

Canterbury City Council

Strategic Housing Land Availability Assessment (SHLAA)

New Site Submissions

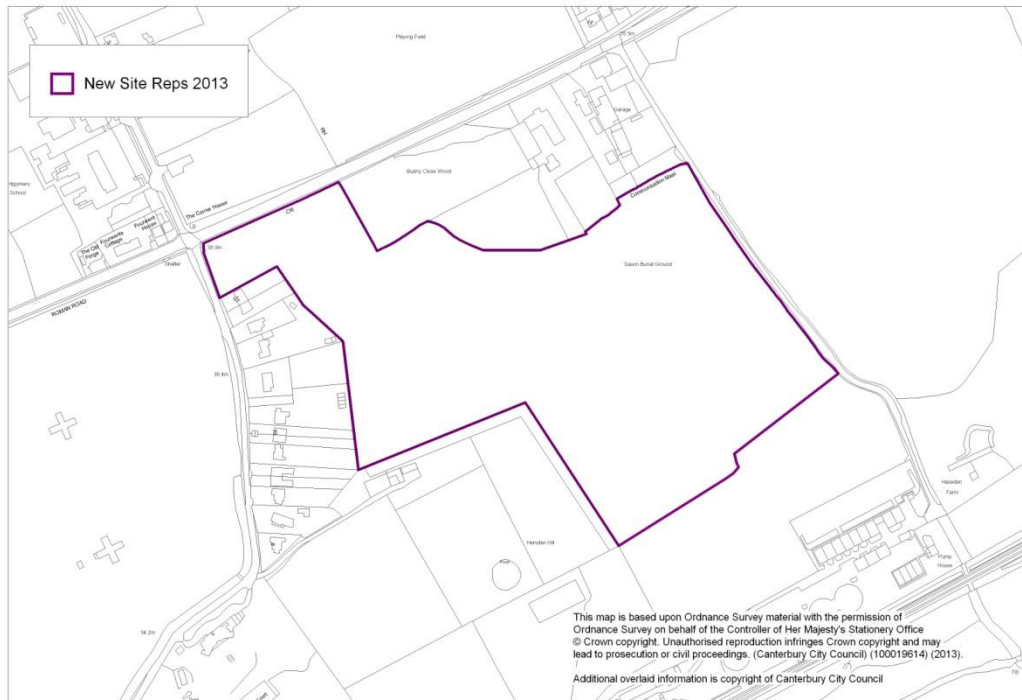
SHLAA212	Land at Bushy Close Wood, Westbere
SHLAA213	Land at Folly Farm
SHLAA214	Durite Manufacturing Plant, Fordwich Road
SHLAA215	Lucketts Farm
SHLAA216	Land at Chartham Mill
SHLAA217	Land at Blean Common
SHLAA218	Bossingham Farm
SHLAA219	Gowan, Stodmarsh Road
SHLAA220	K&C Hospital, Ridlands Farm and Langton Field
SHLAA221	Land at Patricxbourne Road
SHLAA222	Land at Moat Lane
SHLAA223	Riverside Youth Centre, Kingsmead Road
SHLAA224	Vulcan Close, Whitstable
SHLAA225	Longfield Close, Swalecliffe
SHLAA226	Land at Bakers Lane
SHLAA227	Joseph Wilson Industrial Estate
SHLAA228	Howe Barracks
SHLAA229	Land at Bekesbourne Lane
SHLAA230	Land at Stonebridge Road, Kingsmead

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

SITE DETAILS	
Site Reference Number	SHLAA/212
Site Name	Bushy Close Wood
Location/Address	Land South of Island Road, Westbere
Greenfield/PDL/Mixed	Greenfield
Proposed Use	Residential
Site Area	7.5 hectares

Site Plan

Land Adjacent Bushy Close Wood, Westbere, Canterbury



Strategic Housing Land Availability Assessment Site Assessment Form

Ariel Plan

Land Adjacent Bushy Close Wood, Westbere, Canterbury



Photograph



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

<p>Description of Site:</p>	<p>The site is located on the A28, approximately 4 miles east of Canterbury.</p> <p>It is a large area of greenfield land currently in agricultural use. The site has an open, semi-rural character and occupies a prominent position overlooking the Stour Valley. Trees and hedgerows run around the majority of perimeter, becoming more substantial along the western border where the site abuts the residential properties on Bushy Hill Road.</p>
<p>Current Use:</p>	<p>Agricultural land</p>
<p>Surrounding Uses:</p>	<p>The site is bordered along the northern edge by the A28 with the Spires Academy situated on the opposite side of the road. To the north-east are Bushy Hill Wood and the Westbere Service Station. A track runs along the eastern boundary with agricultural land and open countryside beyond. The track leads to the RSPCA Rescue Centre and Southern Water Sewage Works to the south. The southern boundary is defined by the Canterbury-to-Thamet railway line and Stodmarsh Valley. The settlement of Westbere lies to the west.</p>
<p>Character of Surrounding Area:</p>	<p>The area is predominately semi-rural in nature, although it does have some urban edge characteristics with some visual and noise impact from the A28, commercial operations from the Service Station and the sewage works. The Stodmarsh Marshes are designated SSSI, RAMSAR, SPA and SCA; characterised by dense woodland and wetland with long, exposed views across the Stour Valley into the proposal site.</p>
<p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>There have been no relevant planning applications for this site.</p> <p>The neighbouring Westbere Service Station has 3 noteworthy applications.</p> <p>CA/02/00129: An outline application for 21 no. dwellings on land occupied by Westbere Service Station was refused on the basis that it could cause harm to the rural character of the area, increased the number of traffic movements onto a primary road which may in turn result in an increased risk of accidents; and that the proposed layout did not show whether the access road and houses would be unacceptably close or pose risk to the protected trees within the site.</p>

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	<p>CA/03/01196: A planning application for the erection of two storage units was refused as it was considered that the proposal would have an adverse effect on the character and appearance of the countryside as the development was thought 'not well designed' and would intrude into the open countryside as the site occupies a prominent site overlooking the Great Stour and Stodmarsh Valley.</p> <p>CA10/02145: Planning permission has been granted for the proposed site redevelopment to provide 12 no. B1 – Business with associated parking and landscaping scheme.</p>
<p>Potential site Capacity: as proposed</p>	
<p>Calculated by CCC at 30 units / ha</p>	<p>225 dwellings (approx)</p>

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

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

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

STAGE 2 ASSESSMENT: SUITABILITY

<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m walking distance of a bus stop or railway station providing two or more services per hour. 	<p>The site is within 800m walking distance of a bus stop.</p>
<ul style="list-style-type: none"> • Within 800 m walking distance of a convenience store, a primary school and a GP surgery. 	<p>The site is not within 800m walking distance of a convenience store, primary school or GP; although some services are available in Hersden - north of the A28.</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>The site is within 30 minutes public transport time of a health centre secondary school, employment area and town centre. The hospital is just over the 30 minute threshold because of the need to change at Canterbury bus station.</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>It would be possible to create an access onto A28, or to take access from the existing roundabout at western edge of Hersden.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>There is sufficient capacity on the A28 at this point, but the development would need to be modelled using the Canterbury transportation</p>

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

	<p>model to assess cumulative impact of additional traffic. No additional traffic crossing level crossing at Sturry can be accommodated without the construction of Sturry link road. It may be necessary for this development to contribute.</p>
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>Existing in the adjacent residential and employment areas. However, a capacity assessment would need to be undertaken and some infrastructure may require upgrading.</p> <p>There are no electricity pylons passing through the site.</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>Contaminated land assessment will be required (old gravel pit). A traffic noise assessment will be required.</p> <p>If this site is to be developed in conjunction with the neighbouring site, an air quality assessment will be required.</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>Potential for land instability as a result of former mining activity in the immediate area.</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>None known</p>
<ul style="list-style-type: none"> • Topography 	<p>The site undulates across the site, sloping to the south.</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>No</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>This site abuts the south side of Island Road, a principal Roman road. There is potential for settlement features, ditches, field boundaries, trackways, enclosures, buildings, burials of Roman date to be located in proximity to it. An Anglo-Saxon cemetery has been partially recorded within the north-eastern part of the site; further burials are likely to be located in this area as cemeteries of this type can extend to several hundred burials.</p> <p>Geophysical survey by magnetometry and resistivity methodology would enable the extent of the buried archaeology to be</p>

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Site Assessment Form**

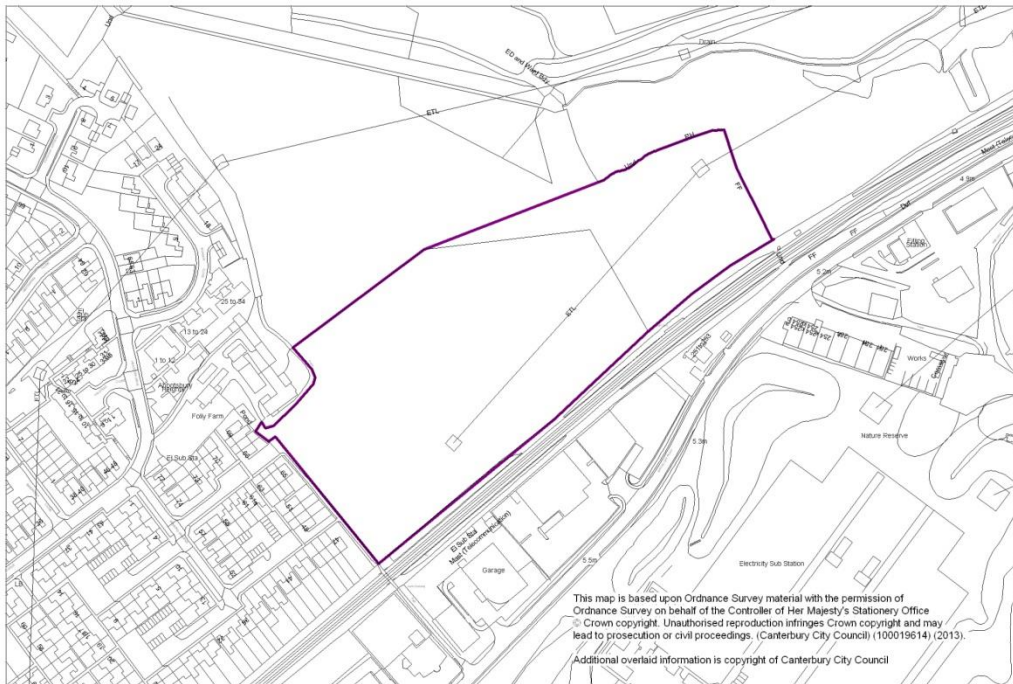
	<p>identified and evaluation excavation to determine the significance and state of preservation of any buried archaeological remains.</p>
<p>If yes, how and when can the constraint be overcome?</p>	
<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Local Wildlife Site/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, the proposal will change the character of the area.</p> <p>Landscape: Yes, the proposal would alter the landscape, which at present has far reaching views from and into the site.</p> <p>Trees: Bushy Close Wood and several trees and hedgerows on the east and western boundaries of the site are covered by TPO's. A tree survey would be required.</p> <p>Conservation Area: No</p> <p>Historical Parks and Gardens: No</p> <p>Listed Buildings: No</p> <p>Scheduled Ancient Monuments: No</p> <p>LWS's: There is potential for protected species to be present. A scoping survey would be necessary as site lies adjacent to Stodmarsh SSSI, RAMSAR, SAC and SPA.</p>
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>No</p>

**Strategic Housing Land Availability Assessment
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SITE DETAILS	
Site Reference Number	SHLAA/213
Site Name	Folly Farm
Location/Address	Headcorn Drive, Canterbury
Greenfield/PDL/Mixed	Greenfield
Proposed Use	Residential / Playing Pitches
Site Area	4.5 hectares

Site Plan

Land at Folly Farm, Broad Oak



Strategic Housing Land Availability Assessment Site Assessment Form

Ariel Plan

Land at Folly Farm



Photograph



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

<p>Description of Site:</p>	<p>The site is located on the north-eastern urban edge of Canterbury.</p> <p>It is a large area of greenfield land set in an Area of High Landscape Value. The site consists of a substantial area of open/undeveloped countryside with trees and hedgerows set around its boundaries. Two electricity pylons pass through the site.</p>
<p>Current Use:</p>	<p>Agricultural land</p>
<p>Surrounding Uses:</p>	<p>The site is surrounded by the former Brett's Sand Quarry to the north. To the far north-east is a small area of woodland. The Canterbury-to-Thamet railway line runs parallel to the southern boundary with some commercial / industrial units on the opposite side along Broad Oak Road. To the west are Folly Farm Farmhouse and a high density residential development.</p>
<p>Character of Surrounding Area:</p>	<p>The surrounding area has a varied character with some dense residential development but which include large landscaped gardens and are adjacent to areas and parcels of public land that incorporate trees and other landscaping on the site of the former sand quarry. There are also some commercial/industrial uses along Broad Oak Road.</p>
<p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>The site has a lengthy and varied planning permission which includes:</p> <p>A portion of the site, adjacent to the railway is identified as protected open space in the Local Plan (2006).</p> <p>CA/86/021: Planning permission was granted for an extension to the sand quarry and infilling of the Shelford Landfill Site. CA/91/744: An application for the use of the land as a rail depot was submitted in 1991 but was withdrawn prior to determination. CA/96/794: A further permission was granted by Kent County Council in 1997 for an extension to the existing landfill site.</p> <p>More recently, the 2006 Local Plan allocated part of the farmyard for housing development. CA/09/014: An application for the erection of 8 dwellings on the site was submitted but withdrawn prior to determination. A later application (CA/09/1445) was for the same proposal was refused. CA/11/00397: A new planning application for the demolition of existing farm buildings and erection of 4 dwellings was refused and dismissed at appeal;</p>

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Site Assessment Form**

	<p>however the presiding inspector considered that the proposal would not undermine the objectives of the Local Plan or the Heritage SPD.</p> <p>In 2008, Folly Farm incorporating a parcel of land behind was submitted as part of the public call for sites ref: SHLAA 079.</p> <p>In 2010, a planning application and listed building consent were granted for alterations to an outbuilding to create a dwelling to be annexed to the farmhouse.</p> <p>CA/12/01169: A planning application for the demolition of existing farm buildings, erection of 4 dwellings with associated garaging, conversion of existing outbuilding to car-port and formation of new access from Kemsing Gardens was granted permission.</p>
<p>Potential site Capacity: as proposed</p>	
<p>Calculated by CCC at units / ha</p>	<p>10-12 dwellings</p>

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STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No
<u>Category 2: Local</u> Area of High Landscape Value	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 Canterbury
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	No
CONCLUSION:	
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	Yes

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STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m walking distance of a bus stop or railway station providing two or more services per hour. 	<p>The site is within 800m walking distance of a bus stop.</p>
<ul style="list-style-type: none"> • Within 800 m walking distance of a convenience store, a primary school and a GP surgery. 	<p>The site is within 800m walking distance of a convenience store. A primary school and GP's surgery are slightly further.</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>The site is within 20 minutes public transport time of a secondary school, health centre, employment area and town centre. The hospital is just over the 30 minute threshold because of the need to change at the bus station.</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>It would be possible to form an access off Headcorn Drive depending on the size of development. There are already a number of small closes off Headcorn Drive.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Depending on the size of development, there are not likely to be problems with the junction of Headcorn Drive onto Farleigh Road</p>

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Site Assessment Form**

	and onwards to the wider highway network. Depending on the size of site it may need to be run through the Canterbury model to assess cumulative impact.
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	Infrastructure existing in the adjacent residential area. There are two electricity pylons passing through the site.
<ul style="list-style-type: none"> • Contamination/Pollution 	Due to the proximity to the adjacent landfill site, a contaminated land assessment will be required. A rail noise and vibration assessment / survey will also be needed.
<ul style="list-style-type: none"> • Adverse Ground Conditions 	None known
<ul style="list-style-type: none"> • Hazardous Risk 	A contaminated land and rail noise assessment would be required.
<ul style="list-style-type: none"> • Topography 	Mainly flat but the land is sloping to the north of the site.
<ul style="list-style-type: none"> • Flood Zone 	No
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	There are no known archaeological issues with this site. The site is within an AHLV.
If yes, how and when can the constraint be overcome?	

