is in the AONB and the associated SLA. The Bekesbourne Conservation Area is located to the south-east.
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	No.
C - Is the site in or adjacent to a settlement?	Yes. Bekesbourne 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	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>No – but Walking distance to Bekesbourne railway station. And one bus stop close by.</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, however there is 2 public houses, a church ,a village hall and playing fields</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 of, secondary school, healthcare centre, town centre, hospital. 20mins to 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>Visibility at existing junction may need upgrading</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>No problems. Sustainability - Remote from all local amenities.</p>
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply 	<p>Within adjacent area to existing residential dwellings</p>

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

Electricity Pylons	No
<ul style="list-style-type: none"> Contamination/Pollution 	None known – except site used for illegal dumping.
<ul style="list-style-type: none"> Adverse Ground Conditions 	None known as above
<ul style="list-style-type: none"> Hazardous Risk 	None known
<ul style="list-style-type: none"> Topography 	Fairly 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>Site is within an AHLV and adjacent to the Bekesbourne Conservation Area. An archaeological evaluation would be required. Sensitive site, ecological surveys required.</p> <p>Agricultural Land Classification: Grade 1</p>
If yes, how and when can the constraint be overcome?	<p>A design and layout scheme would have to be agreed to ensure that any new development would be in keeping with the adjacent conservation area and consider the impacts on the landscape within the AHLV, and nearby AONB and SLA.</p> <p>An archaeological evaluation will be required</p> <p>Scoping surveys will be required to assess presence of protected species.</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 – Potential visual impact from additional housing Landscape – The site is located within the AHLV. Trees – Yes, Historic Parks – No Conservation Area- The Bekesbourne Conservation Area Listed Buildings - No SAM's - No SNCI/Protected Species – Scoping surveys will be required to assess presence of protected species. 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>A design and layout scheme would have to be agreed to ensure that any new development would be in keeping with the adjacent conservation area and consider the impacts on the landscape within the AHLV and AONB and SLA.</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/185
Site Name	<i>Land at Bakers Lane</i>
Location/Address	<i>Chartham</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	Residential/Affordable Housing
Site Area	0.6ha

SHLAA/185



Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA/185



Photograph showing the site and adjacent residential development



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

Description of Site:	Large grassed area for local amenity with an animal shelter on part of the site
Current Use:	Large open space for visual amenity and the keeping of animals
Surrounding Uses:	Residential properties, woodland area and large agricultural fields
Character of Surrounding Area:	Small rural village surrounded by large areas of agricultural fields
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	<p>Land opposite and surrounding the site.</p> <p>Local Plan Inquiry – Inspectors comments.</p> <p>The first observation that comes to mind is the very major nature of expansion and physical consolidation that would occur in this scattered village from developing these two sites. Chartham has already been receiving major residential growth from the redevelopment of the St Augustine’s Hospital site. The result here would be a significant urbanisation of what is still a large disaggregated village well beyond the boundaries of Canterbury City. National and Structure Plan policies do not favour this kind of location, preferring urban development and urban extensions. Though Chartham could be described as a node in a good public transport corridor, the St Augustine’s development is still under way, needs time to be assimilated, and has yet to have its eastern part developed for some form of desirable employment/leisure facilities to benefit Chartham. The development sought on these two agricultural sites is therefore inappropriate in this Plan period.</p>
Potential site Capacity: as proposed	15-20 dwellings
Calculated by CCC at x units / ha	

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No
<u>Category 2: Local</u> Special Landscape Area	No The Kent Downs AONB and the associated SLA are located to the south of the village.
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, part of Chartham 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	Carry forward for further assessment as Chartham 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</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 the shop and 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>10-20 minutes to employment, over 30 minutes to all others</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 to the site would need to be created. This site is close to village amenities.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>No comments made</p>
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage 	<p>Existing on nearby residential area</p>

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

Electricity supply Gas Supply	Existing on nearby residential area
Electricity Pylons	None
<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 	Slightly sloping 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 	Adjacent to Chartham conservation area Archaeological evaluation required Agricultural Land classification: Grade 3
If yes, how and when can the constraint be overcome?	

