

CANTERBURY CITY COUNCIL

Employment Land Review Worksheets

Employment Omission Sites Promoted in
Representations

June 2016



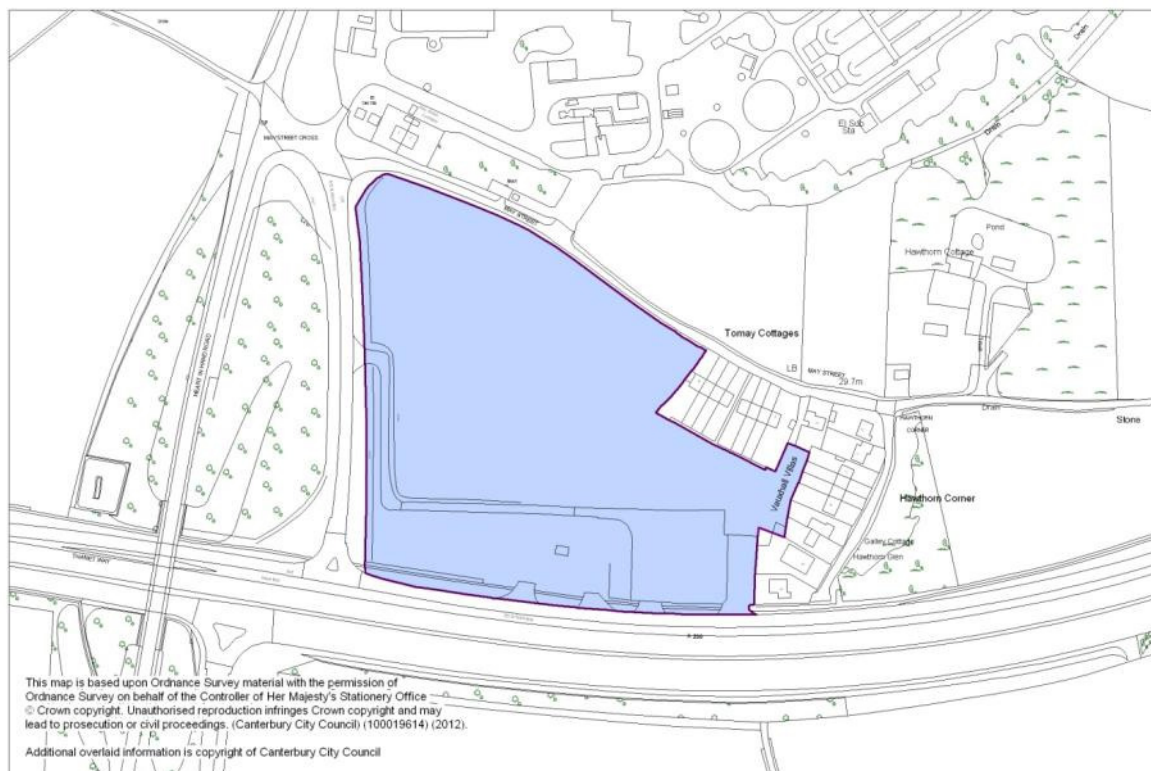
Contents

EL16	Former FDS Site, Hawthorn Corner, Hillborough
SR1	Land adjacent to Hall Place
SR2	Millstrood Road, Whitstable
SR3	Land adjacent to Lakesview, Hersden
SR9	Hoplands Farm, Island Road, Hersden
SR10	Land at Milton Manor Farm

Site Assessment form (Non-residential)

SITE DETAILS		Score
Site Reference Number	EL16	NA
Site Name/Address	Former FDS site, Hawthorn Corner, Hillborough	NA
Map Location (Grid Ref)	620,940 – 167,190	NA
Current Use/Use Class:	Vacant Land	NA
Potential/Proposed Use (s)	B1a (offices)	NA
Brown/Greenfield/Mixed Agricultural land grade	Mixed Grade 2	SP1 3
Site Area	2.9 Ha	NA
Land/plots left available		NA
Potential floor area (at 3500m ² /ha)	7,500 m ²	NA

Plan of site



Aerial



Photos of site, showing site access and view across site towards the north



SITE ASSESSMENT AND PLANNING

<p>Description of Site: Including age/state/type of any buildings/external areas, topography, site shape, amenity/parking, trees/hedges, water bodies etc, tenancy/vacancy/type of businesses.</p>	<p>Historically the site accommodated a nightclub, which was demolished to make way for the relocation for the FDS Group in the 1990's but their offices were never built. The site has been derelict since this time. Most of the site is now covered in established trees, scrub and hedgerows. South of the site access is gained from the nearby A299 Thanet Way slip road.</p>	NA
<p>Condition of buildings and external areas</p>	<p>The site is overgrown with scrub and trees and continuous fly tipping is apparent. The foundations for the planned building and access road are cracked.</p>	SP17 na
<p>Surrounding Uses: What - Compatible or sensitive, residential, commercial, competition.</p>	<p>Northwards towards May Street is the sewerage works and railway line. Further to the east are the Hillborough and Metric business/employment sites. Along the eastern boundary is a small collection of 19 houses. To the south is the A299 (dual carriageway) beyond which is farmland. Along the western boundary is the A299 on/off slip, a small copse of scrubby woodland and then farmland. Further to the west is the Altira Business Park.</p>	SP18 4
<p>Planning allocations and designations: Affecting or adjacent to site, length of any employment allocation. Length of any employment allocation</p>	<p>Employment</p>	SP2 5
<p>Planning status Pre-planning, Development Principles etc, Allocation, Outline Planning, Full Planning Permission.</p>	<p>Several expired permissions</p>	SP3 2
<p>Other Relevant Planning History: e.g. Employment Allocation or Planning Permission? Development Brief. Previous site proposal at LPI accepted and rejected 1998 plans</p>	<p>0.06ha of the site to the east adjacent to houses has permission for the erection of a dwelling (CA/98/01110, CA/03/01681, CA/08/01241, CA/11/01708) CA/99/00678 - Replacement offices, production and storage facilities and residential flat.(Revised scheme). Granted 03/07/2000 CA/97/01170 - Temporary siting of building for use as office/storage/production. Granted 09/01/1998 CA/97/00621 - Replacement offices, production and storage facilities and residential flat. Granted 21/08/1998</p>	NA

SUSTAINABILITY/PHYSICAL ASSESSMENT		
Does the site have any of the following physical or infrastructure constraints?		
Proximity to Town (services and workforce).	3km from Herne Bay town centre.	SP5 2
Access (external/internal/HGV's/parking)	May Street, east of the junction with Sweechbridge Road, is not a highway but is a single track road which is not fully surfaced. The site is adjacent to a bus route on the Sweechbridge Road but is otherwise relatively remote from local amenities. In the context of this individual site, it is unlikely that a new junction could be created onto the A299.	SP6 3
Highway assessment	There is sufficient capacity in this area but entrance point on to the A299 is awkward. Existing on / off slips are substandard and will need improving to cater for additional traffic. This could be a large employment site with potential to create a considerable number of traffic movements. Achieving any meaningful sustainability of the site will be difficult and it may need extensive highway improvements to cater for traffic generated.	SP7 2
Proximity to significant transport routes <i>Major A roads such as A299, A2</i>	Adjacent to access road and fronting A299	SP8 5
Proximity to public transport (800m to bus stop 2 or more services/hr)	Adjacent to bus route	SP9 2
Infrastructure – <ul style="list-style-type: none"> ○ Water Supply ○ Sewerage/Drainage ○ Electricity supply ○ Gas Supply 	Will be supplied to houses adjacent but unlikely to be on site or in very poor repair.	SP10 2
Renewable energy capacity	Limited	NA
Topography shape and size – (related to development potential)	Flat, square in shape	SP14 5
Are any re mediation works required? – <ul style="list-style-type: none"> • Electricity Pylons • Contamination/Pollution • Adverse Ground Conditions • Hazardous Risk • Building/material demolition or removal • other 	Permission for high voltage line but none evident Hardstanding, maybe some contamination for previous and adjacent uses.	SP15 4
Flood Zone	NA	SP16 4