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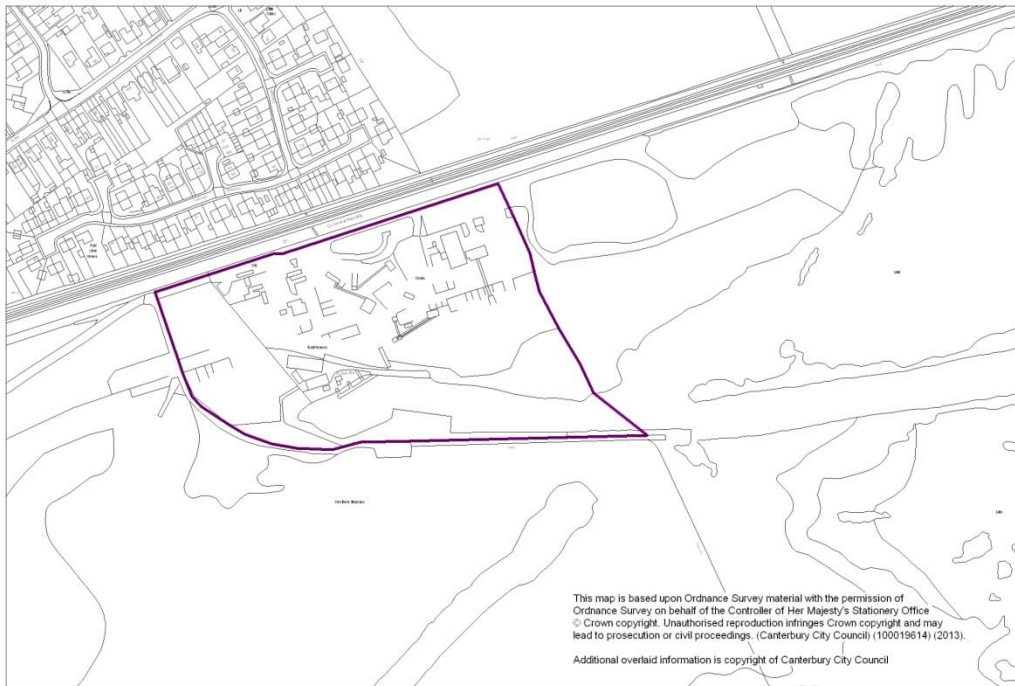
<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Local Wildlife Site/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: Whilst located outside a settlement boundary there is existing development surrounding the site – residential and commercial.</p> <p>Landscape: The loss of undeveloped farmland would impact on the local landscape. Situated in an AHLV.</p> <p>Trees: There are numerous trees and hedgerows around the site. A landscaping condition would be appropriate to assess the impact of development on them and to protect where appropriate.</p> <p>Conservation Area: No</p> <p>Historic Parks and Gardens: No</p> <p>Listed Buildings: The setting of the adjacent listed farm buildings would need to be considered when developing a scheme.</p> <p>Scheduled Ancient Monuments: No</p> <p>LWS's: The site is not particularly sensitive regarding biodiversity.</p>
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Noise and vibrations from the railway will need to be assessed and appropriate mitigation measures such as appropriate levels of glazing and the siting of dwellings must be considered.</p>

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

SITE DETAILS	
Site Reference Number	SHLAA/214
Site Name	Durite Manufacturing Plant
Location/Address	Fordwich Road, Canterbury
Greenfield/PDL/Mixed	Greenfield / Brownfield
Proposed Use	Residential
Site Area	5.3 hectares

Site Plan

Land at Fordwich Rd, Sturry



Strategic Housing Land Availability Assessment Site Assessment Form

Ariel Plan

Fordwich Rd



Photograph



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

<p>Description of Site:</p>	<p>The site is located to the south east of the village of Sturry, approximately 4 miles east of Canterbury.</p> <p>It is a large area of brownfield land set amongst dense woodland in the Stodmarsh SSSI. The site has an established general industrial use and has been used by the Brett Group for the production of 'Durite' for use in the building industry. It is almost wholly laid to concrete hard standings with a variety of basic industrial buildings.</p>
<p>Current Use:</p>	<p>Employment, Industrial</p>
<p>Surrounding Uses:</p>	<p>The site is bordered to the north, and separated from the residential development of Sturry by the Canterbury-to-Thamet railway line. To the east is a small area of grassland and woodland. A lake used by the King's School for rowing with boathouse and jetty defines the southern edge with well established woodland beyond. To the west is an area of open space, which is accessible for community and recreational use.</p>
<p>Character of Surrounding Area:</p>	<p>The site is situated in the extreme north-west corner of the Stodmarsh Marshes. It has a rural and secluded setting in an undulating landscape characterised predominately by dense woodland and wetlands; and are designated SSSI, RAMSAR, SAC, and SPA. It does however have some urban edge characteristics with a little visual and noise impact from the adjacent Canterbury-to-Thamet railway line and residential areas to the north. The open spaces and lake adds a recreational / leisure feel to the area.</p>
<p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>There is no relevant planning history in relation to this site.</p> <p>However, the site was previously submitted in response to consultation on the Canterbury District Local Plan First Review 2002. The site was not allocated as it was assessed as being disunited from Sturry village and would constitute an inappropriate suburban intrusion into the rural landscape that would potentially become more prominent than the existing Durite Plant.</p>
<p>Potential site Capacity: as proposed</p>	<p>18 dwellings</p>
<p>Calculated by CCC at 35 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, it is situated within the Stodmarsh SSSI and partly in a RAMSAR, SAC and SPA.
<u>Category 2: Local</u> Area of High Landscape Value	No
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	Yes
C - Is the site in or adjacent to a settlement?	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	Yes
Site may be suitable - continue to Stage 2	

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m walking distance of a bus stop or railway station providing two or more services per hour. 	<p>The site is not within 800m walking distance of a bus stop.</p>
<ul style="list-style-type: none"> • Within 800 m walking distance of a convenience store, a primary school and a GP surgery. 	<p>The site is not within 800m walking distance of a convenience store, primary school or GP.</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>From the nearest bus stop (Sturry Road); the site is within 20 minutes of a hospital health centre, secondary school, employment area, town or district centre.</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>The site has no boundary to the highway at present. Marlowe Meadows junction onto Fordwich Road is not suitable for higher volumes of traffic and Fordwich Road junction with A28 is substandard. Existing width restriction through Fordwich makes this an unsuitable route for an increase in traffic.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>The site would have to connect to the highway at Marlowe Meadows which is a minor residential street unsuited to significant volume of traffic.</p>

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<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>This is a secluded site; however there is potential for existing infrastructure because of its current use. There are no electricity pylons passing through the site.</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>Contaminated land assessment will be required. A rail noise survey (noise and vibration) will also be needed.</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>None known.</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>A contaminated land and a rail noise assessment would be required.</p>
<ul style="list-style-type: none"> • Topography 	<p>The site undulates, sloping from north to south towards the lake.</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>Flood Zone 3</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>There a no known archaeological issues with this site</p>
<p>If yes, how and when can the constraint be overcome?</p>	

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

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Local Wildlife Site/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 site is not adjacent to an existing settlement.</p> <p>Landscape: The proposal would alter the landscape by constituting a suburban intrusion into the rural landscape that would potentially become more prominent than the existing Durite Plant.</p> <p>Trees: There are numerous well established trees to the south. It would be appropriate if a scheme was brought forward to assess the impact of development on them and to protect where appropriate.</p> <p>Conservation Area: No</p> <p>Historic Parks and Gardens: No</p> <p>Listed Buildings: No</p> <p>Scheduled Ancient Monuments: No</p> <p>LWS's: The site is within an area that is very sensitive regarding biodiversity. A scoping survey would be required as the whole site is designated SSSI and part within a RAMSAR, SAC, and SPA.</p>
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>No</p>

**Strategic Housing Land Availability Assessment
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SITE DETAILS	
Site Reference Number	SHLAA/215
Site Name	Lucketts Farm
Location/Address	Blean Hill, Blean
Greenfield/PDL/Mixed	Greenfield
Proposed Use	Residential
Site Area	0.4 hectares

Site Plan

Lucketts Farm, Blean



Strategic Housing Land Availability Assessment Site Assessment Form

Ariel Plan

Lucketts Farm, Blean



Photograph



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

<p>Description of Site:</p>	<p>The site is located on the western side of Blean Hill (A290), approximately 2 miles north-east of Canterbury.</p> <p>It is a large area of greenfield land that forms part of the wider Lucketts Farm estate. The site is gently sloping, set out with a series of paddocks using post and wire fencing, and creates a break in the continuous ribbon development along Blean Hill. The Sarre Penn runs along the south-western boundary.</p>
<p>Current Use:</p>	<p>Agricultural land</p>
<p>Surrounding Uses:</p>	<p>The site is abutted by Lucketts Farmhouse and associated farm buildings to the north. The A290 runs alongside the north-eastern boundary and is lined with residential dwellings either side of the proposed development site. A garage business lies to the south; and to the west is a mixture of agricultural land with open countryside.</p>
<p>Character of Surrounding Area:</p>	<p>The character of the surrounding area is semi-rural in nature and designated as an Area of High Landscape Value. Detached residential dwellings form a ribbon development along the A290 with much of the undeveloped land around in use for agricultural purposes with open countryside and woodland beyond.</p>
<p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>There have been three noteworthy applications submitted for Lucketts Farm.</p> <p>CA/06/00667: In 2006, an application was granted permission for the erection of stables and workshop (retrospective); as well as the erection of day centre building and use of land as day centre for the disabled.</p> <p>CA/09/01893: In 2009, an application was granted for the change of use of farm shop to coffee shop, the erection of a detached building to provide a 'living skills unit' and the use of a barn as a riding arena.</p> <p>CA/10/00972/FUL: In 2010, an application was granted permission for the erection of buildings for an activity centre with enlarged seating area as well as a coffee shop and crèche for employees.</p>
<p>Potential site Capacity: as proposed</p>	<p>6 dwellings</p>
<p>Calculated by CCC at 35 units / ha</p>	

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No
<u>Category 2: Local</u> Area of High Landscape Value	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
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	Yes
CONCLUSION:	
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	Yes

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

STAGE 2 ASSESSMENT: SUITABILITY

<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m walking distance of a bus stop or railway station providing two or more services per hour. 	<p>The site is within 800m walking distance of a bus stop; and within reasonable walking distance of the Crab and Winkle Way cycle route.</p>
<ul style="list-style-type: none"> • Within 800 m walking distance of a convenience store, a primary school and a GP surgery. 	<p>The site is within 800m walking distance of a convenience store, primary school and GP.</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>The site is within 20 minutes public transport time of a secondary school, health centre, employment area and town centre. The hospital is just over the 30 minute threshold because of the need to change at the bus station.</p>
<p align="center">TECHNICAL CONSULTATIONS</p>	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>It would be possible to create an access onto A290.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Sufficient capacity on A290 depending on the size of development. If large, a right turn lane may be required and there is not enough highway width at present to accommodate this.</p>

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

<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>Infrastructure existing in the adjacent site (Lockett’s Farmhouse). There are no electricity pylons passing through the site.</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>Contaminated land assessment will be required due to historic use as a Smithy on part of the site and adjacent industrial/commercial buildings.</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>None known</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>Contaminated land assessment required due to historic and adjacent land uses</p>
<ul style="list-style-type: none"> • Topography 	<p>Sloping north-west to south-east.</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>No</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>There is no direct archaeological evidence for this site but it abuts the north side of the Sarre Penn and has not previously been developed. Investigations downstream just east of Tyler Hill demonstrated that there had been much downslope erosion along the valley side, with well preserved prehistoric levels buried 1.5m below the surface. Evaluation excavation to determine the significance and state of preservation of any buried archaeological remains including potential palaeo-environmental remains.</p> <p>The site is adjacent to a conservation area.</p>

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

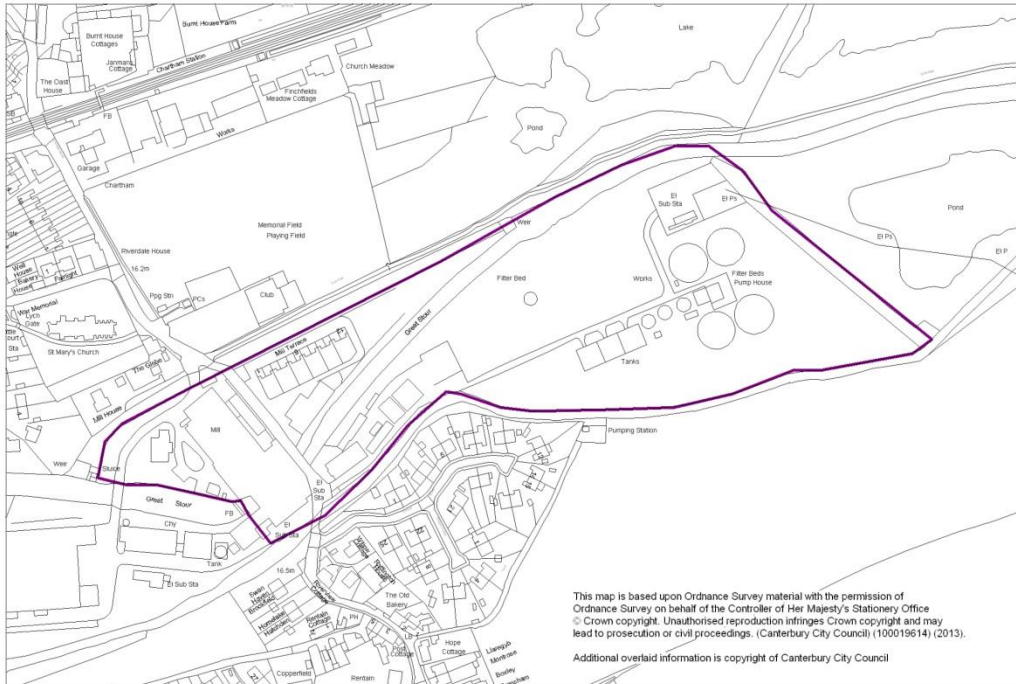
<p>If yes, how and when can the constraint be overcome?</p>	
<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Local Wildlife Site/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape: Yes, extension to the linear development and may impact on the setting on the adjacent farmhouse, which is within the conservation area.</p> <p>Landscape: Yes, although long-range views of the site are unlikely to be readily available. The site is located within an AHLV associated with the Blean Woods.</p> <p>Trees: No</p> <p>Conservation Area: The site is adjacent to a Conservation Area.</p> <p>Historic Parks and Gardens: No</p> <p>Listed Buildings: No</p> <p>Scheduled Ancient Monuments: No</p> <p>LWS's: The site is within 250m of a SSSI, International Wildlife Sites, NNR and a LWS. There is the potential for protected species to be present; a scoping survey would be necessary.</p>
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>No</p>

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

SITE DETAILS	
Site Reference Number	SHLAA/216
Site Name	Land at and to the east of Chartham Mill
Location/Address	Chartham Mill, Station Road, Chartham
Greenfield/PDL/Mixed	Brownfield
Proposed Use	Residential
Site Area	5.9 hectares