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

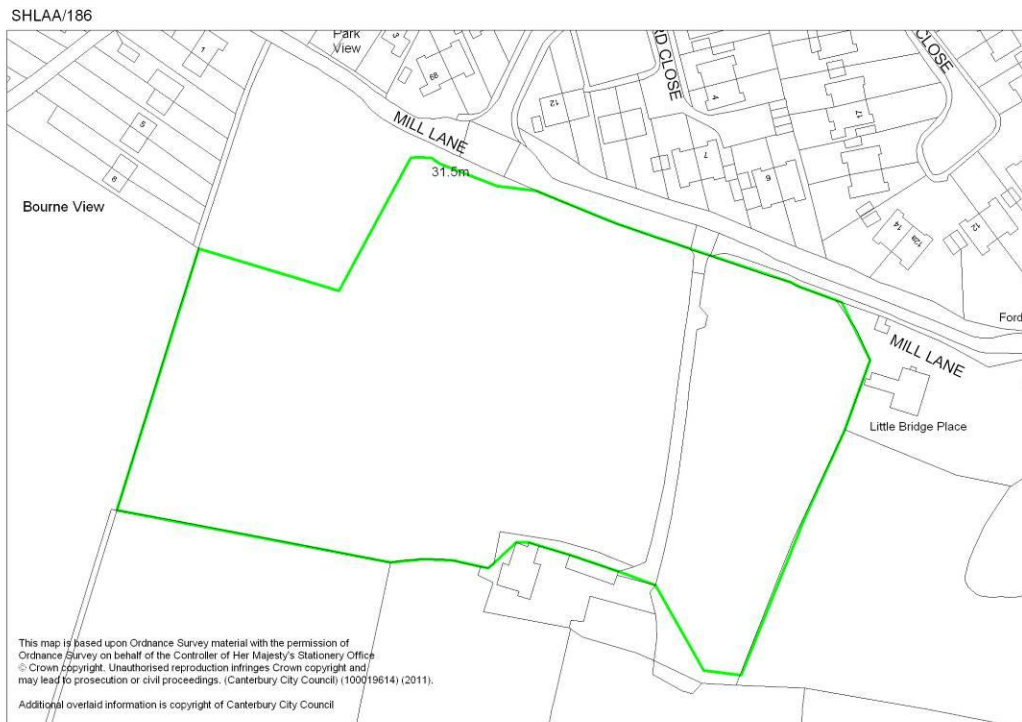
**Strategic Housing Land Availability Assessment
Site Assessment Form**

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Sites of Nature Conservation Interest/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape – The character of the local area would change</p> <p>Landscape – A landscaping scheme would have to be submitted</p> <p>Trees – A tree survey would be required</p> <p>Conservation area – Site adjacent to the Chartham conservation area</p> <p>Historic parks, LB, SAM – No</p> <p>SNCI – Potential for protected species to be present, an ecological scoping survey would be necessary and possibly further species surveys.</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>A landscaping scheme would have to be submitted to ensure the loss of residents amenity</p>

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

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

SITE DETAILS	
Site Reference Number	SHLAA/186
Site Name	<i>Brickfield Farm</i>
	<i>Mill Lane, Bridge</i>
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	Residential
Site Area	2.3 ha



Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA/186



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

Views into part of site



View showing housing development to the rear of the site



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

Description of Site:	The site is a large field on the edge of the village of Bridge surrounded by a row of tall trees and hedges with views across the countryside.
Current Use:	Currently used for the grazing of horses and provides a visual amenity value in terms of views into the surrounding countryside. Also provides a buffer alongside the existing road for local residents.
Surrounding Uses:	On the edge of the village. Opposite there are several residential properties alongside a country lane, the site is surrounded by several large fields and landscaped areas. Immediately adjacent to the site is a new development site for 8 dwellings (now completed)
Character of Surrounding Area:	The character of the surrounding area is a rural village with local facilities and amenities surrounded by large areas of fields and landscaped areas, some of which are within a Special Landscape Area (SLA) and the boundary of an Area of Outstanding Natural Beauty (AONB)
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	Land adjacent to site – CA/09/00056 – Erection of 8 dwellings, associated parking and access road – Granted 30.4.10
Potential site Capacity: as proposed	Between 90 and 115 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.	Kent Downs AONB
<u>Category 2: Local</u> Special Landscape Area	The site is within the SLA associated with the Kent Downs
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	No
C - Is the site in or adjacent to a settlement?	Yes, Bridge 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	Carry forward for further assessment as Bridge is listed as a well served village, however, site is within an SLA and the boundary of the AONB.