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 	Likelihood of noise and light from A299. However the intended employment use for the site would not have a greater impact on amenity than the A299 and sewerage works.	SP11 4
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) 	A number of trees and hedgerows have established on the site. Potentially sensitive site, ecological surveys will be required.	SP12 3
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 	Archaeological evaluation required	SP13 4
Any likely design constraints – massing, height, location	Possible constraints in terms of preserving the boundary with nearby houses (e.g. overlooking, shadowing and lighting) alongside road improvements.	SP4 3
How and when could any constraints be overcome and effects mitigated?		NA
Average Score (weighted at 40%)		3.31

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>Possible required access improvements on to A299 Thanet Way west bound are likely to be substantial and therefore expensive. This issue will be a major constraining factor.</p>	<p style="text-align: center;">DM1 2</p>
<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>It is understood that the site may have been sold but is likely to remain within a single ownership.</p>	<p style="text-align: center;">DM2 5</p>
<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>As above, recent history suggests the site owner has not sought to either market, dispose or deliver the site for employment uses.</p> <p>A previous aspiration towards a residential use for the site (from last known owner) is also a likely barrier though this has not translated into any planning proposal.</p>	<p style="text-align: center;">DM3 2</p>
<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 met a need</i>) • Attractiveness of locality 	<p>Untested in local market. There is potential competition from Altira Business Park, various better located office sites at Whitstable and sites within Thanet.</p> <p>The site is well located in relation to Thanet way access but has perception of relative remoteness from Herne Bay town centre and proximity to waste treatment plant.</p> <p>The footings of planned office building remain in place which, if usable, could help to moderate build costs.</p>	<p style="text-align: center;">DM4 2</p> <p style="text-align: center;">DM5 2</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.</p> <p>No activity on site in last five years.</p> <p>No marketing activity or informal pre-planning discussions etc</p>	<p style="text-align: center;">DM6 2</p> <p style="text-align: center;">DM7 1</p> <p style="text-align: center;">DM8 1</p>
<p>Developers' phasing</p> <p>Is there a clear plan for development phasing (delivery plan)</p>	<p>No</p>	

<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>Evidence suggests that the site offers very limited prospects for new employment development within the new plan period and beyond.</p>	<p>DM9 1</p>
<p>Tenancy If built is the site fully tenanted or has it been vacant for any period of time.</p>	<p>No tenants.</p>	<p>DM10 NA</p>
<p>Average Score (weighted at 60%)</p>		<p>2</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>Possible if there is a change in emphasis and if areas adjacent are developed.</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 – due to location and previous uses.</p>
<p>Any there any other material policy considerations?</p>	
<p>Is the site suitable for retention/allocation/protection for employment? Would extra measures be required?</p>	<p>Yes but due to above factors the Council may wish to reconsider the site's future as a pure employment allocation.</p>
<p>If yes - What are the appropriate use classes? Which Market sector? Office, industry, warehouse, mixed employment, mixed use</p>	<p>Yes – but as site is partly brownfield, there may be potential for other commercial uses (e.g. leisure or some suis generis car related uses such as petrol filling station).</p>
<p>If No – should site be released and what alternative uses, ie retain current use or other?</p>	<p>Limited prospects for B-use class development overall so release may need to be considered as above.</p>
<p>Final Averaged weighted score</p>	<p>2.52</p>

Site Assessment form (Non-residential)

SITE DETAILS		Score
Site Reference Number	SR1	NA
Site Name/Address	Land adjacent to Hall Place	NA
Map Location (Grid Ref)	612,825 – 158,330	NA
Current Use/Use Class:	Part car park and storage, part field and woodland.	NA
Potential/Proposed Use (s)	Employment uses	NA
Brown/Greenfield/Mixed Agricultural land grade	Mixed Grade 2 and 3	SP1 3
Site Area	1.3Ha	NA
Potential floor area	4,500m ²	NA

Plan of site



Aerial

SR1 - Land adjacent to Hall Place



Photographs of site showing car parking area, farm building, surrounding fields and woodland



SITE ASSESSMENT AND PLANNING		
<p>Description of Site: Including age/state/type of any buildings/external areas, topography, site shape, amenity/parking, trees/hedges, water bodies etc, tenancy/vacancy/type of businesses.</p>	<p>Part of the site is being used as a car park. There are also large corrugated iron storage buildings. The remainder consists of fields and woodland areas. There is a small slope angling down from west to east.</p> <p>The site consists of a car parking area, redundant farm buildings surrounded by a large field and areas of woodland.</p>	NA
<p>Condition of buildings and external areas</p>	<p>The buildings and car park have been well maintained and the farmland and woodland seem in good condition.</p>	SP17 3
<p>Surrounding Uses: What - Compatible or sensitive, residential, commercial, competition.</p>	<p>Surrounded by large fields and woodland areas. To the west are the Christchurch University buildings (Hall Place) with associated areas for parking. The A2050, main access road into Canterbury is located to the south.</p>	SP18 4
<p>Planning allocations and designations: Affecting or adjacent to site, length of any employment allocation. Length of any employment allocation</p>	<p>Harbledown Conservation Area Area of High Landscape Value Parking allocation for Park and Ride</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>SR1 – Promotion of site for - Use of the land for knowledge based employment/B1 high quality research and development.</p> <p>CA/03/1054 – Change of use of surplus farm building to Class B1 and or B8 use – Granted 29.10.03</p> <p>RN017 & RN359 – Request for a green gap between Harbledown & Canterbury. Proper adherence by the Council to its existing open countryside policies should meet potential problems affecting separation in all the areas that understandably concern objectors. The Council amendments appear to me to refine the text and make it more effective in controlling development.</p> <p>Land north of Hall Place ... is identified as a fourth park and ride facility for north-west Canterbury. He supported the proposal subject to further research.</p>	NA

	RN331- Request allocation for mixed use site. He found that the site is open land that is an important barrier to incremental sprawl. This would be a significant, visually destructive urban extension.	
Regeneration Area or Area of high deprivation? (ie in a ward having an LSOA in 20% most deprived in England)	No	NA

