

## **Appendix G: Appraisal of Site Allocations and Alternatives**

The appraisal of site alternatives has been undertaken by Canterbury City Council officers and is set out in the following document. The site appraisal detail (Appendix C) is available separately online. The document also includes the reasons for selection and rejection of sites.

Draft Canterbury District Local Plan 2040  
Regulation 18 Consultation 2024

**SUSTAINABILITY  
APPRAISAL OF  
THE STRATEGIC  
LAND AVAILABILITY  
ASSESSMENT**  
(DECEMBER 2023)

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# Executive Summary

- E.1. This document replaces the previous Sustainability Appraisal of Strategic Land Availability Assessment (July 2022).
- E.2. Since the last version, 20 new sites were submitted for assessment and two sites were removed as they no longer required assessment.
- E.3. All sites in this report were assessed using the same Sustainability Appraisal matrix as the previous assessment.
- E.4. Consultation responses to the Regulation 18 draft Local Plan consultation (2022) have been considered and amendments to the scores have been made, where appropriate.
- E.5. In addition new evidence has been produced, and therefore taken into account:
- Addendum to the Strategic Land Availability Assessment document (December 2023);
  - Open space data from the 2022 draft Open Space Strategy, replaced the open space data from the 2014 draft Open Space Strategy which was used previously;
  - Changes to the Canterbury Conservation Areas, as set out in the Canterbury Conservation Area Appraisal (February 2023);
  - Rural Settlement Study Review (October 2023); and
  - Local Centres 2023 Addendum.
- E.6. These have resulted in 38 sites from the previous SA of SLAA, having part of their score updated:
- 5 sites had changes to SA objective 5: Landscape (SLAA085: Land west of Herne Bay Road,adj to Woodside, Calcott Hill; SLAA142: Land at Bossington Road; SLAA178: Land at Lucketts Farm; SLAA190: Bobbin Lodge Stud; SLAA228: Land to the North of London Road Upper Harbledown)
  - 2 sites had changes to SA objective 6: Water (SLAA272: Land at Bolts Hill, Chartham; SLAA273: Land at New House Farm)
  - 17 sites had changes to SA objective 9: Historic environment (SLAA022: Land rear of 20 Grasmere Road; SLAA038: South of The Sidings; SLAA048: Land at Town Road, Petham; SLAA074: Cotterell Court land - Part of Lot 6 - Plot 144 - Land Along Duckpit Lane (next to Aston Villas); SLAA077: Land at The Hill, Littlebourne; SLAA130: Windleaves; SLAA148: Hall Place, Harbledown; SLAA170: Land Adjacent to 30 Calais Hill, Tyler Hill; SLAA196: Mount Farm; SLAA199: Land to the south of Church Lane

Barham; SLAA211: Land to the East of Westcourt Lane Woolage Green; SLAA217: Land adjacent A2 Patricbourne Road; SLAA219: Bifrons Walled Garden; SLAA224: Land to the north of Church Lane Barham; SLAA241: Britton Court Farm; EMP1: Eddington Business Park; HD1/CA491: Land at Herne Bay Station)

- 1 site had a change to SA objective 13: Transport (SLAA002: Thanet Way Chestfield, CT5 3JB)
- 12 sites had changes to SA objective 14: Sustainable communities (SLAA114: Land at Sargeants Parade; SLAA127: Land at Ridlands Farm; SLAA128: Land at Langton Lane; SLAA132: Land South of Thanet Way; SLAA158B: University of Kent Disposal Sites; SLAA172: Land at Golden Hill; SLAA254: Maypole Airfield; SLAA270: Bigbury Orchard; HD1: Land at Bullockstone Road, Herne Bay; SP3: Site 1 Land at South Canterbury; SP3: Site 5 Land at Strode Farm, Herne Bay; EMP1: Whitstable Harbour)
- And 1 site (SLAA107: Land west of Rentain Road) had changes to SA objective 5: Landscape, SA objective 9: Historic environment and SA objective 14: Sustainable communities

E.7. Therefore, in light of the new evidence, the updated SA assessment, the Addendum to the SLAA, changes to the draft Local Plan period and transport strategy, the justification for sites being allocated or not has been updated, along with the list of allocated sites.