Site Plan

Chartham Paper Mill, Chartham, Canterbury



Strategic Housing Land Availability Assessment Site Assessment Form

Ariel Plan

Chartham Paper Mill



Photograph



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

<p>Description of Site:</p>	<p>The site is located in the village of Chartham, approximately 5 miles south-west of Canterbury.</p> <p>The site is largely brownfield and comprises of a series of buildings and land associated with the Chartham Paper Mill. The site is bisected by the River Stour which runs from the south-western to the north-eastern corners of the site. To the west of the river, is a terrace of vacant mill worker cottages, around which is quite heavily vegetated.</p> <p>On the opposite side of Station Road, is an 'island site' with a large, four-storey warehouse set behind a single storey outshot fronting the road.</p>
<p>Current Use:</p>	<p>Industrial</p>
<p>Surrounding Uses:</p>	<p>To the north of the site, on the opposite side of the River Stour is Chartham Village Hall, a football pitch and an area of open space; the Canterbury-to-Ashford line passes in distance. A cycle path to Canterbury also runs adjacent. To the east are Horton Grange Manor and its grounds. Residential properties are scattered to the south of the proposed development site and to the west around the Paper Mill and warehousing; farmland and open countryside lie beyond.</p>
<p>Character of Surrounding Area:</p>	<p>The land immediately surrounding the site is characterised by a scattering of residential properties in a small rural village, which includes a church, local pub and village green. Outside the confines of the village much of the undeveloped land is in use for agricultural purposes and beyond the open countryside is designated as an Area of High Landscape Value and an Area of Outstanding Natural Beauty.</p>
<p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>There have been no relevant planning applications for this site but it has been considered in the previous two Local Plan inquiries.</p> <p>In 1997, the site was considered as part of the 1998 Local Plan inquiry. It was accepted that development would provide some scope for improving the village of Chartham. However, the potential detriment to a Site of Nature Conservation Interest (SNCI), its proximity to the paper mill with its noise and smell and the possible need to provide replacement storage accommodation within the mill complex, lead the inspector to conclude that it would be inappropriate to propose an allocation within</p>

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

	<p>the Plan.</p> <p>In 2003, the site was considered as part of the 2006 Local Plan inquiry. The inspector supported the principle of allocating a central brownfield site for housing, provided the development was carried out in accordance with a Development Brief to be produced for the site; and on the premise that the Environmental Agency was consulted regarding flood risk.</p> <p>The site was later withdrawn and deleted from the schedule of housing allocations in the Revised Deposit Draft Local Plan (2003).</p>
<p>Potential site Capacity: as proposed</p>	<p>115 – 133 dwellings</p>
<p>Calculated by CCC at 35 units / ha</p>	

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No
<u>Category 2: Local</u> Area of High Landscape Value	No
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	Yes, the site contains a series of buildings and land associated with the Chartham Paper Mill. Some of the buildings in this complex are still in use, for example the laboratories, but these uses can be relocated to the main complex on the west side of Station Road.
C - Is the site in or adjacent to a settlement?	Yes, it is located in the centre of the village of Chartham.
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

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m walking distance of a bus stop or railway station providing two or more services per hour. 	<p>The site is within 800m walking distance of a bus stop, train station and the Great Stour Way cycle route.</p>
<ul style="list-style-type: none"> • Within 800 m walking distance of a convenience store, a primary school and a GP surgery. 	<p>The site is within 800m walking distance of a convenience store and GP. The primary school is approximately 1.2km.</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>The site is within 20 minutes of an employment site; 30 minutes of a town centre. The secondary school and hospital are just over the 30 minute threshold.</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>It would be possible to create an access onto Station Road.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>The mill occupies a large site in the centre of the village and if redeveloped would offer the opportunity to remove some pinch points and blocks on forward visibility on Station Road. There is adequate capacity at the junction of Station Road / A28. Would require development to be modelled using transport model to assess cumulative</p>

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

	impact.
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	Infrastructure likely to be existing on site but will be present in the adjacent residential area. There are no electricity pylons passing through the site.
<ul style="list-style-type: none"> • Contamination/Pollution 	Previous industrial uses will require a contaminated land assessment.
<ul style="list-style-type: none"> • Adverse Ground Conditions 	None known
<ul style="list-style-type: none"> • Hazardous Risk 	Contaminated land assessment required due to historic and current industrial uses.
<ul style="list-style-type: none"> • Topography 	The ground is level across the site.
<ul style="list-style-type: none"> • Flood Zone 	Flood Risk Zones 2 & 3
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>There is potential for paleo-environmental artefacts. Evaluation excavation by trenching and sleeved geo-archaeological boreholes.</p> <p>The south-western end of the site lies adjacent to a conservation area.</p>
If yes, how and when can the constraint be overcome?	

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

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Local Wildlife Site/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 have an impact on the surrounding residential areas and local services. However, it could be argued that the townscape would be improved by removing an unattractive industrial site.</p> <p>Landscape: Yes, the undeveloped land to the far south-eastern end of the site, between the treatment works and the adjoining lake is adjacent to open countryside.</p> <p>Trees: Yes, there are a number of well established trees along the river bank cutting through the site. It would be appropriate if a scheme was brought forward to assess the impact of development on them and to protect where appropriate.</p> <p>Conservation Area: The western end of the site is adjacent to a Conservation Area.</p> <p>Historic Parks and Gardens: No</p> <p>Listed Buildings: No</p> <p>Scheduled Ancient Monuments: No</p> <p>LWS's: The site is bisected by the River Stour which is also designated as a Local Wildlife Site. The site is characterised by the strong sense of enclosure caused by the vegetation bordering the river. This intimate landscape is of key biodiversity interest and there is potential for protected species to be present. A scoping survey would be required.</p>
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Yes, impact of additional traffic in a quiet area and impact on local services.</p>

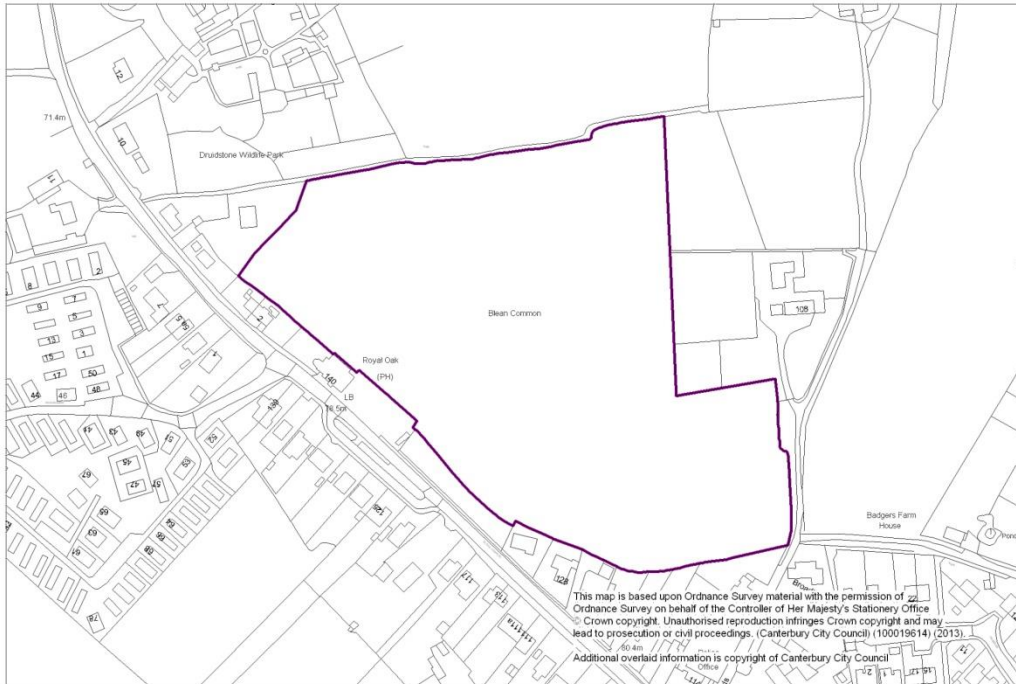
**Strategic Housing Land Availability Assessment
Site Assessment Form**

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

SITE DETAILS	
Site Reference Number	SHLAA/217
Site Name	Blean Common
Location/Address	Land to the rear of the Royal Oak PH
Greenfield/PDL/Mixed	Greenfield
Proposed Use	Residential
Site Area	4.1 hectares

Site Plan

Land behind Royal Oak, Blean



Strategic Housing Land Availability Assessment Site Assessment Form

Ariel Plan

Land behind The Roal Oak, Blean



Photograph



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

<p>Description of Site:</p>	<p>The site is located on the eastern side of Blean Hill, approximately 3 miles north-west of Canterbury.</p> <p>It is roughly 4 hectares of greenfield land currently in agricultural use. The site is flat, open land with woodland on the northern boundary. It is set back behind several properties lining the A290 with access proposed through the rear of the Royal Oak Pub.</p>
<p>Current Use:</p>	<p>Agricultural</p>
<p>Surrounding Uses:</p>	<p>The site is bordered to the north by an area of woodland. Thimble Hall and its grounds are situated to the east with a track leading to Butlers Court Farm and open farmland beyond. To the south-east lies the village of Blean. Running parallel to the western part of the south-eastern boundary of the site with Blean Common main road is the Royal Oak Public House and several properties set back from the road.</p>
<p>Character of Surrounding Area:</p>	<p>The character of the surrounding area is semi-rural in nature and abuts an Area of High Landscape Value. Detached dwellings form a ribbon development along the A290 with much of the undeveloped land around in use for agricultural purposes with open countryside and dense woodland beyond.</p>
<p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>The site has one noteworthy planning application listed but was also considered at the previous Local Plan inquiry.</p> <p>In 2003, the site was considered as part of the 2006 Local Plan inquiry. The inspector concluded that the site should not be allocated for housing as development of the site would constitute an extension to the current pattern of linear development on Blean Common and would result in a loss of a valuable area of open countryside which forms an important element of the setting of the woodland and properties surrounding the site. The site also had identified drainage problems, which would also be a constraint to development.</p> <p>CA\86\1095 for four detached homes, sports pavilion and change of use from agricultural land to playing fields was refused on the grounds of it being outside of the built confines of the village and highway and drainage related concerns.</p>

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

Potential site Capacity: as proposed	45-65 dwellings
Calculated by CCC at 35 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> Area of High Landscape Value	No
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	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	Yes

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m walking distance of a bus stop or railway station providing two or more services per hour. 	<p>The site is within 800m walking distance of a bus stop. The Crab & Winkle cycle route is also 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>The site is within 800m walking distance of a convenience store and GPs' surgery. A primary school is approximately 1.8 km away.</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>The site is within 30 minutes public transport time of a secondary school, employment area, town or district centre. The hospital is just over the 30 minute threshold because of the need to change at the bus station.</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>It is not easy to see where the site access would be as most of the frontage onto A290 seems to be residential. Access may be possible at southern end of site, but may require localised road widening to provide a right turn lane.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>There is sufficient capacity on A290 at the site, but it seems to be a large site and may contribute to capacity issues on</p>

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

	Whitstable Road and St Dunstan's Street approaching Canterbury. Requires modelling to assess cumulative impact.
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>Existing infrastructure in the adjacent residential area. However, a capacity assessment would need to be undertaken and some infrastructure may require some upgrading.</p> <p>There are known drainage issues associated with this site.</p> <p>There are no electricity pylons passing through the site.</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	None known
<ul style="list-style-type: none"> • Adverse Ground Conditions 	None known
<ul style="list-style-type: none"> • Hazardous Risk 	None known
<ul style="list-style-type: none"> • Topography 	The ground is level across the site
<ul style="list-style-type: none"> • Flood Zone 	No
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	Evaluation excavation to determine the significance and state of preservation of any buried archaeological remains
If yes, how and when can the constraint be overcome?	

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

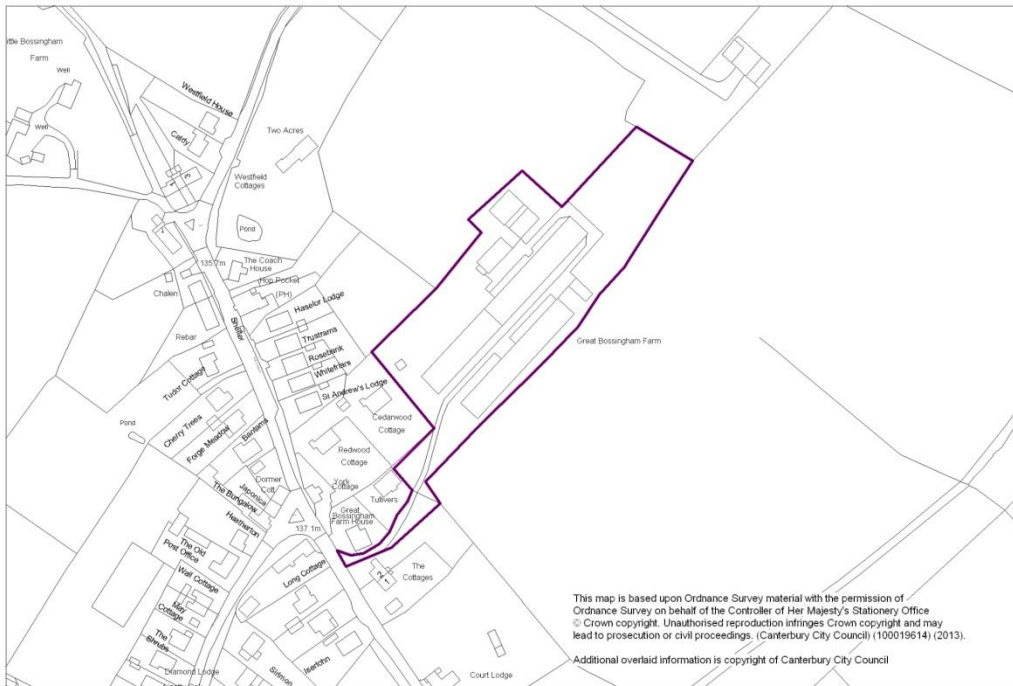
<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Local Wildlife Site/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, if developed it would be out of scale and detrimental to the village's historic linear pattern.</p> <p>Landscape: Yes, although long-range views of the site are unlikely to be readily available. The site is adjacent to an AHLV.</p> <p>Trees: There is woodland on the northern boundary of the site. It would be appropriate if a scheme was brought forward to assess the impact of development on them. A tree survey would be required.</p> <p>Conservation Area: The site is adjacent to a Conservation Area.</p> <p>Historic Parks and Gardens: No</p> <p>Listed Buildings: No</p> <p>Scheduled Ancient Monuments: No</p> <p>LWS's: The site is within 250m of a SSSI, International Wildlife Sites and a NNR. There is the potential for protected species to be present; a scoping survey would be necessary.</p>
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Yes, impact of additional traffic in a quiet area and impact on local services.</p>

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

SITE DETAILS	
Site Reference Number	SHLAA/218
Site Name	Great Bossingham Farm
Location/Address	Manns Hill, Bossingham
Greenfield/PDL/Mixed	Brownfield
Proposed Use	Residential
Site Area	1.3 hectares

Site Plan

Great Bossingham Farm, Bossingham, Canterbury



Strategic Housing Land Availability Assessment Site Assessment Form

Ariel Plan

Great Bossingham Farm, Bossingham, Canterbury



Photograph



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

<p>Description of Site:</p>	<p>The site is located in the village of Bossingham; 7 miles south of Canterbury.</p> <p>It is approximately 1.4 hectares of brownfield land, previously in agricultural use and occupied by redundant farm buildings. The site is irregularly shaped, flat and situated in open countryside behind the current linear settlement pattern of Bossingham. The site is screened along the south east and sections of the north-west boundaries by substantial hedgerows.</p>
<p>Current Use:</p>	<p>Agricultural</p>
<p>Surrounding Uses:</p>	<p>The site boundaries to the north-east, south-east and north-west abut agricultural land with open countryside beyond. To the south-west by residential properties on Manns Hill, specifically The Cottages, Tullivers, Great Bossingham Farm House and Cedarwood Cottage.</p>
<p>Character of Surrounding Area:</p>	<p>The character of the surrounding area is predominately rural in nature. Detached residential dwellings set in large garden plots make up the historical linear settlement pattern of Bossingham, which is also within a Conservation Area. Outside the confines of the village the surrounding land is either in agricultural use or open countryside, designated as an Area of High Landscape Value (AHLV) and an Area of Outstanding Natural Beauty (AONB).</p>
<p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>There have been two noteworthy applications submitted for the site.</p> <p>CA//89/01306: Erection of five detached dwelling. Land adjacent to, Great Bossingham Farm, Bossingham, Upper Hardres. Refused on the grounds that it falls outside the confined of the village of Bossingham and the appearance of the rural landscape would be harmfully altered by new housing upon the land and would be damaged in character and quality; as would the setting and character of the conservation area.</p> <p>CA//88/01806: Land rear of, Great Bossingham Farm, Hardres Court Road, Bossingham, Upper Hardres. Erection of one detached house, 18 starter homes, relocation of two garages and formation of new access. Refused on the ground that it was outside of the confines of the village of Bossingham, not is scale, density, appearance of its surroundings and detract from the visual amenity of the north downs and special</p>

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

	landscape area.
Potential site Capacity: as proposed	Client / Agent proposes 5-25 dwellings
Calculated by CCC at 35 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.	Yes, AONB
<u>Category 2: Local</u> Area of High Landscape Value	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
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	Yes
Site may be suitable - continue to Stage 2	

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m walking distance of a bus stop or railway station providing two or more services per hour. 	<p>The site is within 800m walking distance of a bus stop but services are infrequent with approximately one every two hours.</p>
<ul style="list-style-type: none"> • Within 800 m walking distance of a convenience store, a primary school and a GP surgery. 	<p>The site is within 800m walking distance of a 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>The site is within 30 minutes of a hospital, secondary school, employment area, town or district centre but services are infrequent.</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 to Great Bossingham Farm which would generate an amount of traffic, and provided that this is not exceeded, the extant use would continue. Assume that this is minimal, and all but very small development would therefore increase traffic at this access.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>All of the roads in Bossingham are minor and rural. There are no footways in the vicinity of the site and no street lighting. The junction of Lime Kiln Lane and Stone</p>

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

	Street is substandard and Stone Street itself has a poor crash history.
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	Infrastructure unlikely to be existing on site but will be available in the adjacent residential area. There are no electricity pylons passing through the site.
<ul style="list-style-type: none"> • Contamination/Pollution 	Contaminated land assessment will be required due to current and past use as a farm.
<ul style="list-style-type: none"> • Adverse Ground Conditions 	None known
<ul style="list-style-type: none"> • Hazardous Risk 	Part of the land is in a radon affected area. Contaminated land assessment required.
<ul style="list-style-type: none"> • Topography 	The ground is level across the site.
<ul style="list-style-type: none"> • Flood Zone 	No
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	Evaluation excavation to determine the significance and state of preservation of any buried archaeological remains
If yes, how and when can the constraint be overcome?	