SUSTAINABILITY/PHYSICAL ASSESSMENT		
Does the site have any of the following physical or infrastructure constraints?		
Proximity to Town (services and workforce).	Located within rural area outside of the urban boundary. It is 1.8km from Canterbury's city walls and over 2km from city centre.	SP5 2
Access (external/internal/HGV's/parking)	The boundary with the highway appears to overlap Hall Place Enterprise Centre. Access at the entrance to the Enterprise Centre would be suitable assuming agreement with the landowner was secured for a joint access. There is a left turn only down to the roundabout due to the volume and speed of traffic on the A2050 road.	SP6 3
Highway capacity	Capacity is available. A footway/cycleway would be required to allow access to Canterbury as well as a footbridge connecting with the village of Harbledown. The site is remote from local amenities.	SP7 4
Proximity to significant transport routes <i>Major A roads such as A299, A2</i>	Less than 1km, but only in one direction.	SP8 3
Proximity to public transport (800m to bus stop 2 or more services/hr)	There is a regular bus service due to proximity of Hall Place.	SP9 4
Infrastructure – ○ Water Supply ○ Sewerage/Drainage ○ Electricity supply ○ Gas Supply	On adjacent site	SP10 2
Renewable energy capacity	Some	NA
Topography shape and size – (related to development potential)	Part of the site is level, the remainder is gently sloping.	SP14 3
Are any re mediation works required? – • Electricity Pylons • Contamination/Pollution • Adverse Ground Conditions • Hazardous Risk • Building/material demolition or removal • other	This site would need a contamination investigation due to Hall Place having been an industrial works site in the past as well as the proposed site's current use as a storage depot. There are also likely to be noise measures due to the proximity of the main road.	SP15 3
Flood Zone	NA	SP16 4
Would development have a detrimental impact on the environment, either within or adjacent to the site or in its vicinity? Including:		

<p>Perceived local amenity</p> <ul style="list-style-type: none"> • Townscape • Noise pollution • Light pollution • Residential Areas 	<p>The proposal could impact on the existing properties on the far western side of the site. Similarly a number of large buildings would appear to stretch the urban boundary and be highly visible.</p>	<p>SP11 2</p>
<p>Environment</p> <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) 	<p>A landscaping scheme would be required to ensure the views across the landscape are maintained. Previous proposals were considered to have a potential impact on the landscape and green area around Canterbury.</p> <p>The site is surrounded by trees on three boundaries including woodland. A tree survey would therefore be required.</p> <p>There is potential for protected species to be present - an ecological survey would be necessary and possibly further species surveys.</p>	<p>SP12 3</p>
<p>Historic Environment – on site or adjacent</p> <ul style="list-style-type: none"> • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments/AAI • Potential for Archaeology 	<p>The site is in the Harbledown Conservation Area.</p> <p>An archaeological assessment would need to be carried out.</p>	<p>SP13 3</p>
<p>Any likely design constraints – massing, height, location</p>	<p>Yes in relation to the CA, rural area and AHLV</p>	<p>SP4 3</p>
<p>How and when could any constraints be overcome and effects mitigated?</p>		<p>NA</p>
<p>Average Score (weighted at 60%)</p>		<p>2.92</p>

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>Not a great deal of information is available in the proposal regarding the intended use for the site.</p> <p>There are identified and highlighted policy and environmental considerations along with likely access issues and in turn site assembly and preparation costs which together may constrain the site's potential for employment uses.</p>	DM1 1
<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>It is not clear who owns the land at this point. Also access to the highway would require agreement with the Hall Place landowner (CCCU). This issue could potentially affect site assembly.</p>	DM2 2
<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>Connected to the above there is no evidence that the landowner has a track record in facilitating or directly assisting the delivery of employment space (e.g. start-up units, business workspace).</p> <p>It is not known how any scheme might be funded. There may be achievability constraints if any project were to rely on availability of public sector grants (e.g. RGF funding).</p> <p>The site has an expired planning consent for a change of use of an existing building to enterprise units, which was not implemented. This was granted to CCCU which currently leases this land.</p>	DM3 2
<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 met a need</i>) • Attractiveness of locality 	<p>With limited information available this is difficult to assess. It appears to be focused on professional services type businesses within the city. However, there is no clear incentive for firms to relocate from the city centre to this site. It is likely to be more attractive as business workspace connected with activities of Hall Place Enterprise Centre but the university does not appear to be involved with this proposal.</p> <p>The innovation centre provides obvious competition in terms of a quality workspace offer. In general there is scarce multiple tenant workspace (e.g. serviced offices/light industrial space) in the Canterbury area. Evidence suggests quality serviced office</p>	DM4 2 DM5 2

	space is attractive to the market. However, it is unlikely this site could replicate an innovation centre type environment.	
Marketability <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? 	Site appears is not generally visible from main road etc. It may appear (to prospective investors) to be relatively distant from activities in the city centre. No development activity in last five years. Site marketing – N/A	DM6 3 DM7 NA DM8 NA
Developers' phasing Is there a clear plan for development phasing (delivery plan)	No clear plan in place/none aware of as yet	
Is new employment development likely to take place? <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. 	Not known at present..	DM9 3
Tenancy If built is the site fully tenanted or has it been vacant for any period of time.	N/A	DM10 NA
Average Score (weighted at 40%)		2.14
Information on the timing of overcoming physical, infrastructure, and legal constraints, identified, will be taken into account, together when determining the time of development.		

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>Depends on type of scheme pursued. Smaller, low key scheme relying on activity/collaboration etc with Enterprise Centre would have good potential. It is less clear how any scheme would be target unconnected businesses in a more speculative manner.</p> <p>Also not clear how this would be funded though the direct involvement of a large organisation (e.g. university) would assist this.</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>N/A</p>
<p>Any there any other material policy considerations?</p>	
<p>Is the site suitable for retention/ allocation /protection for employment? Would extra measures be required?</p>	<p>Scheme comprising enterprise units similar to that previously given consent (2005) could have potential to work. This would require testing via a new planning application but does not necessarily require inclusion as a new employment allocation.</p>
<p>If yes - What are the appropriate use classes? Which Market sector? Office, industry, warehouse, mixed employment, mixed use</p>	<p>Based on previous planning consent for enterprise units, this is most likely to be office and light industrial.</p>
<p>If No – should site be released and what alternative uses, ie retain current use or other?</p>	
<p>Final Averaged score</p>	<p>2.61</p>

Site Assessment form (Non-residential)

SITE DETAILS		Score
Site Reference Number	SR2	NA
Site Name/Address	Land opposite the former Huyck site, Millstrood Road, Whitstable	NA
Map Location (Grid Ref)	611,823 – 165,439	NA
Current Use/Use Class:	Agriculture	NA
Potential/Proposed Use (s)	Mix of employment, indoor leisure uses and as a site for a new site of worship	NA
Brown/Greenfield/Mixed Agricultural land grade	Greenfield Ungraded – but is likely to be Grade 3	SP1 1
Site Area	2 Ha	NA
Land/plots left available		NA
Potential floor area	7,000m ²	NA