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, bus stops within the village – 400 – 800 metres distance from site</p>
<ul style="list-style-type: none"> • Within 800 m. walking distance of a convenience store, a primary school and a GP surgery. 	<p>Yes, all within 800 metres walking distance from the site</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>K & C hospital – over 30 minutes Town centre – 20-30 minutes Employment centre – 10-20 minutes Secondary schools – 10-20 minutes Health centre – 5-10 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 could be created along Mill Lane. The site is close to local amenities.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>The additional traffic created should be encouraged along Western Avenue rather than Brewery Lane and Union Road which are not suitable for increased traffic flows due to narrow road width, on street parking and junctions with poor visibility. It would be necessary to widen the stretch of road along Mill Lane between the access point and the junction with Western Avenue.</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 nearby residential area</p> <p>None</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>This site abuts the old brickworks, so would need a contaminated land investigation.</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>This site abuts the old brickworks, so would need a contaminated land investigation.</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>This site abuts the old brickworks, so would need a contaminated land investigation.</p>
<ul style="list-style-type: none"> • Topography 	<p>Slightly sloping site with areas of uneven ground</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>Bourne park (Bishopstone/Bridge) Conservation Area An archaeological evaluation will 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**

<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 will impact on the character of the village</p> <p>Landscape – The site is located within a SLA and the boundary of an AONB, unlikely that this can be mitigated through the design process.</p> <p>Trees – Yes, a tree survey will have to be carried out</p> <p>Conservation area – Bourne park (Bishopsbourne/Bridge)</p> <p>Historic parks & gardens</p> <p>Listed buildings and SAMs – No, but Listed Building to east of site (Little Bridge Place).</p> <p>SNCI – Potential for protected species to be present – ecological scoping survey would be necessary and possibly further species surveys</p>
<p align="center">IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.</p>	
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>The site is located within a SLA and the boundary of an AONB which provides a visual amenity for local residents, unlikely that this can be mitigated through the design process.</p>

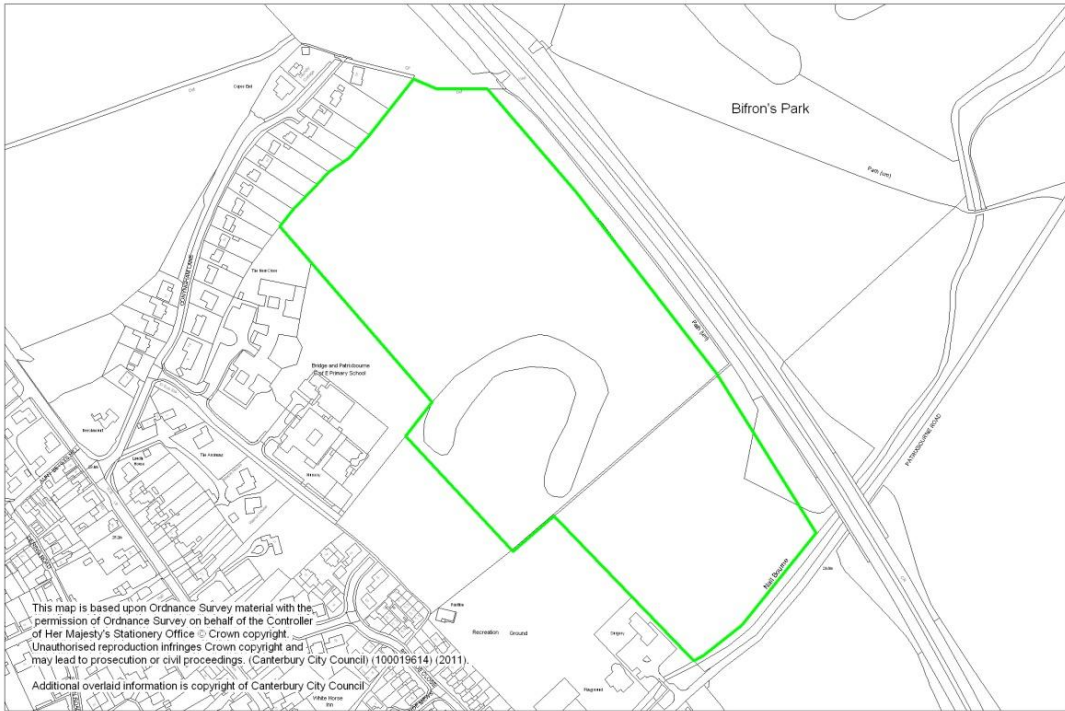
IF THE NATURE AND SCALE OF THE IMPACT ON AMENITY IS SUCH THAT IT CANNOT BE SATISFACTORILY MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