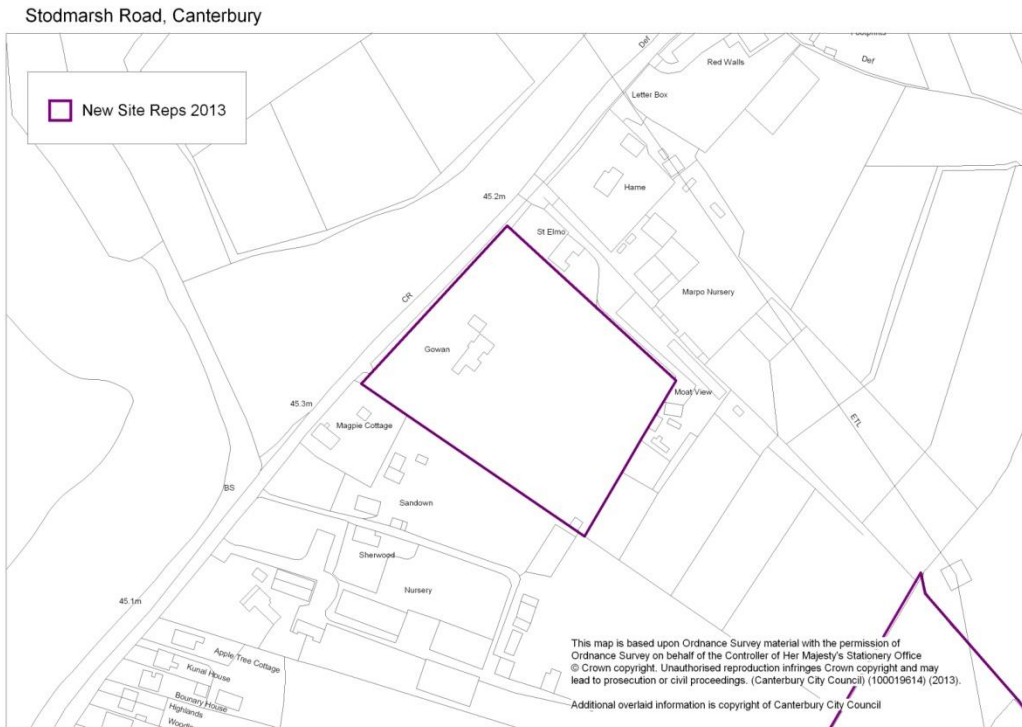
**Strategic Housing Land Availability Assessment
Site Assessment Form**

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Local Wildlife Site/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape: Yes, development would appear to fall outside the confines of the village of Bossingham.</p> <p>Landscape: Yes, it would form a prominent spur into the countryside having an adverse effect on the quality and character of the AONB and AHLV in which it is situated.</p> <p>Trees: Some trees around the boundaries of the site. Protected under conservation area provisions.</p> <p>Conservation Area: Yes</p> <p>Historic Parks and Gardens: No</p> <p>Listed Buildings: No</p> <p>Scheduled Ancient Monuments: No</p> <p>LWS's: The site is not particularly sensitive regarding biodiversity.</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 residential area would go from village edge with rural views to a more built up environment. Impact of visual amenity.</p>

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

SITE DETAILS	
Site Reference Number	SHLAA/219
Site Name	Gowan, Stodmarsh Road
Location/Address	Gowan, Stodmarsh Road, Canterbury
Greenfield/PDL/Mixed	Greenfield
Proposed Use	Residential
Site Area	1 hectare

Site Plan



Strategic Housing Land Availability Assessment Site Assessment Form

Ariel Plan

Stodmarsh Road, Canterbury



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

<p>Description of Site:</p>	<p>The site is located on Stodmarsh Road, just off the A257, approximately 3 miles east of Canterbury.</p> <p>It is approximately 1.3 hectares of greenfield land, comprised of a dwelling set back from the main road in the plot in which it is situated. The site is flat, the majority of which is heavily vegetated with mature trees and shrubs.</p>
<p>Current Use:</p>	<p>Residential</p>
<p>Surrounding Uses:</p>	<p>The site is surrounded on its immediate three sides by existing residential development. Further afield, to the north and the east is open countryside and pockets of woodland. The Polo Farm Sports Complex with flood-lit hockey and cricket pitches and tennis courts lies to the south and the Canterbury Golf Course is to the West.</p>
<p>Character of Surrounding Area:</p>	<p>The surrounding area has a semi-rural quality encircled by both a mixture of agricultural land and open countryside, much of it designated as an Area of High Landscape Value. Stodmarsh Road has, on its south eastern side, continuous development along its entire length from its junction with the A257 Littlebourne Road to a point beyond Well Lane, which leads into the village of Fordwich. Most of this development is residential in nature, although there are two nurseries, together with a few non-residential buildings. There is also a strong leisure element to the area with the site sandwiched between the Canterbury Golf Course and the extensive range of facilities and flood-lit pitches offered at Polo Farm.</p>
<p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>There has been one noteworthy application submitted for the site.</p> <p>CA//97/0947/CAN: Permission was refused for the construction of a dwelling on land adjacent to Gowan. This decision was upheld at appeal by the inspector, who considered that the proposed dwelling would result in an intensification of sporadic development and be harmful to the character and appearance of the area – having an urbanising effect.</p>
<p>Potential site Capacity: as proposed</p>	
<p>Calculated by CCC at units / ha</p>	<p>5 dwellings</p>

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

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

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m walking distance of a bus stop or railway station providing two or more services per hour. 	<p>The site is not within 800m walking distance of a bus stop. There are no footpaths along Stodmarsh Road.</p> <p>NCR 1 through Fordwich and the eastern end of Stodmarsh Road but length of road outside the site would be off-putting to all but experienced cyclists due to width of road and volume of traffic.</p>
<ul style="list-style-type: none"> • Within 800 m walking distance of a convenience store, a primary school and a GP surgery. 	<p>The site is not within 800m walking distance of a convenience store, primary school or GP.</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>From the nearest bus stop (Littlebourne Road); the site is within 20 minutes public transport time of a hospital health centre, secondary school, employment area, town or district centre; 30 minutes of a 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 has limited visibility. Would require improvement depending on the size of the proposed development</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Stodmarsh Road is a narrow, rural lane which already suffers from use as a short</p>

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

	cut. Its junction onto A257 is substandard and I would not want to encourage more traffic. Visibility is limited and junction is a STOP junction with little scope for improvement.
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	Infrastructure existing in the adjacent residential area. There are no electricity pylons passing through 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 	The ground is level across the site.
<ul style="list-style-type: none"> • Flood Zone 	No
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	Third terrace gravels. Palaeolithic / paleo-environmental potential. Geo-archaeological assessment/evaluation excavation to determine the significance and state of preservation of any buried archaeological remains.
If yes, how and when can the constraint be overcome?	

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

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Local Wildlife Site/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: If developed, it would result in the intensification of the existing and sporadic development would have an urbanising effect upon the character of this rural area.</p> <p>Landscape: No, whilst the site is adjacent to an AHLV, there is dense hedgerows along the boundary with Stodmarsh Road, that would screen development from view.</p> <p>Trees: Yes, the rear of the garden is heavily wooded.</p> <p>Conservations Area: No</p> <p>Historic Parks and Gardens: No</p> <p>Listed Buildings: No</p> <p>Scheduled Ancient Monuments: No</p> <p>LWS's: The site is adjacent to a SSSI and within 200m of a Local Wildlife Site. The site is heavily wooded / vegetated and is likely to be sensitive regarding biodiversity. A scoping survey would be required.</p>
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>No</p>

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

Ariel Plan



Photograph



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

<p>Description of Site:</p>	<p>The Kent and Canterbury Hospital, Ridlands Farm and Langton Fields are located on the southern urban edge of Canterbury on the junction of Ethelbert Road with the South Canterbury Road.</p> <p>It is approximately 20 hectares of greenfield / brownfield land. The existing hospital site comprises of a three storey 1930s main hospital building and an extensive range of buildings of varying ages together with nurses residential accommodation and car parking. Ridlands Farm and Langton Fields are currently in agricultural use. The site has an open, semi-rural character with hedgerows running around the majority of perimeter. A footpath runs through the site between Juniper Close and Nackington Road.</p>
<p>Current Use:</p>	<p>Health / agricultural</p>
<p>Surrounding Uses:</p>	<p>The site is surrounded by dense residential development on the north, north-eastern, south-eastern and north-western sides. Amongst the housing located to the north-east is the St Lawrence Kent Country Cricket Ground which shares its border with the hospital. Agricultural land lies to the south to the south-west with a few cottage dwellings and the A2 running beyond. The Canterbury Bowls Club is situated to the west. Further afield to the south are the Chaucer Hospital and Simon Langton Boys School.</p>
<p>Character of Surrounding Area:</p>	<p>The character of the surrounding area is both a mixture of urban and rural as a result of its urban-fringe location.</p> <p>The neighbouring residential areas are distinguished by large detached properties with private gardens; there is also a strong sporting/leisure element with the presence of the County Cricket Ground and Canterbury Bowls Club. This lies in stark contrast to the adjacent farmland and open countryside, designated as an Area of High Landscape Value with long view towards Larkey Valley Wood.</p>
<p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>There have been a number of planning applications submitted for the existing hospital site over the years, predominately relating to its function as a hospital.</p>
<p>Potential site Capacity: as proposed</p>	

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

Calculated by CCC at 35 units / ha	800 dwellings
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**Strategic Housing Land Availability Assessment
Site Assessment Form**

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No
<u>Category 2: Local</u> Area of High Landscape Value	Part of the site falls within an AHLV
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	Yes – but hospital buildings would become surplus to requirement if relocated to South Canterbury.
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

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m walking distance of a bus stop or railway station providing two or more services per hour. 	<p>The site is within 800m walking distance of a bus stop. A train station is slightly further approximately 1.5km.</p>
<ul style="list-style-type: none"> • Within 800 m walking distance of a convenience store, a primary school and a GP surgery. 	<p>The site is within 800m walking distance of a convenience store only.</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>The site is within 20 minutes public transport time of a hospital / health centre, secondary school, employment area, town or district centre.</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Developer would be required to help deliver south Canterbury rapid bus service in addition to existing accesses.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Site is served by South Canterbury Road, Ethelbert Road and Nackington Road at present. Depending on size of development it is unlikely that this would generate more traffic than the current use. However, the site is very large and developer should use the</p>

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

	Canterbury model to assess cumulative impact.
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	Infrastructure existing within the hospital part of the site and in the adjacent residential areas. There are no electricity pylons passing through the site.
<ul style="list-style-type: none"> • Contamination/Pollution 	A contaminated land assessment will be required due to current use as a hospital.
<ul style="list-style-type: none"> • Adverse Ground Conditions 	None known
<ul style="list-style-type: none"> • Hazardous Risk 	A contaminated land assessment will be required.
<ul style="list-style-type: none"> • Topography 	The existing hospital site is level. Moving south-west, there is a rise in the ground level of a couple of meters. To the extreme west of the site the ground become more sloping, becoming steeper to the south-west of the site.
<ul style="list-style-type: none"> • Flood Zone 	No
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	Construction of the existing buildings and associated landscaping, car parks and infrastructure on this site has likely truncated all earlier land surfaces; there is some potential remaining however on the south-western edge of the site where investigations have demonstrated the presence of late Bronze Age/early Iron Age settlement.

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

<p>If yes, how and when can the constraint be overcome?</p>	
<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Local Wildlife Site/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: Whilst located outside a settlement boundary there is existing development adjacent to the site</p> <p>Landscape: Yes, Ridlands Farm and Langton Fields are within an AHLV. Ridlands Farm holds a prominent position overlooking the Larkey Valley.</p> <p>Trees: There are numerous trees and hedgerows around the site. A landscaping condition would be appropriate to assess the impact of development on them and to protect where appropriate.</p> <p>Conservation Area: The north-eastern part of the site is within a Conservation Area.</p> <p>Historic Parks and Gardens: No</p> <p>Listed Buildings: No</p> <p>Scheduled Ancient Monuments: No</p> <p>LWS's: No, the site is not within 1km of any SNCI's.</p>

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

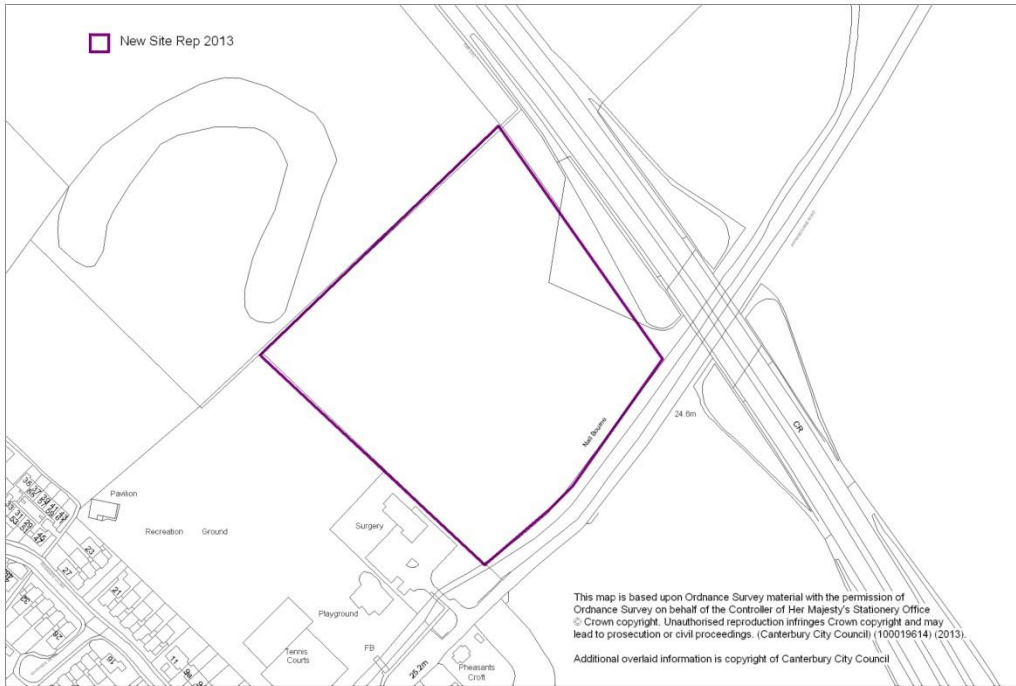
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>No, although a contaminated land assessment will be required and any remediation undertaken as necessary.</p>
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**Strategic Housing Land Availability Assessment
Site Assessment Form**