Plan of site



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Aerial

SR2 - Land opposite Huyck



Photograph of site from the Southern end



SITE ASSESSMENT AND PLANNING		
Description of Site: Including age/state/type of any buildings/external areas, topography, site shape, amenity/parking, trees/hedges, water bodies etc, tenancy/vacancy/type of businesses.	Large field surrounded by trees on three boundaries. Immediately adjacent to the Old Thanet Way. The site is a large grassed area surrounded by hedging on all boundaries. It is used as a large open amenity space by local residents primarily for dog walking.	NA
Condition of buildings and external areas	NA	SP17 NA
Surrounding Uses: What - Compatible or sensitive, residential, commercial, competition.	East is the arterial road of the Old Thanet Way and beyond this the intensive residential development at the former Huyck site. To the west are the large gardens of properties fronting Clifford Road, and Whitstable Community College. To the north is further open space and residential areas. Looking southwards is the open space and across the road the Tesco superstore, Joseph Wilson Business Park and further housing.	SP18 1
Planning allocations and designations: Affecting or adjacent to site, length of any employment allocation. Length of any employment allocation	Area of Protected Existing Open Space Urban Area	SP2 1
Planning status Pre-planning, Development Principles etc, Allocation, Outline Planning, Full Planning Permission.	Application for mixed use leisure/commercial pending	SP3 1
Other Planning History: e.g. Employment Allocation or Planning Permission? Development Brief. Previous site proposal at LPI accepted and rejected 1998 plans	SHLAA 94 – 35 residential units CA//12/00160 - Development comprising public open space, church, indoor sports facilities, business park and associated landscaping and access. (Outline application). – PENDING Local Plan Inquiry 2004 RN200 – para 3.3.46-51– Recommendation No allocation of site for residential development. – While the site would be easy to develop it is “visually pleasing to the eye” and of local value as a stop to development west of the road. It makes up part of a larger area of good quality open space “which still has coherence, and which mitigates much of the inevitably adverse environmental effects of a major highway running through an urban area of no great visual distinction.” There is no strong reason or need to allocate the site for housing.	NA

SUSTAINABILITY/PHYSICAL ASSESSMENT		
Does the site have any of the following physical or infrastructure constraints?		
Proximity to Town (services and workforce).	In urban area and 20mins by bus from town.	SP5 4
Access (external/internal/HGV's/parking)	An access would need to be created along the A2990. Difficult to access from Millstrood Road or Thanet Way as close to roundabout.	SP6 4
Highway capacity	Millstrood Road has traffic calming in place. Capacity of roundabout / A2990 would also need to be checked. Sustainability - infrequent bus route but Tesco foodstore and Whitstable Community College are located close by. Possible linkages to the Invicta Way cycle route.	SP7 4
Proximity to significant transport routes <i>Major A roads such as A299, A2</i>	1800m from A299 new Thanet Way	SP8 3
Proximity to public transport (800m to bus stop 2 or more services/hr)	Yes	SP9 4
Infrastructure – <ul style="list-style-type: none"> ○ Water Supply ○ Sewerage/Drainage ○ Electricity supply ○ Gas Supply 	No services on site but available in the locality.	SP10 1
Renewable energy capacity	Some	NA
Topography shape and size– (related to development potential)	Fairly level site flat site of a good shape and size.	SP14 5
Are any re mediation works required? – <ul style="list-style-type: none"> • Electricity Pylons • Contamination/Pollution • Adverse Ground Conditions • Hazardous Risk • Building/material demolition or removal • other 	Noise assessment required due to proximity to old Thanet Way. Contamination assessment due to uses.	SP15 4
Flood Zone	NA	SP16 4
Would development have a detrimental impact on the environment, either within or adjacent to the site or in its vicinity? Including:		

<p>Perceived local amenity</p> <ul style="list-style-type: none"> • Townscape • Noise pollution • Light pollution • Residential Areas 	<p>This area currently acts a buffer for local residents against the main road therefore its development would impact the character of the area. Previous Planning Inspectors' reports have supported the retention of this open space for amenity and quality of life reasons.</p>	<p>SP11 1</p>
<p>Environment</p> <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) 	<p>The site is within an area for Protection of Existing Open Space. Trees are present on site, therefore a tree survey would be required Potential for protected species to be present – an ecological survey would be necessary and possibly further surveys.</p>	<p>SP12 2</p>
<p>Historic Environment – on site or adjacent</p> <ul style="list-style-type: none"> • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments/AAI • Potential for Archaeology 	<p>An archaeological evaluation will be required.</p>	<p>SP13 4</p>
<p>Any likely design constraints – massing, height, location</p>	<p>Yes - protected open space as well as adjacent residences.</p>	<p>SP4 2</p>
<p>How and when could any constraints be overcome and effects mitigated?</p>		<p>NA</p>
<p>Average Score (weighted at 60%)</p>		<p>2.76</p>

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>Site requires preparation including formation of access and related improvements.</p> <p>There is uncertainty whether in principle the site can be used for any development (e.g. protected open space). The planning application is currently being determined by the Council.</p>	DM1 1
<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>It is understood that the site is currently in single ownership.</p>	DM2 5
<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 owner's extensive track record in delivering both employment space and non B-class uses across east Kent provides confidence that the proposed business accommodation would be achieved.</p> <p>This is likely to be delivered via a high proportion of pre-sales/lets. Therefore there is strong potential for private sector funding and investment to be secured.</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 met a need</i>) • Attractiveness of locality 	<p>There is continuous, steady demand for light industrial space in the Whitstable area.</p> <p>Competition from other local sites providing B1c and B8 space is limited due to land-owner aspiration based site constraints elsewhere along coastal corridor (e.g. Altira BP and Eddington Lane BP). There is an additional employment site at Estuary View at Whitstable with scope for employment uses.</p> <p>As above much of the scheme appears to be pre-committed. It therefore would seem to meet local market needs.</p> <p>The proposer seeks to provide 2,288 m² 15-16 new B1 light industrial units in the current planning application.</p> <p>Location is likely to be attractive to businesses due to access to amenities, road network, other business developments etc,</p>	DM4 4 DM5 3
<p>Marketability</p>	<p>Site has good visibility from old Thanet Way</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>and other local amenities (e.g. supermarket).</p> <p>N/A</p> <p>Subject to pre-planning, therefore N/A but employment space has been partly pre-committed without any formal marketing.</p>	DM6 4 DM7 0 DM8 0
<p>Developers' phasing Is there a clear plan for development phasing (delivery plan)</p>	Partly – this involves the delivery of employment units but also non B-class space.	
<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. 	If consented this could take place within 1-3 years due to prospective user demand. If allocated through the Local Plan, delivery would be longer perhaps, 3-5 years.	DM9 4
<p>Tenancy If built is the site fully tenanted or has it been vacant for any period of time.</p>	N/A	DM10 0
<p>Average Score (weighted at 40%)</p>		3.57
Information on the timing of overcoming physical, infrastructure, and legal constraints, identified, will be taken into account, together when determining the time of development.		