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

SITE DETAILS	
Site Reference Number	SHLAA/201
Site Name	Land west of the A2 at Bridge
Greenfield/PDL/Mixed	<i>Greenfield</i>
Proposed Use	Residential (possibly with some small-scale employment and community uses)
Site Area	9.2 ha

Site Plan

SHLAA/201



Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA/201



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



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

Description of Site:	The site is located on the eastern side of Bridge, bounded by the A2 to the east; Patribourne Road to the south-east and properties in Conyngham Lane on the north-west side. It is located adjacent to a primary school, a surgery and recreation ground. Groups and lines of trees exist within the site. Site slopes gradually from NW to SE.
Current Use:	Agricultural land/grassland.
Surrounding Uses:	Mix of residential to west (Bridge village) and open space. Open countryside to east, although site is bounded by A2, which runs alongside north-east boundary of site. The site is located adjacent to a primary school, a surgery and recreation ground.
Character of Surrounding Area:	Mix of residential areas adjacent to open rural landscape. Provides a rural context to the site.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	The site was proposed for inclusion in the 1998 Canterbury District Local Plan as a mixed-use development, but this scheme was subsequently withdrawn. No proposals were submitted as part of the CDLP 2006 process.
Potential site Capacity: as proposed	50-100 dwellings
Calculated by CCC at units / ha	N/A.

**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.	AONB
<u>Category 2: Local</u> Special Landscape Area	North Downs 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?	Yes, adjacent to Bridge.
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	No. Bridge is identified as one of the larger well-served villages in the district which may be suitable for some development.
CONCLUSION:	
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	Yes

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. The site is reasonably sustainable, being close to amenities in the village.</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>Yes.</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>This site does not have a boundary with the highway. It is assumed that access is intended to be onto Patrixbourne Road, bridging over the Nailbourne.</p> <p>Patrixbourne Road has a substandard junction with Bridge High Street with restricted visibility to the right. This would have to be addressed if the transport assessment demonstrates that more traffic would use this junction.</p>

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

<ul style="list-style-type: none"> • Highway capacity 	<p>The transport assessment should also consider the capacity of the A2 Bridge on and off slips, and the junction of Town Hill / High Street.</p> <p>Patricbourne Road varies between 5m and 6m wide along the frontage of the site. The road may require widening to accommodate additional traffic and the turning at the junction. This may require significant works to the riverbank to widen the road.</p>
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply/Gas Supply Electricity Pylons 	
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>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>Gently sloping site – topography should not represent a major barrier to development.</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>Site is partly (about a quarter to a third of the site at the south-eastern end) located in Flood Zone 2/3.</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Archaeological evaluation required. Site located in Bifrons Park Conservation Area.</p> <p>Agricultural Land Classification: Grade 1</p>

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

<p>If yes, how and when can the constraint be overcome?</p>	<p>Main potential constraint issue is the AONB.</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/landscape – development of this site could have an adverse effect on the setting of the village.</p> <p>The site is in the Bifrons Park Conservation Area</p> <p>Possibility of protected species around periphery of site, scoping survey necessary.</p>
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IF THE NATURE AND SCALE OF THE IMPACT IS SUCH THAT IT CANNOT BE MITIGATED, THE SITE SHOULD BE EXCLUDED FROM THE ASSESSMENT AT THIS STAGE.

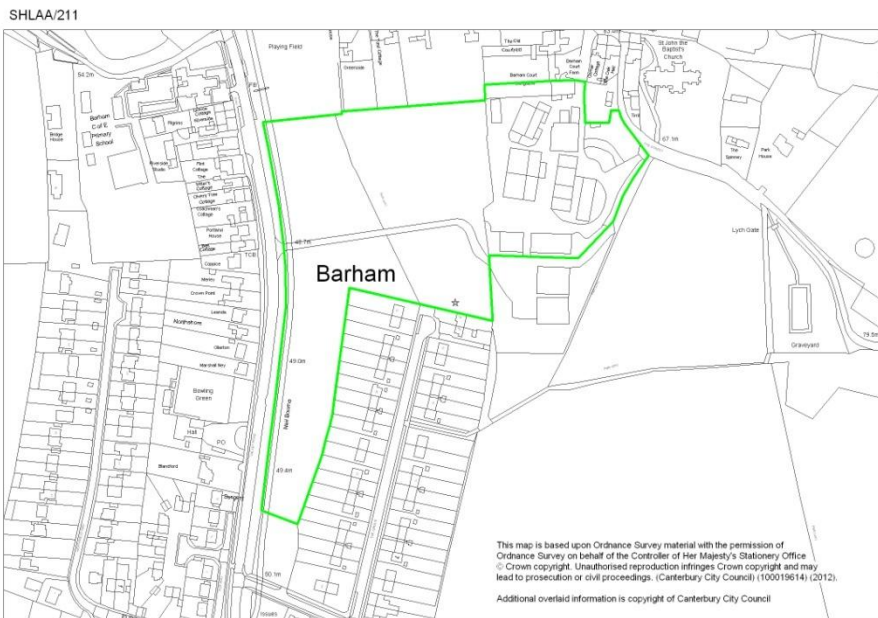
**Strategic Housing Land Availability Assessment
Site Assessment Form**