SITE DETAILS	
Site Reference Number	SHLAA/221
Site Name	Land at Bridge
Location/Address	Patixbourne Road, Canterbury
Greenfield/PDL/Mixed	Greenfield
Proposed Use	Residential
Site Area	2.4 hectares

Site Plan

Patixbourne Road, Canterbury



Strategic Housing Land Availability Assessment Site Assessment Form

Ariel Plan

Polo Farm, Canterbury



Photograph



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

<p>Description of Site:</p>	<p>The site is located on the eastern side of Bridge, approximately 3.5 miles south-east of Canterbury.</p> <p>It is approximately 2.4 hectares of greenfield land that is currently in agricultural use. The site slopes gradually north-west to south-east towards the Nailbourne River which flows along the south-eastern boundary; also following the line of Patrixbourne Road. A line of trees run around the perimeter, becoming more substantial on the north-eastern border with the A2.</p>
<p>Current Use:</p>	<p>Agricultural</p>
<p>Surrounding Uses:</p>	<p>The site is tightly bordered along the north-east by the A2; on the opposite side is open countryside before reaching Patrixbourne. To the south-east is the Nailbourne River and a small area of farmland cut off by the A2 as it 'loops' around the village of Bridge. Immediately to the south-west is the local primary school, a surgery and recreation ground with the main residential area situated behind. There is a small area of farmland to the north-west, divided by a single line of housing off of the main settlement.</p>
<p>Character of Surrounding Area:</p>	<p>The village of Bridge is situated in the Nailbourne Valley in an attractive rural setting, although it does have some urban edge characteristics with some visual and noise impact from the A2. The site falls within the Bridge and Patrixbourne Conservation Area designated for their range of historic buildings and varied architecture. The adjacent rural landscape is designated as an Area of Outstanding Natural Beauty and an Area of High Landscape Value.</p>
<p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>There is no relevant planning history in relation to this site.</p> <p>However, the site was proposed for inclusion in the 1998 Canterbury District Local Plan (CDLP) as a mixed-use development, but this scheme was subsequently withdrawn. No further proposals were submitted as part of the 2006 CDLP process.</p>
<p>Potential site Capacity: as proposed</p>	<p>10 dwellings</p>
<p>Calculated by CCC at 35 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> Area of High Landscape Value	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 the village of Bridge.
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	Yes
CONCLUSION: Site not suitable for housing at this stage existing policy objections	Yes
Site may be suitable - continue to Stage 2	

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m walking distance of a bus stop or railway station providing two or more services per hour. 	<p>The site is within 800m walking distance of a bus stop. It is also on cycle route to Canterbury via Patricbourne, but this is not an easy route for commuting.</p>
<ul style="list-style-type: none"> • Within 800 m walking distance of a convenience store, a primary school and a GP surgery. 	<p>The site is within 800m walking distance of a convenience store, primary school and GP.</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>The site is within 30 minutes public transport time of a hospital / health centre, secondary school, employment area and town centre.</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>It would be possible to create an access onto Patricbourne Road. Bridge over the Nailbourne would be required.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Depends on size of the development. Width of Patricbourne Road is acceptable for small development. It has a substandard (STOP) junction onto Bridge High Street which would not be suitable for large volume of 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>Infrastructure existing in the adjacent residential area. There are no electricity pylons passing through the site.</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>Road traffic noise survey will be required (A2).</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 north to south</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>Flood Zone 2 & 3</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>Geophysical survey, by magnetometry and resistivity survey, would enable the extent of the buried archaeology to be identified and evaluation excavation to determine the significance and state of preservation of any buried archaeological remains</p>
<p>If yes, how and when can the constraint be overcome?</p>	

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

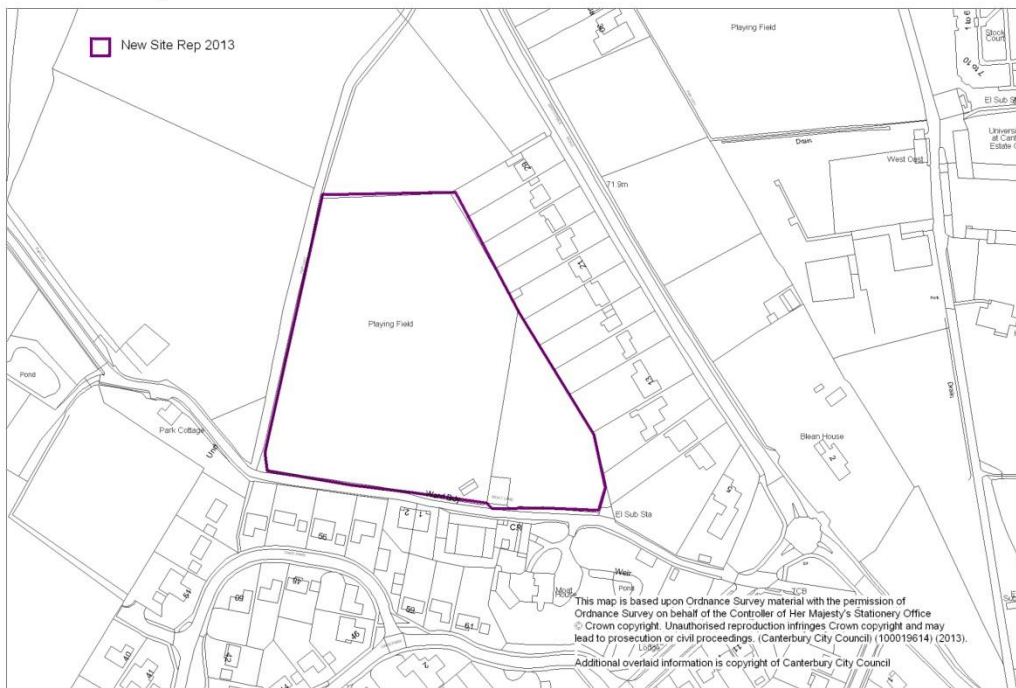
<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Local Wildlife Site/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 this site could have an adverse effect on the setting of the village.</p> <p>Landscape: Yes, development could have a detrimental impact on the setting of the AONB and an AHLV.</p> <p>Trees: No</p> <p>Conservation Area: The site is adjacent to a Conservation Area.</p> <p>Historic Parks and Gardens: No</p> <p>Listed Buildings: No</p> <p>Scheduled Ancient Monuments: No</p> <p>LWS's: There is potential for protected species around periphery of site. A scoping survey would be necessary.</p>
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Residents of new dwellings could be adversely affected by road noise from the A2. Road traffic noise assessment required.</p>

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

SITE DETAILS	
Site Reference Number	SHLAA/222
Site Name	Kent College
Location/Address	Moat Lane, Rough Common, Canterbury
Greenfield/PDL/Mixed	Greenfield / Playing Pitch
Proposed Use	Residential
Site Area	2 hectares

Site Plan

Moat Lane, Canterbury



Strategic Housing Land Availability Assessment Site Assessment Form

Ariel Plan

Moat Lane, Canterbury



Photograph



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

<p>Description of Site:</p>	<p>The site is located on the eastern side of Blean Hill, approximately 2 miles north-west of Canterbury.</p> <p>It is roughly 2 hectares of greenfield land and has an irregular shape. The main part of the site used as a playing field for Kent College. A small parcel of land occasionally used for grazing fronts Whitstable Road and there is a paddock in the south eastern corner. A well used public footpath from Oaks Park to Whitstable Road abuts the hedge which defines the western boundary of the site.</p>
<p>Current Use:</p>	<p>Kent College playing fields, agricultural land</p>
<p>Surrounding Uses:</p>	<p>To the north is agricultural land with a footpath cutting across linking Whitstable Road and Moat Lane. The site lies behind the rear gardens of properties fronting Whitstable road to the west with the University of Kent beyond. Moat Lane is to the south separating the site from the Oaks Park housing estate which has access form Rough Common Road. To the east is a track leading to a telecommunications mast station and a further playing field; an area of dense woodland is beyond.</p>
<p>Character of Surrounding Area:</p>	<p>The character of the surrounding area is semi-rural in nature and designated as an Area of High Landscape Value. There is a line of detached residential dwellings forming a ribbon development along the A290, which also fall within a Conservation Area; but there are also larger housing estates. Much of the undeveloped land around is in some recreational, sporting use; surrounded by large areas of farmland and open countryside with dense areas of woodland.</p>
<p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>There is no relevant planning history in relation to this site.</p> <p>However, the site was proposed for inclusion in the 1998 Canterbury District Local Plan for residential development subject to any proposals being accompanied by full details of the colleges' plans for enhanced sport facilities and that a planning obligation may be sought to ensure those facilities are provided.</p>
<p>Potential site Capacity: as proposed</p>	<p>80 dwellings</p>

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

Calculated by CCC at 35 units / ha	
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**Strategic Housing Land Availability Assessment
Site Assessment Form**

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No
<u>Category 2: Local</u> Area of High Landscape Value	Yes
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	

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m walking distance of a bus stop or railway station providing two or more services per hour. 	<p>The site is within 800m walking distance of bus stop. It is also reasonably close to Crab & Winkle Way.</p>
<ul style="list-style-type: none"> • Within 800 m walking distance of a convenience store, a primary school and a GP surgery. 	<p>The site is within 800m walking distance of a convenience store and primary school.</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>The site is within 20 minutes public transport time of a secondary school, health centre, employment area and town centre. The hospital is just over the 30 minute threshold because of the need to change at the bus station.</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Moat Lane is only wide enough for one car and if development is bigger than approx. 5 houses, it would require widening to permit vehicles to pass one another. There would still be a pinchpoint near to Rough Common Road where access is constrained by houses either side.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Moat Lane is not highway and would require making up to highway standard</p>

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

	and adoption to be suitable to access more than 5 houses. Junction onto Rough Common Road is acceptable depending on size of development.
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>Existing in the adjacent residential area. However, a capacity assessment would need to be undertaken and some infrastructure may require some upgrading.</p> <p>There are no electricity pylons passing through the site.</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	None known
<ul style="list-style-type: none"> • Adverse Ground Conditions 	None known
<ul style="list-style-type: none"> • Hazardous Risk 	None known
<ul style="list-style-type: none"> • Topography 	The ground is level across the site.
<ul style="list-style-type: none"> • Flood Zone 	No
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	Geophysical survey by magnetometry and resistivity survey would enable the extent of the buried archaeology to be identified and evaluation excavation to determine the significance and state of preservation of any buried archaeological remains
If yes, how and when can the constraint be overcome?	

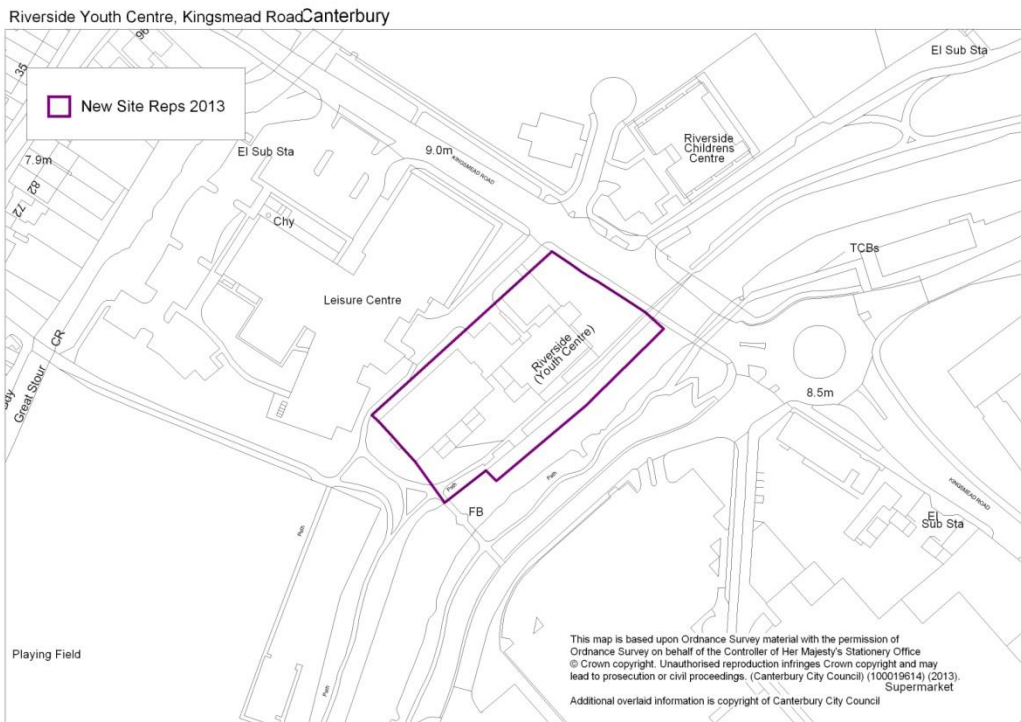
**Strategic Housing Land Availability Assessment
Site Assessment Form**

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Local Wildlife Site/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, the site is designated as a Green Gap. If developed, Blean and Rough Common would merge losing their separate identities.</p> <p>Landscape: Yes, the site is within an AHLV associated with the Blean Woods.</p> <p>Trees: No</p> <p>Conservation Areas: The site is adjacent to two Conservation Areas.</p> <p>Historic Parks and Gardens: No</p> <p>Listed Buildings: No</p> <p>Scheduled Ancient Monuments: No</p> <p>LWS's: The site is within 250m of an International Wildlife Site and Local Wildlife Site. However, the site is unlikely to be sensitive regarding biodiversity because it is mowed on a frequent basis.</p>
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>No</p>

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

SITE DETAILS	
Site Reference Number	SHLAA/223
Site Name	Riverside Youth Centre
Location/Address	Kingsmead Road, Canterbury
Greenfield/PDL/Mixed	Brownfield
Proposed Use	Residential
Site Area	0.38 hectares

Site Plan



Strategic Housing Land Availability Assessment Site Assessment Form

Ariel Plan

Riverside Youth Centre, Kingsmead Road, Canterbury



Photograph



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

Description of Site:	<p>The site is located just north of Canterbury City Centre, off Kingsmead Road.</p> <p>It is roughly 0.4 hectares of brownfield land and is of a thin rectangular shape sandwiched between the Kingsmead Leisure Centre and the River Stour. The site currently consists of a single building and an all-weather-pitch.</p>
Current Use:	Youth Centre
Surrounding Uses:	<p>The site is bordered to the north-east edge by the B2248 Kingsmead Road, on the opposite side of the road to the north, is Kingsmead Field and Riverside Children's Centre. To the east is the Serco depot. The River Stour and the riverside walk run along the south-east boundary with Sainsbury's and the coach park on the other side. To the south-west is a playing field used by Kingsmead Primary School and Bus Company Island Nature Reserve directly behind. The Kingsmead Leisure Centre and some residential properties are sited to the west.</p>
Character of Surrounding Area:	<p>The character of the surround area is varied with the River Stour and riverside walk to the south-east being landscaped and green in nature. Being located only a short distance from the centre of Canterbury development close by is dense in nature and a mixture of both residential, retail and leisure uses. Much of the undeveloped land around the site is in recreational / sporting use.</p>
Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected	There is no relevant planning history in relation to this site.
Potential site Capacity: as proposed	
Calculated by CCC at 35 units / ha	15-20 dwellings