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>Notwithstanding relevant policy concerns (e.g. potential for the loss of open space) the site has good deliverability and achievability in terms of its potential to provide new employment space over the Plan period.</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>The site is local within protected open space. The current proposal includes employment as well as non B-class uses (non-residential). However,</p>
<p>Any there any other material policy considerations?</p>	<p>Protected Open Space</p>
<p>Is the site suitable for retention/ allocation /protection for employment? Would extra measures be required?</p>	<p>Currently subject to planning application. A refusal would significantly reduce the site's suitability as an allocation for future mixed-employment uses.</p>
<p>If yes - What are the appropriate use classes? Which Market sector? Office, industry, warehouse, mixed employment, mixed use</p>	<p>If the site were granted there is the potential for the proposal to come forward for mixed employment, indoor leisure, place of worship</p>
<p>If No – should site be released and what alternative uses, ie retain current use or other?</p>	<p>Protected Open Space</p>
<p>Final Averaged score</p>	<p>3.08</p>

Site Assessment form (Non-residential)

SITE DETAILS		Score
Site Reference Number	SR3	NA
Site Name/Address	Land adjacent to Lakesview, Lakesview, Hersden, Canterbury	NA
Map Location (Grid Ref)	621,680 – 162,610	NA
Current Use/Use Class:	Greenfield	NA
Potential/Proposed Use (s)	B1, B2 & B8 uses	NA
Brown/Greenfield/Mixed Agricultural land grade	Arable farmland Grade 2 and 3	SP1 1
Site Area	24 ha	NA
Potential floor area	5,600m ²	NA

Plan of site



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Aerial

SR3 - Lakesview, Hersden



Photograph of site showing Lakesview Business Park to the South and A28 to East



Photograph of the site showing far reaching views across the landscape



SITE ASSESSMENT AND PLANNING		
Description of Site: Including age/state/type of any buildings/external areas, topography, site shape, amenity/parking, trees/hedges, water bodies etc, tenancy/vacancy/type of businesses.	Large open arable field with far reaching views on either side across the landscape.	NA
Condition of buildings and external areas	NA	SP17 NA
Surrounding Uses: What - Compatible or sensitive, residential, commercial, competition.	Lakesview Business Park to the west of the site. To the north and east are large areas of agricultural land and open fields with very open views. Due north is the A28 highway. Looking south are the rail lines and the Westbere Marshes SSSI and Ramsar site.	SP18 3
Planning allocations and designations: Affecting or adjacent to site, length of any employment allocation. Length of any employment allocation	None on the site. Adjacent is an employment cluster, SSSI and Ramsar, Flood zone 2 and 3	SP2 2
Planning status Pre-planning, Development Principles etc, Allocation, Outline Planning, Full Planning Permission for employment.	None	SP3 1
Other Planning History: e.g. Employment Allocation or Planning Permission? Development Brief. Previous site proposal at LPI accepted and rejected 1998 plans	None	NA
Regeneration Area or Area of high deprivation? (ie in a ward having an LSOA in 20% most deprived in England)	None	NA

SUSTAINABILITY/PHYSICAL ASSESSMENT		
Does the site have any of the following physical or infrastructure constraints?		
Proximity to Town (services and workforce).	5km +	SP5 1
Access (external/internal/HGV's/parking)	A secondary access may be required. Access points could be located along the A28, one at the most westerly point and one further east towards Upstreet. Otherwise links could be made to the existing business park.	SP6 4
Highway capacity	There is potential for a development of the scale proposed to generate considerable traffic between the site and the direction of Sturry. In turn the developer would need to demonstrate how this might be mitigated. It would also be beneficial to extend the existing cycleway from Hersden to connect with the site. The site remains remote from facilities and amenities.	SP7 2
Proximity to significant transport routes <i>Major A roads such as A299, A2</i>	5km+	SP8 1
Proximity to public transport (800m to bus stop 2 or more services/hr)	Yes	SP9 4
Infrastructure – <ul style="list-style-type: none"> ○ Water Supply ○ Sewerage/Drainage ○ Electricity supply ○ Gas Supply 	None	SP10 1
Renewable energy capacity	Yes	NA
Topography shape and size – (related to development potential)	Flat square, large site	SP14 5
Are any re mediation works required? – <ul style="list-style-type: none"> • Electricity Pylons • Contamination/Pollution • Adverse Ground Conditions • Hazardous Risk • Building/material demolition or removal • other 	Unknown although none apparent. A noise assessment would be required.	SP15 4
Flood Zone	No – just beyond flood zone	SP16 4
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 	The proposal will change the open character of the area.	SP11 3

<p>Environment</p> <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) 	<p>The proposal will alter the landscape which at present has far reaching views across the site.</p> <p>There are several trees on boundaries to the east and west. A tree survey would be required.</p> <p>There is potential for protected species to be present therefore a scoping survey is necessary and possibly further surveys. The site is also adjacent to Stodmarsh SSSI, Stodmarsh SAC and Stodmarsh SPA.</p>	<p>SP12 1</p>
<p>Historic Environment – on site or adjacent</p> <ul style="list-style-type: none"> • Conservation Areas • Historic Parks and Gardens • Listed Buildings • Scheduled Ancient Monuments/AAI • Potential for Archaeology 	<p>An archaeological evaluation would be required.</p>	<p>SP13 4</p>
<p>Any likely design constraints – massing, height, location</p>	<p>Yes SSI, RAMSAR, Landscape</p>	<p>SP4 3</p>
<p>How and when could any constraints be overcome and effects mitigated?</p>		<p>NA</p>
<p>Average Score (weighted at 60%)</p>		<p>2.58</p>

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>On one hand potential deliverability is assisted by the fact the proposed site would form an extension to a modern and successful business park. The existing site is served by installed infrastructure which in turn could reduce site preparation costs and those associated with creation of new access etc.</p> <p>However there are clear constraints relating to future off-site highways capacity on the A28, potential impact on residential amenity as well as wider environmental considerations and change of land use.</p>	DM1 2
<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>The site appears to be in dual ownership/control though this is not yet clarified. Access to the new site is assumed to be required via Sparrow Way part of which is understood to be within the control of another landowner (Tesco) who own the former Blighline site. Again it is not confirmed whether this access point is possible or constrained.</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 owner's extensive track record in delivering employment floorspace across east Kent provides confidence that every effort will be made to achieve the proposed business site.</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.</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 met a need</i>) • Attractiveness of locality 	<p>Lakesview Business Park is a well established and successful business site and therefore would continue to attract interest. Moreover it could continue to benefit from constrained sites elsewhere.</p> <p>This site would be expected to primarily operate an east Kent market for employment space. Therefore competition would be relatively strong. Also there is a reasonable amount of built space available (e.g. former Blighline site) and several undeveloped plots on the existing business park site.</p>	DM4 3 DM5 3

	<p>In addition the site's distance from Canterbury could adversely impact its perception to potential office users.</p> <p>It is likely to be more attractive to B1c, B8 and possibly B2 users. However, evidence indicates limited future demand for industrial floorspace in the district.</p> <p>The locality is set within a reasonably attractive physical environment.</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. Site is well known, signposted and is clearly visible from the A28 Canterbury to Thanet road.</p> <p>Activity - N/A</p> <p>Marketing – N/A</p>	<p>DM6 3</p> <p>DM7 NA</p> <p>DM8 NA</p>
<p>Developers' phasing Is there a clear plan for development phasing (delivery plan)</p>	<p>The proposers suggest the site could provide some 17 separate plots ranging between 1-2 acres in size. This approach is a similar to the model adopted to deliver the existing Lakesview Business Park. This has proved attractive to the market and provides a range of development opportunities (e.g. design and build, speculative builds, multiple tenanted accommodation) including freehold opportunities.</p>	
<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>Proposer's track record suggests site could potentially deliver employment space over the Plan period. If this were to be allocated this could take place between 5-10 years.</p>	<p>DM9 3</p>
<p>Tenancy If built is the site fully tenanted or has it been vacant for any period of time.</p>	<p>N/A</p>	<p>DM10 NA</p>
<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>Notwithstanding the proposer's track record of delivery in district and elsewhere in Kent and ability to deliver the proposed extension there is clearly a need to weigh this against identified environmental and transport considerations.</p> <p>At the same time the forecast future demand for industrial floorspace in the district (and in rural areas) is limited although there will be an ongoing need to replenish obsolete stock etc. This must also be taken into account.</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>Productive agricultural land.</p>
<p>Is the site suitable for retention/allocation/protection for employment? Would extra measures be required?</p>	<p>The site may be potentially deliverable for employment but it is questionable whether this is the appropriate location for a development so large in scale and with potential for significant impacts on the landscape of the area.</p>
<p>If yes - What are the appropriate use classes? Which Market sector? Office, industry, warehouse, mixed employment, mixed use</p>	<p>Office, industrial and warehousing (mixed-employment)</p>
<p>If No – should site be released and what alternative uses, ie retain current use or other?</p>	
<p>Final Averaged score</p>	<p>2.75</p>