<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>Residents of new dwellings could be adversely affected by road noise from the A2. Road traffic noise assessment required.</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/211
Site Name	<i>Barham Court Farm</i>
Location/Address	<i>Church Lane Barham Canterbury</i>
Greenfield/PDL/Mixed	<i>Mixed – farmyard and associated buildings and 3 fields.</i>
Proposed Use	Housing as part of mixed use development – recreation ground and allotments
Site Area	2.3ha housing plus 1.6ha for open space



Strategic Housing Land Availability Assessment Site Assessment Form

SHLAA/211



View of the site from Valley Road



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

View from the Grove



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

Description of Site:	Site comprises of agricultural farm buildings including at cost barns. Site also includes two fields bisected by a farm track which slope westwards down towards the River Nailbourne and Valley Road, and flood-prone land adjacent to the Nailbourne. A footpath crosses the site.
Current Use:	Farm buildings complex, chicken sheds and adjacent farm land. About half of the adjacent land is not currently farmed.
Surrounding Uses:	Historical village core of Barham to the north and east, Church opposite, housing to the west and south west and commercial use of farm barn to the immediate south, farmland to the east.
Character of Surrounding Area:	Rural village, site surrounded by open fields and several residential areas. Historic core of village within Conservation Area.
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	CA/07/0433 – CoU of barn from agricultural to class B8 storage and distribution. Granted - 27.6.07 F00/0007 – Erection of agricultural building – approved 8.8.00 CA/00/0994 – Erection of agricultural building – Granted 5.2.01 Site not considered at 1996 or 2004 Public Inquiries.
Potential site Capacity: as proposed	25
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.	AONB – Kent Downs
<u>Category 2: Local</u> Special Landscape Area	SLA, Conservation Area
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	No
C - Is the site in or adjacent to a settlement?	Yes - within a rural 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	Officers Comment – Housing development may be possible if the farm buildings are relocated and benefits provided to local community (affordable housing, open space within floodplain, contribution to village hall/shop and a new access from Church lane to Valley Road). DK Carry forward for further assessment as Barham 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.

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STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m. walking distance of a bus stop or railway station providing two or more services per hour. 	<p>Walking distance of bus stop – 2 bus 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>Shop (operating from mobile), school, pub, two churches, playing fields, village hall, but no 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>30mins to secondary school, employment, healthcare centre. Just over 30mins to town 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>The Street and Church Lane unsuitable for additional traffic. Poor junction with Gravel Castle Road Potential for an additional access from Church lane to Valley Road to serve the new development</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Capacity OK</p>
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage 	<p>Half of the site is serviced already the other part is surrounded by residential areas. Some additional infrastructure required.</p>

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Electricity supply Gas Supply	
Electricity Pylons	No
<ul style="list-style-type: none"> Contamination/Pollution 	No comments
<ul style="list-style-type: none"> Adverse Ground Conditions 	None known
<ul style="list-style-type: none"> Hazardous Risk 	None known
<ul style="list-style-type: none"> Topography 	Sloping down to Nailbourne
<ul style="list-style-type: none"> Flood Zone 	Western edge of site is within Flood Zone 2 and 3, associated with the flood plain of the Nailbourne.
<ul style="list-style-type: none"> Other e.g. Archaeology, Conservation area, AHLV 	<p>Archaeological evaluation required.</p> <p>Agricultural Land Classification: Grade 3, some of the site has been developed with farm buildings.</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.

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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>Within Barham Conservation Area. Site contains a listed barn and adjoins other listed/locally listed buildings. Several mature trees and hedgerows and one very fine mature Sycamore</p> <p>Sensitive site, ecological surveys 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>	
<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.