# 1. Introduction

- 1.1. The council has been evaluating the sites put forward for the Strategic Land Availability Assessment (SLAA) to inform the evidence base for the emerging Local Plan, and to support the delivery of sufficient land for housing, employment, leisure, community uses, open space and biodiversity to meet the needs of the District.
- 1.2. This document provides an appraisal of the sustainability effects of the sites that were submitted and the sites from the 2017 Local Plan that will be rolled forward.
- 1.3. This appraisal is part of the ongoing Sustainability Appraisal (SA) work to ensure that the requirements of the Strategic Environmental Assessment (SEA) Regulations<sup>1</sup> are met in the development of the Local Plan.
- 1.4. The outputs of this appraisal will be used in the SA Report that will be produced at a later date, to accompany the Consultation Draft Local Plan. The information in this technical note will in particular be used to outline the consideration of reasonable alternatives of possible sites when developing the Local Plan.
- 1.5. The SA objectives and the approach to the appraisal of the sites is based on the SA Framework set out within the Canterbury City Council Scoping Report (2019), and was revised to reflect comments received on the Scoping Report during the subsequent consultation period. Further information on the SA Framework, baseline information, plans, policies and programs can be found within the *Canterbury District Local Plan Review Options Document 2021*.
- 1.6. This document should also be read alongside the SLAA (July 2022) and Development Topic Paper (October 2022), which provides more detail on the assessment of the submitted sites.

## Purpose of this Technical Note

- 1.7. This document aims to highlight the high level sustainability issues of each of the 221 SLAA sites and 29 2017 Local Plan sites. It is anticipated that the information collected, in conjunction with the final SLAA Report and other factors such as availability, achievability and local site information will help inform and guide decision makers to identify the most appropriate sites that may be brought forward to the plan-making process.

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<sup>1</sup> HMSO (2004), Statutory Instrument No.1633 - The Environmental Assessment of Plans and Programmes Regulations 2004, July 2004

- 1.8. It will form part of the evidence base that underpins the SA Report that accompanies the Draft Local Plan when issued for consultation.
- 1.9. This report is structured as follows:
- **Chapter 1: Introduction.** This section provides a background to the SA process and requirements for SA.
  - **Chapter 2: Strategic Land Availability Assessment.** This section sets out the SLAA policy background, the call for sites process undertaken and provides an overview of the SLAA sites and 2017 Local Plan sites.
  - **Chapter 3: Approach to Sustainability Appraisal.** This section sets out the SA objectives and the appraisal criteria used to assess the development options.
  - **Chapter 4: The Assessment of Effects.** This section identifies the assessment of the effects of the 221 SLAA sites and 29 sites from the 2017 Local Plan.
  - **Chapter 5: Conclusions and Recommendations.** This section provides the conclusions of the appraisal.
  - **Appendix A: Consultation responses summaries.** This section summaries the consultation response on the SA of SLAA (July 2022) during the Regulation 18 draft Local Plan consultation in 2022. It also sets out the council's response, and where appropriate actions.
  - **Appendix B: Sites not included.** This section lists which sites have not been assessed and why.
  - **Appendix C: Scoring matrix of sites.** This section is a separate spreadsheet which sets out the individual sites' scoring matrix.
  - **Appendix D: Sites Summary.** This section provides a summary of the matrix outputs for each site.

## 2. Strategic Land Availability Assessment

### Policy Context

2.1. Strategic Land Availability Assessments (SLAAs) are studies that form part of the evidence base for the preparation of the Local Plan.

2.2. The NPPF requires local authorities to ensure:

*“Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:*

*a) specific, deliverable sites for years one to five of the plan period; and  
b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan. (para 68)*

2.3. The housing and economic land availability assessment Planning Practice Guidance then clarifies that a land availability assessment should include economic development uses as well as housing over the plan period (para 1).

2.4. Although the purpose of the SLAA is to identify sites that could be allocated for future development, the inclusion of potential sites in a SLAA Report and /or SLAA Addendum (and therefore this document) does not mean the sites will be allocated for new development in the Local Plan or that planning permission is secured for the sites.

2.5. Before being taken further in the Local Plan process, the proposed sites need to be considered further by the local authority in terms of the Local Plan growth aspirations and the suitability, availability, achievability and sustainability of the sites.

### Canterbury SLAA

2.6. The council carried out three separate Call for Sites to inform the production of the SLAA.

2.7. The first two Call for Sites were open between 7 February - 30 June 2020, and 12 May - 9 July 2021. Sites could be submitted for a variety of uses:

- Housing (including affordable housing and specialist accommodation for students);



- A variety of accommodation for older persons (including retirement properties/villages, care homes, extra care, sheltered housing);
- A variety of accommodation for disabled and specialist needs housing;
- Self and custom-build housing (including community led housing and co-housing groups);
- Economic development (including offices, storage, distribution centres, industrial uses, leisure, retail and tourism uses);
- Community facilities and uses;
- Land for biodiversity habitats, open space and Local Green Spaces; or
- Gypsy, Traveller and Travelling Showpersons pitches (including transit and stopping places).