Site Assessment form (Non-residential)

SITE DETAILS		Score
Site Reference Number	SR9	NA
Site Name/Address	Hoplands Farm Island Road, Hersden	NA
Map Location (Grid Ref)	620,436 – 161,990	NA
Current Use/Use Class:	Agriculture	NA
Potential/Proposed Use (s)	Commercial including employment B1, B2 & B8 uses	NA
Brown/Greenfield/Mixed Agricultural land grade	Greenfield - Arable Farmland Grade 3	SP1 1
Site Area Land/plots left available	33 Ha	NA
Total Floor Area Floor Potential floor area	Unknown	NA

Plan of site



Aerial



Photos 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, water bodies etc, tenancy/vacancy/type of businesses.</p>	<p>The site consists of large open fields with farm buildings surrounded by trees and hedgerows with far reaching views across east Kent as the site sits on the valley ridge. The surrounding area is made up of a small village with separate areas of residential developments with few services and facilities. It has a rural feel with large areas of agricultural land and fields with significant views.</p>	NA
<p>Condition of buildings and external areas</p>	<p>Disused farm buildings surrounded by fields. Provides a visual amenity for local residents, the agricultural grassland has not been well maintained but some of the hedgerows have.</p>	SP17 NA
<p>Surrounding Uses: What - Compatible or sensitive, residential, commercial, competition.</p>	<p>Immediately to the west of the site is a car sales/car wash, MOT garage, caravans, and a small café. To the north is the A28 and then the residential area of Hersden Village. To the east are fields and the MOT vehicle testing station then Canterbury Industrial Park. The remainder of the area consists of large areas of agricultural land and fields. Along with the railway line and Westbere Marshes SSSI and Ramsar site to the south. There is an RSPCA animal rescue centre and associated accommodation in the southwestern corner of the site.</p>	SP18 2
<p>Planning allocations and designations: Affecting or adjacent to site, length of any employment allocation. Length of any employment allocation</p>	<ul style="list-style-type: none"> • The northern boundary of the site is within flood zone 2 and 3. • There are no other local plan allocations on the site. • The site is adjacent to Stodmarsh SSSI, SAC, SPA and Ramsar • The western boundary hedge is TPO 	SP2 2
<p>Planning status Pre-planning, Development Principles etc, Allocation, Outline Planning, Full Planning Permission for employment.</p>	<p>Permission for RSPCA centre</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//86/00659 Residential Development, Refused 1/10/86 CA//87/01575 and CA//87/01574 Residential and industrial developments including village centre, public open space, roads and amenity land – Withdrawn at appeal CA//06/01230, CA//09/01812, CA/10/1649, CA//12/01875 - Erection of a RSPCA animal rescue centre, care home, rabbit rescue building and associated staff accommodation Granted CA/07/1632 – Conversion of agricultural</p>	NA

	<p>buildings to three residential dwellings – Withdrawn 11.1.08</p> <p>CA/08/00015 – Demolition of existing buildings and erection of commercial/ office – Refused</p> <p>CA/10/0232 – Proposed 25 plot gypsy caravan site including mobile homes, touring caravans and utility sheds – Refused 5.5.10.</p> <p>CA//12/00691 - Installation of 200 roof mounted solar panels, granted</p> <p>Local Plan Inquiry 2005 – Inspectors comments relating a proposal to designated the site as a Green Gap to the site. The inspector considered that this site should not be part of the green gap and stated in his report that <i>“Proper adherence by the Council to its existing open countryside policies should meet potential problems affecting separation in all the areas that understandably concern objectors.”</i></p>	
<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>	<p>NA</p>

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).	Hersden is identified as a larger well-served village in the Settlement Hierarchy Study 2011 However, it is 5+km to Canterbury City	SP5 1
Access (<i>external/internal/HGV's/parking</i>)	It would be possible to create an access onto A28, or to take access from the existing roundabout at western edge of Hersden	SP6 4
Highway capacity	There is sufficient capacity on A28 at this point, but the development would need to be modelled using the Canterbury transportation 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 to that. The site is remote although there are some facilities in Hersden, but they are to north of A28. There is a good bus service on A28, but train station is 3km away.	SP7 2
Proximity to significant transport routes <i>Major A roads such as A299, A2</i>	On A28 but to main A roads 5+km	SP8 1
Proximity to public transport (<i>800m to bus stop 2 or more services/hr</i>)	Yes – bus service	SP9 4
Infrastructure – ○ Water Supply ○ Sewerage/Drainage ○ Electricity supply ○ Gas Supply	None on site but available in local area	SP10 1
Renewable energy capacity	Yes	NA
Topography shape and size	Level large flat series of fields sloping gently down towards the marshes. The fields make up the northern valley walls and are highly visible from across east Kent.	SP14 5
Are any re mediation works required? – • Electricity Pylons • Contamination/Pollution • Adverse Ground Conditions • Hazardous Risk • Building/material demolition or removal • other	The site abuts an old mine site so would need contaminated land investigation also noise issues from main road. The extent of any potential issues are unknown	SP15 3
Flood Zone	Edge of the southern part of the site is in flood zones 2 & 3. Development area is outside of flood zone	SP16 4

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 	The character of the area will change with the addition of a large number of employment units. There are light and visual amenity issues as the site is highly visible for a long distance to the south. There is also the potential for impacts on the adjacent residential area and the wildlife in the SSSI.	SP11 2
Environment <ul style="list-style-type: none"> • Landscape (AHLV/SLA/AONB) -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) 	<p>The proposal will alter the landscape which at present has far reaching views across and of the site.</p> <p>The site is adjacent to Stodmarsh SSSI, SAC, SPA and Ramsar. Potential for protected species to be present, therefore <i>a scoping survey is necessary</i> additional surveys will also be necessary.</p> <p>Part of the site is adjacent to a Site of Nature Conservation Interest</p> <p>There are several trees and hedgerows within the site and along the boundaries. The hedgerow to the west is TPO. A tree survey would be required.</p> <p>The site is above the Westbere marshes so run-off is likely to have a significant impact on the adjacent wetland.</p>	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 	<p>Archaeological evaluation required.</p> <p>Saxon burial ground on land to the west</p>	SP13 4
Any likely design constraints – massing, height, location	Yes - SSSI, RAMSAR, Landscape, adjacent residential area	SP4 2
How and when could any constraints be overcome and effects mitigated?	Limited potential for mitigation	NA
Average Score (weighted at 60%)		2.36 1.41