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

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

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m walking distance of a bus stop or railway station providing two or more services per hour. 	<p>The site is within 800m walking distance of a bus stop.</p>
<ul style="list-style-type: none"> • Within 800 m walking distance of a convenience store, a primary school and a GP surgery. 	<p>The site is within 800m walking distance of a convenience store, primary school and GP.</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>The site is within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre.</p>
<p>TECHNICAL CONSULTATIONS</p>	
<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 may not be suitable depending on size of site. There is an existing right turn lane, but other accesses in close proximity.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Capacity of Kingsmead Road is sufficient at the site, but depending on size of site, all three roundabouts on Kingsmead Road would need to be modelled and site may need to run the Canterbury model to assess the cumulative effect.</p>

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

<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>Infrastructure existing on site and in the adjacent residential area. There are no electricity pylons passing through the site.</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>Contaminated land assessment will be required due to historic past use as a tip.</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>None known</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>Contaminated land assessment will be required</p>
<ul style="list-style-type: none"> • Topography 	<p>Level ground across the site.</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>Flood Zone 2</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>There are no archaeological issues with this site</p>
<p>If yes, how and when can the constraint be overcome?</p>	

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

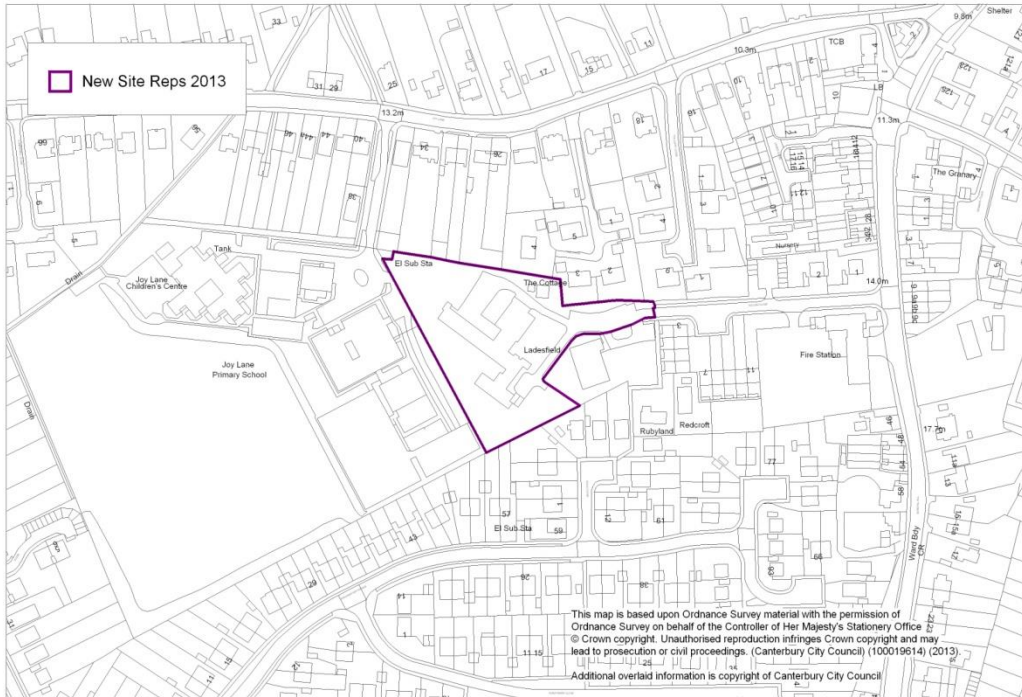
<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Local Wildlife Site/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: Yes, there is a line of well-established trees along the south-eastern boundary.</p> <p>Conservation Areas: Adjacent to a Conservation Area.</p> <p>Historic Parks and Gardens: No</p> <p>Listed Buildings: No</p> <p>Scheduled Ancient Monuments: No</p> <p>LWS's: The site is adjacent to the River Stour which is also designated as a Local Wildlife Site. The south-eastern boundary is characterised by a line of established trees and vegetation bordering the river. This stretch may be of biodiversity interest and there is potential for protected species to be present. A scoping survey would be required.</p>
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	

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

SITE DETAILS	
Site Reference Number	SHLAA/224
Site Name	Ladesfield
Location/Address	Vulcan Close, Whitstable
Greenfield/PDL/Mixed	Brownfield
Proposed Use	Residential
Site Area	1 hectare

Site Plan

Ladesfield Registered Care Centre, Vulcan Close, Whitstable



Strategic Housing Land Availability Assessment Site Assessment Form

Ariel Plan

Ladesfield Registered Care Centre, Vulcan Close, Whitstable



Photograph



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

<p>Description of Site:</p>	<p>The site is located in the urban area, to the west of Whitstable.</p> <p>It is approximately 1 hectare of brownfield land and occupies a large two storey building which was in use as a 35 bed care home until recently. The site is of an irregular shape, with grassed areas around the building and hedgerows and some mature trees lining the majority of the site perimeter. It is accessed at the end of a residential street.</p>
<p>Current Use:</p>	<p>Ladesfield Care Home</p>
<p>Surrounding Uses:</p>	<p>The site is surrounded on its immediate three sides to the north, east and south, by existing residential development of a high density being situated in an urban area. A fire-station is positioned at the end of Vulcan Close. To the west is the Joy Lane Primary School and Children's Centre with playing field.</p>
<p>Character of Surrounding Area:</p>	<p>The character of the area is strongly urbanised with large areas of high density housing surrounding the site. The housing is predominately detached or semi-detached with large front and back gardens; most of the Victorian period. There is also an educational disposition with the presence of the Joy Lane Primary School adjacent to the site.</p>
<p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>There is no relevant planning history in relation to this site.</p>
<p>Potential site Capacity: as proposed</p>	
<p>Calculated by CCC at 35 units / ha</p>	<p>30-40 dwellings</p>

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No
<u>Category 2: Local</u> Area of High Landscape Value	No
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	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

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m walking distance of a bus stop or railway station providing two or more services per hour. 	<p>The site is within 800m walking distance of a bus stop.</p>
<ul style="list-style-type: none"> • Within 800 m walking distance of a convenience store, a primary school and a GP surgery. 	<p>The site is within 800m walking distance of a convenience store, primary school and GP's surgery.</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>The site is within 30m public transport time of a hospital/health centre, secondary school, employment area, town or district centre.</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Existing junction onto Borstal Hill is acceptable and may be possible to accommodate a right turn lane on Borstal Hill if required.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Vulcan Close is public highway approx. 5.2m wide. Would be acceptable for development depending on size.</p>

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

<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>Infrastructure existing within the site and in the adjacent residential area. There are no electricity pylons passing through the site.</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>None known</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>None known</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>None known</p>
<ul style="list-style-type: none"> • Topography 	<p>Level ground across 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>There are no known archaeological issues with this site</p>
<p>If yes, how and when can the constraint be overcome?</p>	

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

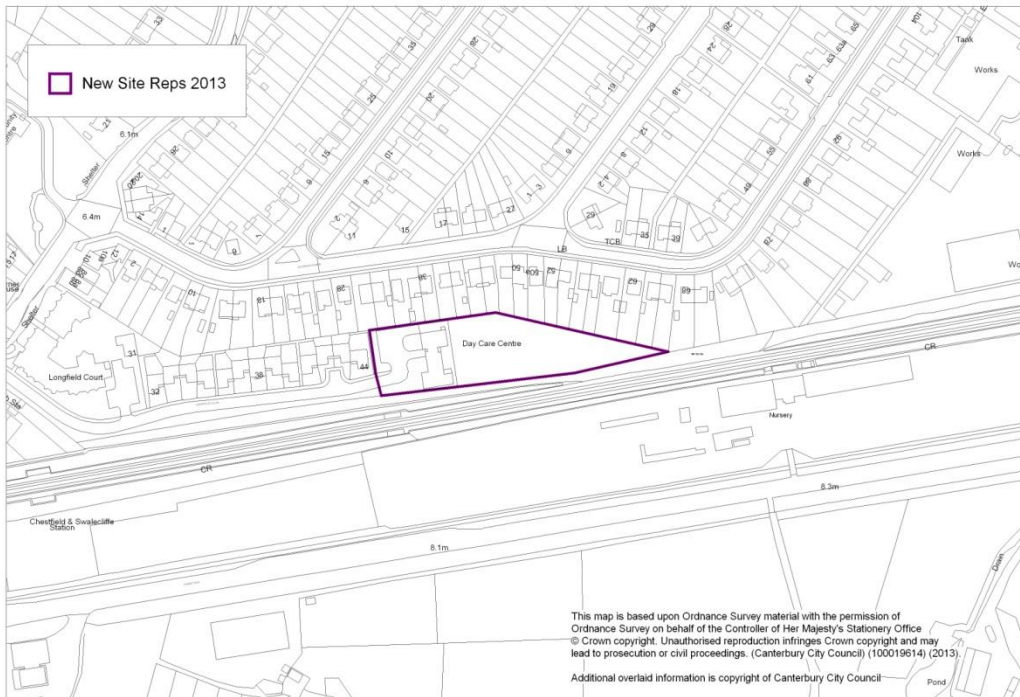
<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Local Wildlife Site/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 some established trees within the site. It would be appropriate to assess the impact of development on them and to protect where appropriate.</p> <p>Conservation Areas: The site is adjacent to a Conservation Area.</p> <p>Historic Parks and Gardens: No</p> <p>Listed Buildings: No</p> <p>Scheduled Ancient Monuments: No</p> <p>LWS's: The site is approximately 500m to SSSI and an International Wildlife Site. There is a possibility it may be sensitive to biodiversity or have potential for protected species. A scoping survey may be required.</p>
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>No</p>

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

SITE DETAILS	
Site Reference Number	SHLAA/225
Site Name	Swalecliffe Day Opportunities Centre
Location/Address	Longfield Close, Swalecliffe
Greenfield/PDL/Mixed	Brownfield
Proposed Use	Residential
Site Area	0.5 hectares

Site Plan

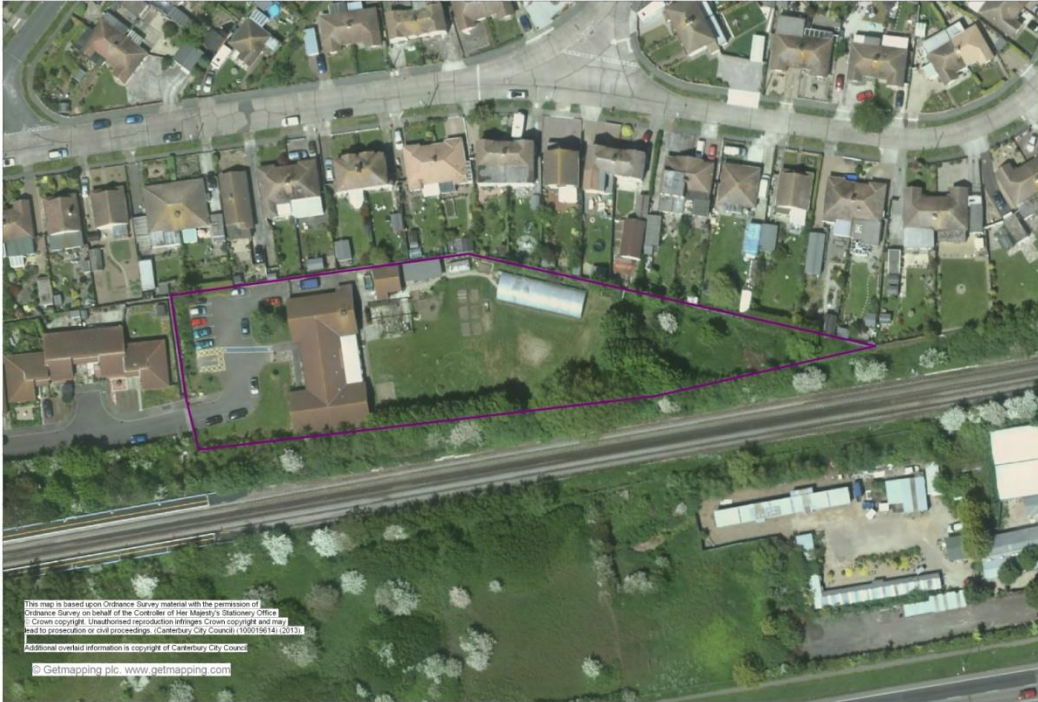
Swalecliffe Day Opportunities Centre, Longfield Close, Whitstable



Strategic Housing Land Availability Assessment Site Assessment Form

Ariel Plan

Swalecliffe Day Opportunities Centre, Longfield Close, Whitstable



Photograph



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

<p>Description of Site:</p>	<p>The site is located in the urban area, to the east of Whitstable and Tankerton.</p> <p>It is approximately 0.5 hectares of brownfield land and occupies a building which is currently in use as children's day opportunity centre. There is a grassed area adjacent used by the centre. The site is of a rectangular shape narrowing to a point at one end; hedgerows and some mature trees line the perimeter, becoming more substantial along the southern boundary. It is accessed at the end of a residential street.</p>
<p>Current Use:</p>	<p>Children's Day Opportunities Centre</p>
<p>Surrounding Uses:</p>	<p>The site is surrounded on its immediate three sides to the north, east and west, by existing residential development of a high density being situated in an urban area. Just beyond the line of housing to the east is the St. Augustine's Business Park. The southern boundary is defined by the Canterbury-to-Thonet railway line, beyond which are the A2990 Old Thanet Way and the residential area of Chestfield.</p>
<p>Character of Surrounding Area:</p>	<p>The character of the area is strongly urbanised with large areas of high density housing surrounding the site. The housing is predominately detached or semi-detached with large front and back gardens; most of the Victorian period. The urban characteristic surrounding the site are enhanced by the visual and noise impact from the adjacent Canterbury-to-Thonet railway line railway line and the A2990 Old Thanet Way.</p>
<p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>There is no relevant planning history in relation to this site.</p>
<p>Potential site Capacity: as proposed</p>	
<p>Calculated by CCC at 35 units / ha</p>	<p>10-12 dwellings</p>

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No
<u>Category 2: Local</u> Area of High Landscape Value	No
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	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

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m walking distance of a bus stop or railway station providing two or more services per hour. 	<p>The site is within 800m walking distance of a bus stop and 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 walking distance of a convenience store and GP's surgery. Primary school slightly further.</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>The site is within 30m public transport time of a secondary school, employment area, town or district centre.</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Existing junction onto St John's Road is acceptable and may be possible to accommodate a right turn lane on St John's Road if required.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Longfield Close is public highway approx. 5.2m wide. Would be acceptable for development depending on size.</p>

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

<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>Infrastructure existing within the site and in the adjacent residential area. There are no electricity pylons passing through the site.</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>A rail noise & vibration assessment / survey will also be required.</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>None known</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>A rail noise & vibration assessment will be required.</p>
<ul style="list-style-type: none"> • Topography 	<p>Level ground across 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>There are no known archaeological issues with this site.</p>
<p>If yes, how and when can the constraint be overcome?</p>	

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

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Local Wildlife Site/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 some established trees on the southern boundary. A landscaping condition would be appropriate to protect these to screen the railway line from new residential development.</p> <p>Conservation Areas: No</p> <p>Historic Parks and Gardens: No</p> <p>Listed Buildings: No</p> <p>Scheduled Ancient Monuments: No</p> <p>LWS's: No</p>
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>Yes, noise from the railway will need to be assessed and appropriate mitigation measures such as appropriate levels of glazing and the siting of dwellings must be considered.</p>

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

SITE DETAILS	
Site Reference Number	SHLAA/226
Site Name	Land at Bakers Lane
Location/Address	Bakers Lane, Chartham
Greenfield/PDL/Mixed	Greenfield
Proposed Use	Residential
Site Area	1 hectare

Site Plan

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

Ariel Plan



Photograph



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

<p>Description of Site:</p>	<p>The site is located in the village of Chartham, approximately 5 miles south-west of Canterbury.</p> <p>It is an area of greenfield land, which appears to have previously been used to contain animals – evidenced by a couple of small dilapidated animal shelters. The site is currently overgrown with a few piles of rubble scattered across it.</p>
<p>Current Use:</p>	<p>Scrub</p>
<p>Surrounding Uses:</p>	<p>The site is abutted to the north with residential properties with the 1970's Chartham Paper Mill directly behind. Large agricultural fields lie to the east with Larkey Valley Wood in the distance. To the south and west are more scattered residential properties and open countryside.</p>
<p>Character of Surrounding Area:</p>	<p>The land immediately surrounding the site is characterised by a scattering of residential properties in a small rural village, which includes a church, local pub and village green. Outside the confines of the village much of the undeveloped land is in use for agricultural purposes and beyond the open countryside is designated as an Area of High Landscape Value and an Area of Outstanding Natural Beauty.</p>
<p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</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>
<p>Potential site Capacity: as proposed</p>	

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

Calculated by CCC at 35 units / ha	30 dwellings

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

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

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m walking distance of a bus stop or railway station providing two or more services per hour. 	<p>The site is within 800m walking distance of a bus stop, train station and the Great Stour Way cycle route.</p>
<ul style="list-style-type: none"> • Within 800 m walking distance of a convenience store, a primary school and a GP surgery. 	<p>The site is within 800m walking distance of a convenience store and primary school. A GP is slightly further but within 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>The site is within 30 minutes public transport time of a hospital (some services), secondary school, employment area, town or district centre.</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Access onto Bakers Lane would be possible. Localised widening may be required.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>Bakers Lane is narrow with localised widening at the junction with Rentain Road but this is taken up with on street parking. The junction with Rattington Street is acceptable, but Rattington Street narrows to one vehicle pass just north of the junction with Bakers Lane. This may preclude large volumes of traffic</p>

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

	generated by this development.
<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	Infrastructure existing in the adjacent residential area. There are no electricity pylons passing through 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 	The site gently slopes from south-west to north-east.
<ul style="list-style-type: none"> • Flood Zone 	No
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	An evaluation excavation would be required to determine presence/absence of buried archaeology and determine significance and state of preservation.
If yes, how and when can the constraint be overcome?	