2.8. The third Call for Sites was between 9 February - 11 March 2022 and was a bespoke Natural Environment and Renewable Energy Call for Sites. This specifically sought sites which could be used to help boost and diversify the natural environment or to produce renewable energy including:

- increasing and enhancing wildlife species and habitats and their connectivity;
- accessible open and green spaces including for parks, allotments, play or outdoor sports;
- tree planting to take carbon out of the atmosphere, known as sequestration, and to increase connectivity between woodlands; or
- solar arrays, onshore wind turbines and related infrastructure that could include battery storage and hydrogen generation.

2.9. Additional sites were also submitted between July 2022 and September 2023 for consideration.

## SLAA Submissions

2.10. Through the three Call for Sites and additional later submissions **330<sup>2</sup> sites** were submitted through 318 submissions. Not all of these sites have been assessed in this document.

2.11. Sites proposed for natural environment uses or renewable energy have not been assessed using this framework. A separate and bespoke assessment has been undertaken to determine their suitability as the proposed use.

2.12. The draft Local Plan does not propose to allocate any renewable energy sites, therefore it was determined unnecessary to undertake an SA of them or reasonable alternative sites.

2.13. Some submissions were duplicates or withdrawn, and some were below the minimum threshold size for consideration as set out in Table 1.1.

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<sup>2</sup> Two submissions were split into 6 sites, and two submissions were split into 2 sites.

*Table 1.1 - Minimum Site Size requirements*

Type of Use Proposed	Minimum Size
Housing	0.18ha (0.07ha for sites suitable for flatted development)* or 5 dwellings
Commercial Development including employment, retail, leisure, tourism uses	0.25ha or 500m <sup>2</sup> of floorspace
Gypsy, Traveller and Travelling Showperson	1 pitch (1 mobile home & 1 touring caravan)
Community uses	No minimum
Open space/wildlife habitats	No minimum

\*Site area required for 5 dwellings, calculated on the basis of a 78% developable site area with a dwelling density of 35 per hectare for houses and 88% developable site area with a dwelling density of 80 per hectare for sites suitable for flatted development.

- 2.14. Sites restricted by high level constraints such as Special Protection Areas, Special Areas of Conservation, RAMSAR or Sites of Special Scientific Interests were determined to be unsuitable for development and are therefore not considered any further.
- 2.15. A full list of sites not assessed in this document is contained in Appendix B.
- 2.16. This document assesses 239 sites submitted for assessment, of which 219 sites were submitted to be considered as housing (or mixed development where the main element would be housing) and 20 sites were proposed for employment, commercial, reservoir or transport infrastructure proposals.

### **Housing-led Infill Sites**

- 2.17. Infill sites include all sites within the urban areas of Canterbury, Herne Bay and Whitstable. There are 38 infill sites and as demonstrated by Figure 1.1 and the majority (71%) are small sites.