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>Being a greenfield site there would be significant onsite preparation costs. There also appear to be offsite constraints relating to future off-site highways capacity on the A28, potential impact on residential amenity as well as environmental considerations to mitigate.</p> <p>Therefore achieving employment space without other complementary commercial uses and pre-sales and/or anchor occupiers may be difficult.</p>	DM1 2
<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 2
<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>There are potentially substantial upfront development costs, is access/contamination.</p> <p>As above the involvement of the site proposer suggests a clear intention to develop the site due to his strong track record of employment space delivery.</p> <p>Loans may be available to accelerate delivery (e.g. via LEP, EKSDC) but the extent to which private sector funding is in place/available is unknown.</p>	DM3 3
<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 met a need</i>) • Attractiveness of locality 	<p>The Hersden area (due to the Lakesview effect) has a reasonably strong commercial reputation in the East Kent property market – operators generally know what to expect in terms of travel times, costs, proximity to ports/airports, access to local services etc.</p> <p>However, there are likely to be limitations to the types of business activity market attracted to this site – currently Hersden is not a strong office location while there are likely to be planning restrictions (e.g. height, massing) which would reduce scope for high bay warehousing, logistics etc.</p> <p>Based on the employment space supply needs of the district and local market for employment space (i.e. evidence in the Council’s ELR), the type of employment space proposed in the scheme is arguably more needed in other market areas such as Whitstable and Herne Bay.</p> <p>In terms of competition there is a significant level of employment space either vacant /available to</p>	DM4 3 DM5 3

	<p>new occupiers or yet to be developed at Lakesview Business Park. Currently 11,000 m² (116,600 ft²) is being marketed while there is capacity remaining for a further 9,000 m² industrial space.</p> <p>On balance therefore a more mixed commercial scheme (e.g. local retail provision, car sales, trade counters) but also comprising an element of employment space could work better.</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>The site is highly visible, with frontage on to the A28. Therefore, the site could develop attractiveness to businesses akin to Lakesview.</p> <p>New site – no activity or marketing. N/A</p>	<p>DM6 3 DM7 N/A DM8 N/A</p>
<p>Developers' phasing</p> <p>Is there a clear plan for development phasing (delivery plan)</p>	Not clear as yet	
<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 <p>Beyond the plan period, if known.</p>	Proposer's track record suggests site could potentially deliver employment space over the Plan period. If this were to be allocated this could take place between 5-10 years.	DM9 3
<p>Tenancy</p> <p>If built is the site full tenanted or has it been vacant for any period of time.</p>	N/A	DM10 N/A
Average Score (weighted at 40%)		2.71 1.09
Information on the timing of overcoming physical, infrastructure, and legal constraints, identified, will be taken into account, together when determining the time of development.		

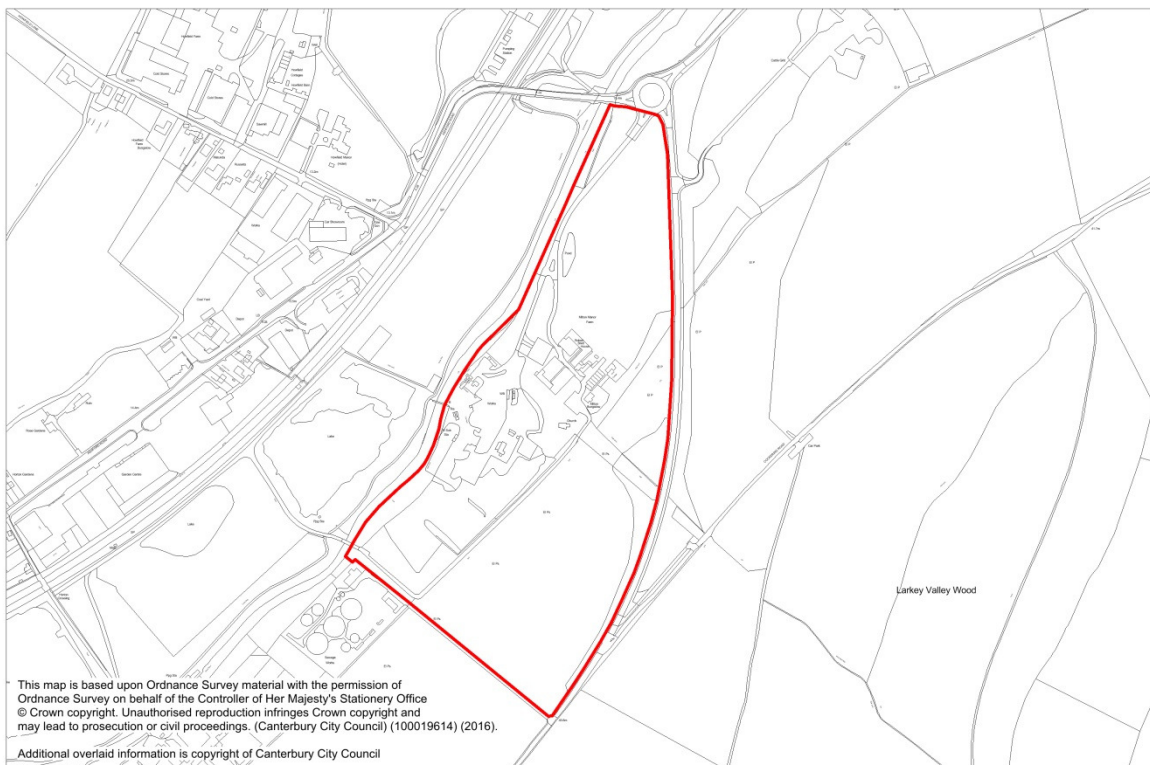
FINAL ASSESSMENT

<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>Notwithstanding the proposer's strong track record of delivery in district and elsewhere in Kent and ability to deliver the proposed extension there is clearly a need to weigh this against identified environmental and transport considerations.</p> <p>At the same time the forecast future demand for industrial floorspace in the district (and in rural areas) is limited although there will be an ongoing need to replenish obsolete stock etc. This must also be taken into account.</p> <p>If this scheme were to work a more mixed commercial approach rather than pure employment would be more favourable.</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>No</p>
<p>Any there any other material policy considerations?</p>	<p>Productive agricultural land</p>
<p>Is the site suitable for retention/allocation/protection for employment? Would extra measures be required?</p>	<p>The site may be potentially deliverable for some employment space but there are clear questions whether this is the appropriate location for a development of this scale and prominence with potential for significant impacts on the landscape of the area.</p>
<p>If yes - What are the appropriate use classes? Which Market sector? Office, industry, warehouse, mixed employment, mixed use</p>	<p>Office, industrial and small scale warehousing (mixed-employment)</p>
<p>If No – should site be released and what alternative uses, ie retain current use or other?</p>	<p>Retain as agricultural land.</p>
<p>Final Averaged Weighted score</p>	<p>2.5</p>

Site Assessment form (Non-residential)