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

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Local Wildlife Site/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, physical consolidation of what is a largely this scattered village.</p> <p>Landscape: No</p> <p>Trees: There a number of established trees to the south-west of the site. A tree survey would be required</p> <p>Conservation area: The site is adjacent to a Conservation Area</p> <p>Historic Parks: No</p> <p>Listed Buildings: No</p> <p>Scheduled Ancient Monument: No</p> <p>LWS's: Potential for protected species to be present, an ecological scoping survey would be necessary and possibly further species surveys.</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>

Site Assessment form (Non-residential)

SITE DETAILS		Score
Site Reference Number	SR7	NA
Site Name/Address	Land south of Joseph Wilson Industrial Estate, Millstrood Road, Whitstable	NA
Map Location (Grid Ref)	612183 - 165017	NA
Current Use/Use Class:	Agricultural land	NA
Potential/Proposed Use (s)	Industrial/employment	NA
Brown/Greenfield/Mixed Agricultural land grade	Greenfield Grade 3	SP1 1
Site Area Land/plots left available	2.5Ha	NA
Total Floor Area Floor area left vacant Potential floor area (at m2/ha)	Circa 7,500m ²	NA

Plan of site



SITE ASSESSMENT AND PLANNING		
<p>Description of Site: Including age/state/type of any buildings/external areas, topography, site shape, amenity/parking, trees/hedges, waterbodies etc, tenancy/vacancy/type of businesses.</p>	<p>Part of a large agricultural field, currently planted for grain. The site is on a high gently sloping plateau with far reaching views.</p> <p>To the north of the site is the industrial park and a housing development which has poorly maintained boundary planting and fencing.</p> <p>If the whole site were to be developed it would cut off the western portion of the field making it harder to productively farm.</p>	NA
<p>Condition of buildings and external areas</p>	<p>Well maintained farmland and some hedgerows and boundary plantings.</p>	SP17 NA
<p>Surrounding Uses: What - Compatible or sensitive, residential, commercial, competition.</p>	<p>To northwest is a new residential area consisting of 2 storey brick terraces and semi-detached houses with small rear gardens and primary windows facing the field.</p> <p>To the west and south is farmland (of which this is part)</p> <p>To the southwest homes and grounds</p> <p>To the east is the southern end of Joseph Wilson Industrial estate with a mix of employment and sudo-employment uses.</p>	SP18 2
<p>Planning allocations and designations: Affecting or adjacent to site, length of any employment allocation. Length of any employment allocation</p>	<p>Special Landscape Area Outside urban boundary</p> <p>Inspectors decision on 2006 LP stated that an extension to this industrial estate not be allowed due to landscape and traffic impacts.</p> <p>Part of the Court Lees and Millstrood Farmlands landscape character area.</p>	SP2 2
<p>Planning status Pre-planning, Development Principles etc, Allocation, Outline Planning, Full Planning Permission.</p>	<p>none</p>	SP3 1
<p>Other Planning History: e.g. Employment Allocation or Planning Permission? Development Brief. Previous site proposal at LPI accepted and rejected 1998 plans</p>	<p>CA/11/01144 - Erection of garage to provide ambulance parking and formation of car park – granted 23.9.11 (small portion of site adjacent to current buildings.)</p>	NA
<p>Regeneration Area or Area of high deprivation? (ie in a ward having an LSOA in 20% most deprived in England)</p>	<p>NA</p>	NA

SUSTAINABILITY/PHYSICAL ASSESSMENT		
Does the site have any of the following physical or infrastructure constraints?		
Proximity to Town or well serviced Village (services and workforce).	Beyond urban boundary adjacent to industrial park	SP5 3
Access (external/internal/HGV's/parking)	Through existing estate from Millstrood Road. The junction of the industrial estate road and Millstrood Road is suitable, depending on the size of the development	SP6 4
Highway capacity	The existing access roads are not highway but need not be adoptable if no housing is proposed. The capacity of Millstrood Road is acceptable, and the capacity of the roundabout at junction with Thanet Way is unlikely to be exceeded although should be modelled. Superstore and bus routes are immediately adjacent. Crab & Winkle cycle route is adjacent on South Street and development may be able to accommodate a realignment to avoid part of South Street.	SP7 3
Proximity to significant transport routes <i>Major A roads such as A299, A28, A2</i>	2.6km to A299	SP8 3
Proximity to public transport (800m to bus stop 2 or more services/hr)	Adjacent to industrial park and supermarket Less than 800m to bus stop	SP9 4
Infrastructure – ○ Water Supply ○ Sewerage/Drainage ○ Electricity supply ○ Gas Supply	None on site – services available in adjacent IE	SP10 1
Renewable energy capacity	Limited	NA
Topography shape and size – (related to development potential)	High very visible gently sloping plateau, with far reaching views	SP14 3
Are any re mediation works required? – ● Electricity Pylons ● Contamination/Pollution ● Adverse Ground Conditions ● Hazardous Risk ● Building/material demolition or removal ● other	None known	SP15 4
Flood Zone	No	SP16
Would development have a detrimental impact on the environment, either within or adjacent to the site or in its vicinity? Including:		

Perceived local amenity <ul style="list-style-type: none"> • Townscape • Noise pollution • Light pollution • Residential Areas 	Landscape (SLA) The site is in a SLA and will be highly visible in the landscape and potentially have a significant adverse impact on adjacent homes.	SP11 1/2
Environment <ul style="list-style-type: none"> • Landscape (AHLV/SLA/ANOB) - within 1km • Trees/TPO – on site • Sites of Nature Conservation Interest – on site or adjacent • Protected Species/biodiversity – on site or adjacent • Water courses/bodies (within 25m) 	SLA 500m to Convicts Wood SNCI	SP12 1
Historic Environment – on site or adjacent <ul style="list-style-type: none"> • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments/AAI • Potential for Archaeology 	NA	SP13 5
Any likely design constraints – massing, height, location	Landscape design noise and light and activity times for adjacent residential properties.	SP4 4
How and when could any constraints be overcome and effects mitigated?	Moving the western boundary of the site to within the 30m contour and extensive boundary planting would help significantly with the visual acceptability of this proposal	NA
Average Score (weighted at %)		

DELIVERABILITY AND MARKETABILITY

<p>Key delivery/suitability constraints</p> <ul style="list-style-type: none"> • Viability issues, access, site preparation costs. • On-site and off-site planning and infrastructure requirements. • Viability, requirement for reinvestment, letting problems, occupation non-employment uses etc 	<p>Potential deliverability is assisted by the fact the proposed site would form an extension to an existing successful business park. The current site is served by installed infrastructure, which may in turn help to reduce some site preparation costs and those associated with creation of new access etc. Although to ease pressure on existing access points an alternative access possibly could be considered.</p> <p>At the same time there will be constraints associated with mitigation of environmental, landscape and housing amenity.</p>	DM1 3
<p>Site Assembly</p> <p>Is site in public, single ownership or management or in multiple ownership likely to result in protracted site assembly or part of the site being unavailable for development or a ransom strip situation?</p>	<p>Though the actual ownership arrangements are not clear at present, the track record of the site proposer suggests that a scheme could be assembled without protracted difficulties.</p>	DM2 3
<p>Achievability</p> <ul style="list-style-type: none"> • The willingness of an owner or owners to sell or develop the site. • Is the site owner by developer or agency known to undertake employment development? Size/capacity of developer. • Are landowner aspirations realistic/in line with employment use? • Is public or other funding available? • Is private sector funding in place to allow delivery? 	<p>The site proposer's strong track record in delivering employment floorspace across east Kent indicates a clear intention that efforts will be made to achieve the proposed extension.</p> <p>It is too early to assess the ability to secure private sector funding for this site. Public sector funding is unlikely to be available although commercial loans may be accessible via the LEP or EKSDC.</p>	DM3 4
<p>Market Demand</p> <ul style="list-style-type: none"> • Market Perception (<i>likely to be high or low demand</i>). • Competition (<i>from similar sites in market area</i>) • Market requirements (<i>like to meet a need</i>) • Attractiveness of locality 	<p>The Joseph Wilson Industrial Estate is a very well established and successful business site and therefore an extended park would be attractive to unsatisfied and expressed interest as well as helping to release latent demand in the Whitstable area.</p> <p>Locally there is limited competition with low levels of vacant space available and no new schemes coming forward at present. This situation is reinforced by the current ELR which discusses the Council's refusal of a scheme, which would have supplied new industrial space to existing Whitstable businesses seeking to expand. At an East Kent level the market for employment space</p>	DM4 4 DM5 4

	<p>would be more competitive.</p> <p>If the scheme were to include a formula similar to that provided on the existing site (e.g. B1a, B1c, B8) then this would meet a need/demand locally for employment space.</p> <p>Overall the locality is attractive so long as any scheme can successfully integrate the extension into the existing park setting and identity.</p>	
<p>Marketability</p> <ul style="list-style-type: none"> • Visibility/attractiveness of location. • Activity on site (<i>any development in the last 5 years</i>). • Site being actively marketed? 	<p>As above, the extension is not visible from the primary road routes or other A roads with access likely only from the existing industrial estate.</p> <p>N/A</p> <p>N/A</p>	<p>DM6 3</p> <p>DM7</p> <p>DM8</p>
<p>Developers' phasing</p> <p>Is there a clear plan for development phasing (delivery plan)</p>	N/A	
<p>Is new employment development likely to take place?</p> <ul style="list-style-type: none"> • During the next 1-3 years • During years 3-5 years • During years 5-10 years • Beyond 10 years and within the plan period • Beyond the plan period, if known. 	<p>In view of the lack of alternative local sites and general interest in potential industrial units for example it is entirely possible that the site proposer could begin to supply new space between 3-5 years.</p>	<p>DM9 4</p>
<p>Tenancy</p> <p>If built is the site fully tenanted or has it been vacant for any period of time.</p>	N/A	DM10
<p>Average Score (weighted at %)</p>		
<p>Information on the timing of overcoming physical, infrastructure, and legal constraints, identified, will be taken into account, together when determining the time of development.</p>		

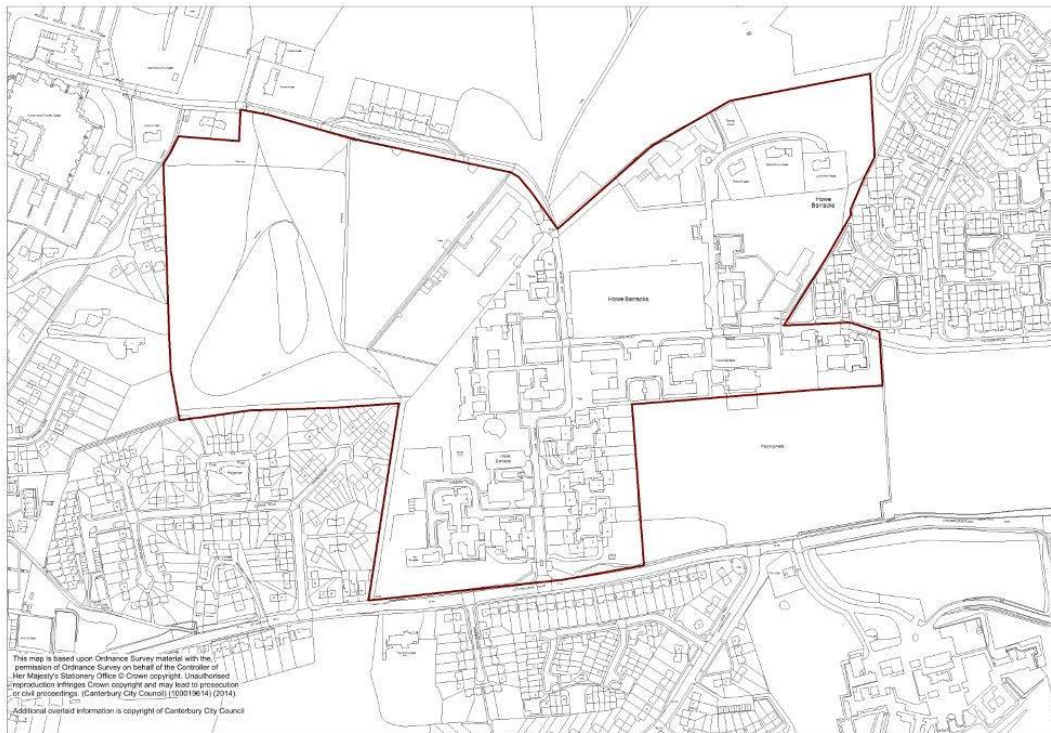
FINAL ASSESSMENT

<p>Can development of the site be achieved during the plan period having taken into account the previously listed constraints, market and delivery factors?</p>	<p>Yes delivery is possible due to likely strong demand for new units together with the proposer's track record and ability to supply employment space. In terms of evidence and policy, the Council's current ELR suggests a need to supply additional industrial space at Whitstable to meet local business needs.</p> <p>However important non-economic issues also need to be taken into account and assessed against its potential for employment use.</p>
<p>Is employment the only acceptable form of built development on this site? (Due to constraints such as contamination, adjoining uses, sustainable development etc).</p>	<p>Yes</p>
<p>Any there any other material policy considerations?</p>	<p>The site is in a SLA and will be highly visible in the landscape and potentially have a significant adverse impact on the adjacent housing development. Moving the western boundary of the site to within the 30m contour and extensive boundary planting would help significantly with the visual acceptability of this proposal.</p>
<p>Is the site suitable for retention/allocation/protection for employment? Would extra measures be required?</p>	
<p>If yes - What are the appropriate use classes? Which Market sector? Office, industry, warehouse, mixed employment, mixed use</p>	<p>Office, industry and warehousing (B1a, B1c and B8)</p>
<p>If No – should site be released and what alternative uses, ie retain current use or other?</p>	
<p>Final Averaged score</p>	

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

SITE DETAILS	
Site Reference Number	SHLAA/228
Site Name	Howe Barracks
Location/Address	Littlebourne Road, Canterbury
Greenfield/PDL/Mixed	Mixed
Proposed Use	Residential
Site Area	18.4 hectares

Site Plan



Strategic Housing Land Availability Assessment Site Assessment Form

Ariel Plan



Photograph



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

<p>Description of Site:</p>	<p>The site is located approximately 1.5km east of Canterbury.</p> <p>It is 18 hectares in size and is a mixture of greenfield and brownfield land, comprising of former MOD land.</p> <p>The site consists of the army barracks proper, parade ground, army housing, recreational playing fields and a large area of rough grassland that is criss-crossed by informal tracks linking into public rights of way. It is largely level across the site, sloping slightly on the western side. Mature trees run around the perimeter and throughout the site.</p>
<p>Current Use:</p>	<p>MOD – Former Army Barracks</p>
<p>Surrounding Uses:</p>	<p>To the north of the site is an area of open countryside and woodland with the village of Sturry beyond. To the north-east is Canterbury Golf Club. To the east is BT depot, linear residential development along Stodmarsh Road and the Polo Farm sports complex. The site is bounded by the A257 Littlebourne Road to the south with St Martin’s Hospital on the opposite site surrounded by a dense residential area. To the west is the City of Canterbury.</p>
<p>Character of Surrounding Area:</p>	<p>The character of the surrounding area is a mix of military, residential, leisure and hospital uses set on the urban edge giving way to a more countryside open spaces.</p>
<p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>The site was allocated for housing development in the 1998 Canterbury District Local Plan 2008. This was not carried forward into the 2006 Canterbury District Local Plan, with the Inspector stating: “it would not be not a “natural” rounding out of the existing densely built urban edge”.</p> <p>There have been 3 Planning applications for housing development of the northwestern quarter of the site:</p> <ul style="list-style-type: none"> • CA//01/00800 – withdrawn • CA//0200225 – refused - as additional housing not required at this time especially on Greenfield land. • CA//02/00803 – refused – as above. <p>Permission was granted for a telecommunications mast on the eastern boundary of the site. CAM//01/00017. 3 other Telecommunications masts have been have been</p>

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

	granted permission to the north of the site (CAM00/000014, CAR//01/00003, CAM//06/00003).
Potential site Capacity: as proposed	400 dwellings
Calculated by CCC at 35 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> Area of High Landscape Value	Yes – Area of High Landscape Value
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	No
C - Is the site in or adjacent to a settlement?	Yes, adjacent to Canterbury
D - Does the site fall within or adjacent to a settlement which has not been identified in a development plan document as a settlement/settlements suitable for future housing development with sufficient capacity to meet future housing requirements?	No
CONCLUSION:	
Site not suitable for housing at this stage existing policy objections	
Site may be suitable - continue to Stage 2	Yes, carry forward for further assessment.