SITE DETAILS		Score
Site Reference Number	SR10	NA
Site Name/Address	Land at Milton Manor Farm, Ashford Road, Canterbury	NA
Map Location (Grid Ref)	611,940 – 155,702	NA
Current Use/Use Class:	B1 (offices, research and development); Sui generis (mineral operations); and C3 (residential)	NA
Potential/Proposed Use (s)	A1 (Retail), B1 (offices), B2 (light industry); and some residential	NA
Brown/Greenfield/Mixed Agricultural land grade	Mixed	SP1
Site Area Land/plots left available	18 Ha	NA
Total Floor Area Floor area left vacant Potential floor area	18,500m ² (including the existing 3,000 m ² within the Milton Manor complex)	NA

Plan of Site



Aerial View



Photograph



SITE ASSESSMENT AND PLANNING		
<p>Description of Site: Including age/state/type of any buildings/external areas, topography, site shape, amenity/parking, trees/hedges, water bodies etc, tenancy/vacancy/type of businesses.</p>	<p>The site is currently in mixed-use comprising of offices and residential development based around the former Milton Manor Farm range of buildings. It is accessed along a well maintained driveway with a gently sloping landscaped park with a small pond and mature trees to the east; and the tree lined River Stour to the West. To the east of the farm complex are a few detached residential properties, a chapel, a footpath, and a small pocket of woodland; and behind to the south is the Brett's Mineral Operation and a single agricultural field.</p>	NA
<p>Condition of buildings and external areas</p>	<p>The existing Milton Manor Farm buildings appear to be in good condition. The landscaped park area is well maintained</p>	SP17
<p>Surrounding Uses: What - Compatible or sensitive, residential, commercial, competition.</p>	<p>The site is located approximately midway between Canterbury to the north and the village of Chartham to the south. The immediate surrounds have a largely rural character especially to the east with open countryside and woodland. To the south is the sewage treatment work. The River Stour and its riverside walk / cycle path, the Canterbury to Ashford Railway; and the Chartham Business Park are to the west.</p>	SP18
<p>Planning allocations and designations: Affecting or adjacent to site, length of any employment allocation. Length of any employment allocation</p>	<p>Adjacent to proposed Strategic Site Allocation 11 (Thanington) for 1150 dwellings.</p> <p>Partly in an Area of High Landscape Value (AHLV)</p>	SP2
<p>Planning status Pre-planning, Development Principles etc, Allocation, Outline Planning, Full Planning Permission for employment.</p>	<p>None</p>	SP3
<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>Pre-1975: History of mineral operations / restoration programmes.</p> <p>CA//76/00669: 33kv. Overhead electricity line resulting from gravel workings: Permission Granted.</p> <p>CA//89/01354: Conversion of barn to offices and provision of car parking and landscaping</p>	NA

	<p>works: Permission Granted</p> <p>CA//97/1004: Development of land situated at Milton Quarry Processing Plant Site, Thanington, Canterbury and being a variation of Condition (iv) of permission reference CA//77/403 to allow material extracted under permissions other than CA//75/444 to be processed in the plant: Permission Granted.</p> <p>CA//99/00283: Erection of offices / store: Permission Granted.</p> <p>CA//07/01652: Installation of water main and ancillary equipment: Permission Granted.</p> <p><u>Local Plan Inquiry 2005 Inspectors Report</u></p> <p>Objector to deletion of Office Node.</p> <p>Milton Manor node site contained a large amount of attractive rural land, north east of the area occupied by the premises of Robert Brett and Sons Ltd. Its Location between Thanington and Chartham never seemed to me an obvious site for offices, so I also support the Proposed Changes withdrawing this allocation.</p>	
<p>Regeneration Area or Area of high deprivation? (ie in a ward having an LSOA in 20% most deprived in England)</p>	<p>Yes. The site falls in the wards of Wincheap and Chartham and Stone Street.</p> <p>Wincheap has a LSOAS in the 20% most deprived in England.</p>	<p>NA</p>
<p>Has the site been considered by the Employment Land Review or Retail and Leisure study? Outcome</p>	<p>N/A</p>	<p>NA</p>

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).	A short distance outside of the Canterbury urban area. Approximately, 3 km from City Centre.	SP5
Access <i>(external/internal/HGV's/parking)</i>	The site has an existing access off the Milton Manor roundabout which could cater for a small amount of development. There is a footway / cycleway that runs along the field to the west of the site that runs into Canterbury.	SP6
Highway capacity	Addressing all highway concerns especially on the A28 between Milton Manor Roundabout and Canterbury will be challenging.	SP7
Proximity to significant transport routes <i>Major A roads such as A299, A2</i>	Off the Milton Manor Roundabout on the A28 between Canterbury and Ashford	SP8
Proximity to public transport <i>(800m to bus stop 2 or more services/hr)</i>	The site is within 800m of a bus stop (Opposite Howefiled Manor)	SP9
Infrastructure – <ul style="list-style-type: none"> ○ Water Supply ○ Sewerage/Drainage ○ Electricity supply ○ Gas Supply 	Infrastructure / services already exist on site.	SP10
Renewable energy capacity	Some renewable energy capacity.	NA
Topography shape and size	The site gently slopes east to west towards the River Stour.	SP14
Are any re mediation works required? – <ul style="list-style-type: none"> • Electricity Pylons • Contamination/Pollution • Adverse Ground Conditions • Hazardous Risk • Building/material demolition or removal • other 	<ul style="list-style-type: none"> • Wooden pole electricity pylons run across the western part of the site. • Milton Manor Gravel Works – contamination land assessment will be required. • Former landfill site and landfill buffer zone – hazardous risk and adverse ground condition assessment will be required. 	SP15
Flood Zone	Part of the site (adjacent to the River Stour is in a Flood Risk Area 2 & 3.	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 	<ul style="list-style-type: none"> • No impact on townscape as not adjoining the urban area or settlement. • Nominal effects in terms of noise pollution as located in a rural area. • Potential of some impact from lighting as the site is partly located in an AHLV. • The site is not adjacent to any residential areas. 	<p>SP11</p>
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) 	<ul style="list-style-type: none"> • The site is partly in an Area of High Landscape Value (AHLV). • Mature trees line the banks of the River Stour to the west. There is a scattering of mature trees and saplings within landscaped areas of the site. There is also a small wooded area. Most of the trees are subject to Tree Preservation Orders (TPO's) • The site is adjacent to Site of Nature Conservation (Local Wildlife Site) associated with the River Stour; and within 100m of SSS1 (Larkey Valley Wood). There is potential for protected species on site. • Within 25m of water courses and water bodies. 	<p>SP12</p>
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 	<ul style="list-style-type: none"> • The site is not in or adjacent to a Conservation Area. No Historic Parks or Gardens • No Historic Parks or Gardens • Chapel of St John the Baptist Milton: Grade 2. Barn at Milton Manor Farm: Grade 2. • No Scheduled Ancient Monuments • Whilst there are no recorded archaeological finds on site; there has been several a short distance to the east towards Canterbury. An archaeological evaluation may be required. 	<p>SP13</p>
Any likely design constraints –	Design and height constraints associated	<p>SP4</p>

massing, height, location	with the listed buildings on site and partly being located in the AHLV.	
How and when could any constraints be overcome and effects mitigated?		NA
Average Score (weighted at %)		