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m walking distance of a bus stop or railway station providing two or more services per hour. 	<p>The site is within 800m walking distance of a bus stop.</p>
<ul style="list-style-type: none"> • Within 800 m walking distance of a convenience store, a primary school and a GP surgery. 	<p>The site is within 800m walking distance of a convenience store and primary school. A GP's surgery is slightly further (approx. 1km).</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>The site is within 20-30 minutes public transport time of a hospital / health centre, secondary school, employment area, town or district centre.</p>
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Villiers Road / Talavera Road are not a public highway. Presumption against new accesses onto the A257. Roads and existing access would require to be brought up to adoptable standard.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>A transport assessment would be required for the A257; Longport r/a; St George's r/a; and traffic signals.</p>

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

<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>Infrastructure already existing within the site and in the adjacent residential areas.</p> <p>There are no electricity pylons passing through the site. However, there are telecommunication masts.</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>Traffic Noise Assessment and Contaminated Land Assessment will be required.</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>Possible contaminated land, some water logged land at the bottom of the slopes on the western side of the site.</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>None known</p>
<ul style="list-style-type: none"> • Topography 	<p>The ground is level across the majority of the site, becomes sloping to the west.</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>The site is not within a flood zone</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>There are a series of known archaeological features scattered around the site including a roman water aqueduct, which supplied water to the Cathedral and Abbey. A Roman road passed through the site meaning there is potential for Roman finds. There is also some potential for Paleolithic finds.</p> <p>An archaeological evaluation would be required.</p>

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

<p>If yes, how and when can the constraint be overcome?</p>	
<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Local Wildlife Site/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, there would be an extension to the urban boundary.</p> <p>Landscape: Yes, loss of open space and graduation from urban to rural area. Part of the site is within an AHLV.</p> <p>Trees: Yes, there are mature trees and hedgerows surrounding the site; some to the west are covered by TPO's.</p> <p>Conservation Area: Yes, St. Martin's Hospital Conservation Area to the south, complementary design would be required.</p> <p>Historic Parks and Gardens: No</p> <p>Listed Buildings: No</p> <p>Scheduled Ancient Monuments: No</p> <p>LWS's: The north and eastern edges of the site are within 500m of a SSSI. There is a possibility of there being protected species around the periphery of the site. A scoping survey would be required.</p>

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

<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>There may be some impact from additional traffic.</p>
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**Strategic Housing Land Availability Assessment
Site Assessment Form**

SITE DETAILS	
Site Reference Number	SHLAA/229
Site Name	Adonai Christian Trust Land Holdings
Location/Address	Bekesbourne Lane, Littlebourne
Greenfield/PDL/Mixed	Greenfield
Proposed Use	Residential
Site Area	1 hectare

Site Plan



Strategic Housing Land Availability Assessment Site Assessment Form

Ariel Plan



Photograph



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

<p>Description of Site:</p>	<p>The site is located on the western side of the village of Littlebourne, 5km east of Canterbury.</p> <p>It is approximately 1 hectare of greenfield land, accessed only via a footpath running between the High Street and Bekesbourne Lane. The site is flat and is wholly vegetated with mature trees and shrubs.</p>
<p>Current Use:</p>	<p>Small woodland</p>
<p>Surrounding Uses:</p>	<p>The site is surrounded by the village of Littebourne from the north to the south-east edges. There are allotment gardens directly to the north east. The south is open countryside and the Nailbourne River. Howlett's Wild Animal Park lies to the south-west. To the west and north-west is agricultural farmland with some pockets / areas of woodland.</p>
<p>Character of Surrounding Area:</p>	<p>The surrounding area has a rural village setting. It is characterised by residential areas, which are distinguished by large detached and semi-detached properties with private gardens, surrounded by large areas of adjacent farmland and open countryside. The nearby Howelett's Wild Animal Park also adds a leisure / touristic character to the immediate area.</p>
<p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>There is no relevant planning history in relation to this site.</p>
<p>Potential site Capacity: as proposed</p>	
<p>Calculated by CCC at 35 units / ha</p>	<p>35</p>

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No
<u>Category 2: Local</u> Area of High Landscape Value	No
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	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	Yes, carry forward for further assessment.

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

STAGE 2 ASSESSMENT: SUITABILITY	
<p>A. Is the site allocated for housing in an existing development plan or does it have planning permission for housing?</p> <p>If yes, the site will be suitable unless circumstances have changed to render it unsuitable. If no, the site should be assessed against the questions set out in B to E as follows.</p>	<p>No</p>
<p>B. Is the site in a suitable location when measured against the following criteria?</p> <ul style="list-style-type: none"> • Within 800m walking distance of a bus stop or railway station providing two or more services per hour. 	<p>The site is within 800m walking distance of a bus stop.</p>
<ul style="list-style-type: none"> • Within 800 m walking distance of a convenience store, a primary school and a GP surgery. 	<p>The site is within 800m walking distance of a convenience store and primary school. A GP's surgery is slightly further (approx. 1km).</p>
<ul style="list-style-type: none"> • Within 30 minutes public transport time of a hospital/health centre, secondary school, employment area, town or district centre. 	<p>The site is within 20-30 minutes public transport time of a hospital / health centre, secondary school, employment area, town or district centre.</p>
TECHNICAL CONSULTATIONS	
<p>C. Does the site have any of the following physical or infrastructure constraints?</p>	
<ul style="list-style-type: none"> • Access 	<p>Access to the site from Bekesbourne Lane is on a blind bend along a footpath. A suitable access road would need to be provided to the proposed dwellings.</p>
<ul style="list-style-type: none"> • Highway capacity 	<p>There is currently no highway capacity as the site is only accessible along a footpath.</p>

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

<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>Infrastructure already existing within the site and in the adjacent residential areas.</p> <p>There are no electricity pylons passing through the site.</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>None known</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>None known</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>None known</p>
<ul style="list-style-type: none"> • Topography 	<p>The ground is level across the site.</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>The site is not within a flood zone</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>An archaeological evaluation would be required.</p>
<p>If yes, how and when can the constraint be overcome?</p>	

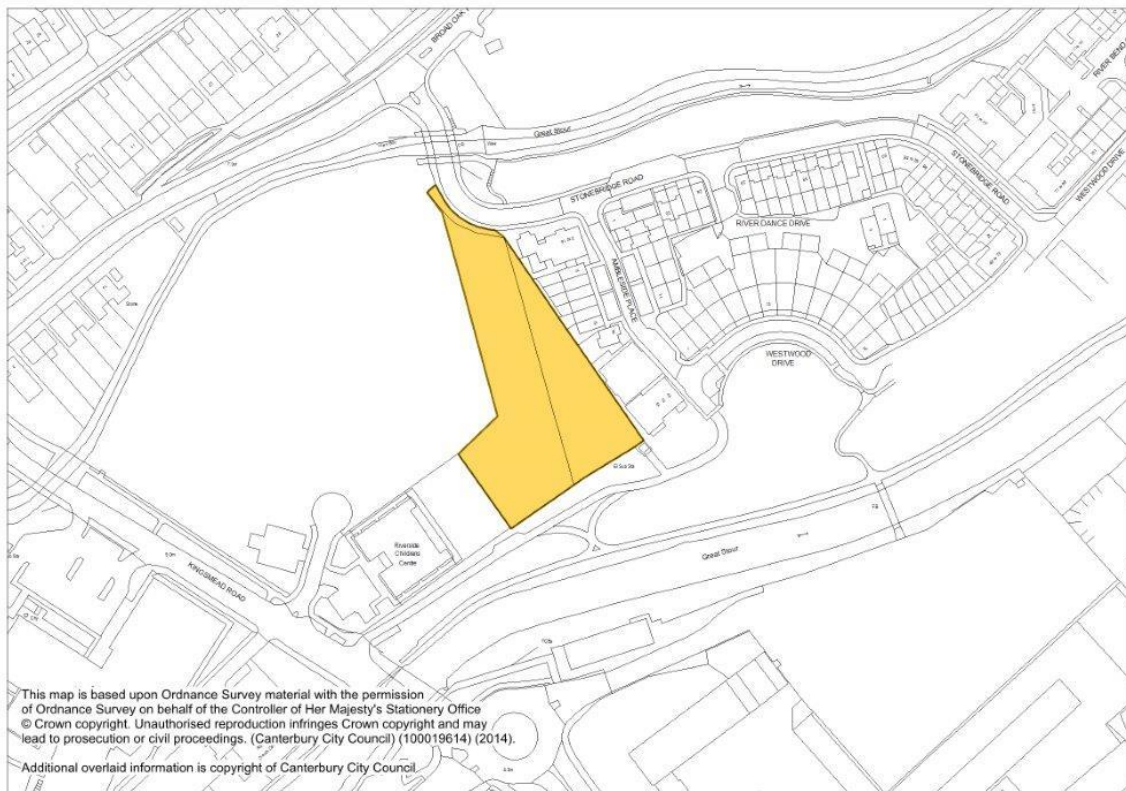
**Strategic Housing Land Availability Assessment
Site Assessment Form**

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Local Wildlife Sites/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape: No</p> <p>Landscape: Yes.</p> <p>Trees: Yes, the whole of the site is heavily wooded.</p> <p>Conservation Area: No</p> <p>Historic Parks and Gardens: No</p> <p>Listed Buildings: No</p> <p>Scheduled Ancient Monuments: No</p> <p>LWS's: There are two LWS within 500m of the site. The site is heavily wooded / vegetated and is likely to be sensitive regarding biodiversity. A scoping survey would be required.</p>
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>No, although there may be some impact from additional traffic.</p>

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

SITE DETAILS	
Site Reference Number	SHLAA/230
Site Name	Kingsmead Field
Location/Address	Stonebridge Road, Canterbury
Greenfield/PDL/Mixed	Greenfield
Proposed Use	Residential
Site Area	0.5 hectare

Site Plan



Strategic Housing Land Availability Assessment Site Assessment Form

Ariel Plan



Photograph



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

<p>Description of Site:</p>	<p>The site is located within the urban area of Canterbury, just north of the City Centre.</p> <p>It is approximately 0.5 hectares of greenfield land covered by an area of scrub and a line of established trees. The site is an irregular wedge shape, flat and situated on the far side of Kingsmead Playing Field. It is overlooked along the north-eastern boundary by the new housing development of Kingsbrook Park.</p>
<p>Current Use:</p>	<p>Scrub</p>
<p>Surrounding Uses:</p>	<p>The site is bordered to the north and north-east by residential properties with allotment gardens beyond. The River Stour and riverside walk run to the south and south-east, the coach overflow car park and Serco depot lie on the opposite side of the River. The Children's Centre and Kingsmead Leisure Centre are to the south-east. Kingsmead Playing Field and housing is to the east and north east.</p>
<p>Character of Surrounding Area:</p>	<p>The character of the surrounding area is varied with the River Stour and riverside walk to the south-east being landscaped and green in nature. Being located only a short distance from the centre of Canterbury development close by is dense in nature and a mixture of both residential, retail and leisure uses. Much of the undeveloped land around the site is in recreational including allotments and of sporting use.</p>
<p>Planning History: e.g. Housing Allocation or Planning Permission? Previous site proposal at LPI accepted and rejected</p>	<p>There is no relevant planning history in relation to this site.</p>
<p>Potential site Capacity: as proposed</p>	<p>15 dwellings</p>
<p>Calculated by CCC at 35 units / ha</p>	

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

STAGE 1 ASSESSMENT: POLICY CONSTRAINTS	
A - Is the site within any of the following Areas?	
<u>Category 1: National and Regional</u> SPA, Ramsar, SAC, SSSI, National Nature Reserve, AONB, Ancient Woodlands.	No
<u>Category 2: Local</u> Area of High Landscape Value	No
B - Is the site currently in use or allocated for employment or other use and remains suitable and required for that use or is protected by a current development plan policy from development for other uses?	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	Yes, carry forward for further assessment.

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

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

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

<ul style="list-style-type: none"> • Infrastructure – Water Supply Sewerage/Drainage Electricity supply Gas Supply Electricity Pylons 	<p>Infrastructure existing in the adjacent residential area.</p>
<ul style="list-style-type: none"> • Contamination/Pollution 	<p>Due to the proximity to a former landfill site, a contaminated land assessment would be required.</p>
<ul style="list-style-type: none"> • Adverse Ground Conditions 	<p>None known</p>
<ul style="list-style-type: none"> • Hazardous Risk 	<p>A contaminated land assessment would be required.</p>
<ul style="list-style-type: none"> • Topography 	<p>The ground is level across the site.</p>
<ul style="list-style-type: none"> • Flood Zone 	<p>Flood Zone 2</p>
<ul style="list-style-type: none"> • Other e.g. Archaeology, Conservation area, AHLV 	<p>None</p>
<p>If yes, how and when can the constraint be overcome?</p>	

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

<p>D. Would development have a detrimental impact on the following, either within or adjacent to the site or in its vicinity?</p> <ul style="list-style-type: none"> • Townscape • Landscape • Trees • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments • Local Wildlife Sites/Protected Species <p>If yes, could the impact be mitigated through the design process, the imposition of a condition or a legally binding agreement?</p>	<p>Townscape: Yes, there is potential for the historic views of the cathedral to be impacted upon.</p> <p>Landscape: No</p> <p>Trees: Yes, there are two lines of mature trees.</p> <p>Conservation Area: No</p> <p>Historic Parks and Gardens: No</p> <p>Listed Buildings: No</p> <p>Scheduled Ancient Monuments: No</p> <p>LWS's: The site is adjacent to the River Stour which is also designated as a Local Wildlife Site. This Stour corridor is of key biodiversity interest and there is potential for protected species to be present. A scoping survey would be required.</p>
<p>E. Would the amenity of residents be adversely affected by any external, environmental factors?</p> <p>If yes, could the impact be mitigated to such an extent that the residents' living conditions would be acceptable?</p>	<p>No</p>