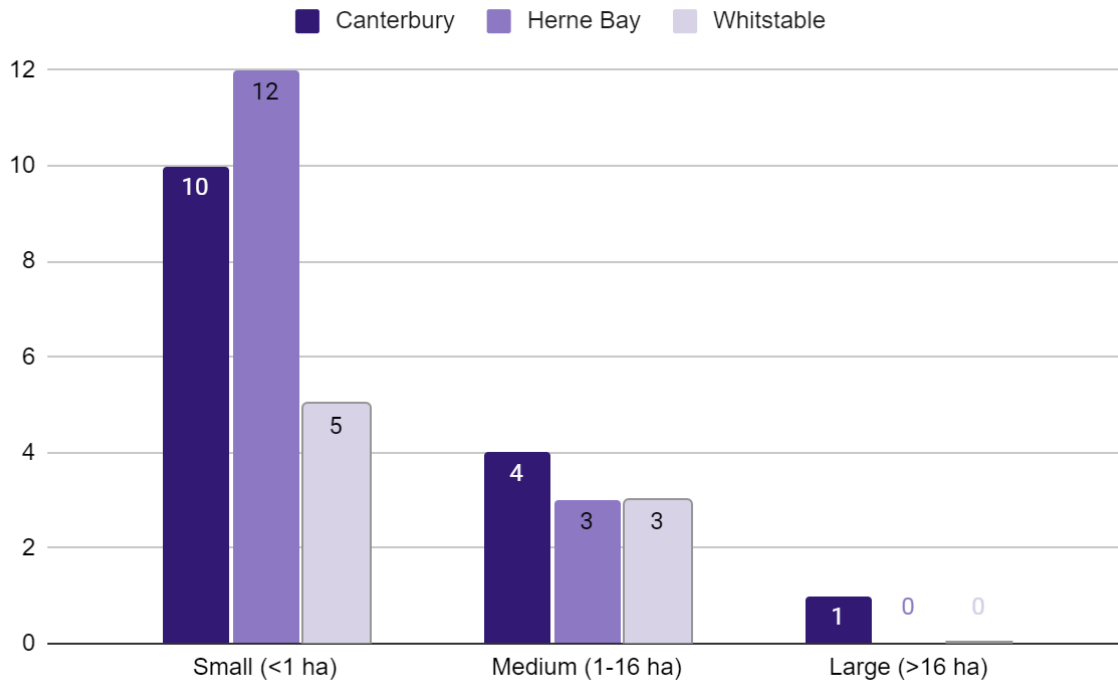


Figure 1.1: Housing infill sites broken down by size.

### Housing-led sites adjacent to Urban Areas

- 2.18. There are 31 sites adjacent to the existing urban areas of Canterbury, Herne Bay and Whitstable: 12 sites adjacent to Canterbury urban area, 7 sites adjacent to Herne Bay urban area and 12 sites adjacent to Whitstable urban area. The size of these sites is summarised in Figure 1.2. 42% of sites abutting urban areas are large sites (over 16 hectares).

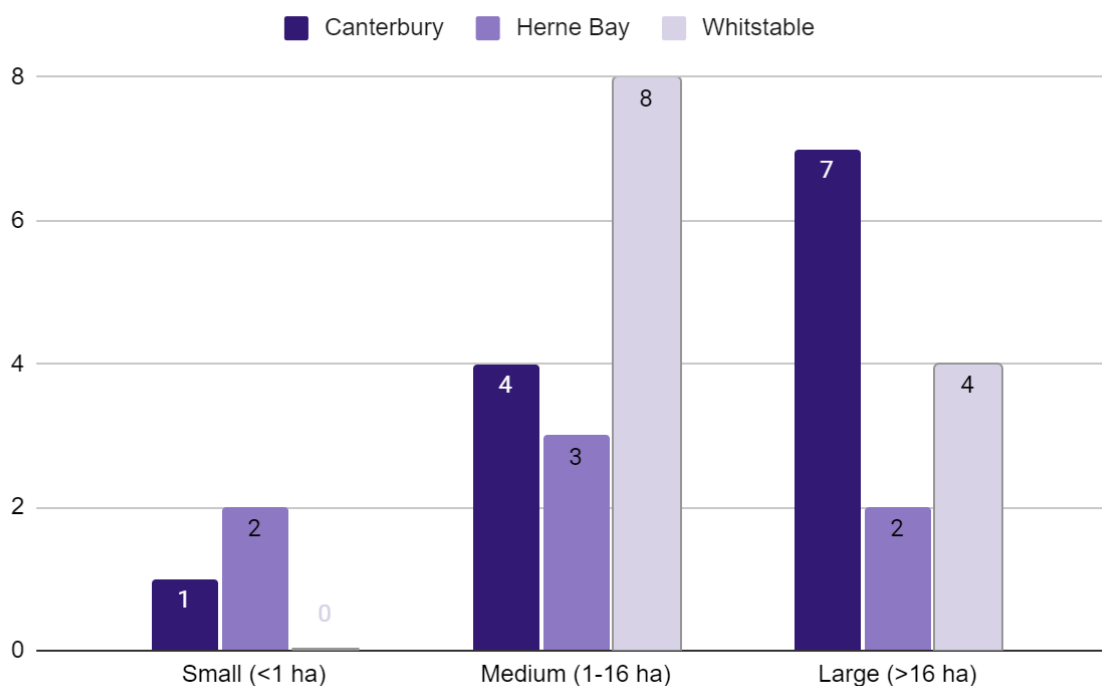


Figure 1.2: Housing sites adjacent to the urban areas of Canterbury, Herne Bay and Whitstable broken down by size.

## Housing-led Rural Sites

2.19. A total of 150 rural sites have been identified. These have been categorised as follows:

- In or adjacent to a Rural Hub or Rural Service Centre<sup>3</sup> - access to all five key<sup>4</sup> services;
- In or adjacent to a Local Service Centre<sup>5</sup> - access to 2 or more key services; or
- Countryside - access to services is limited.

2.20. There are 36 sites in or adjacent to a Rural Hub or Rural Service Centre, 38 sites in or adjacent to a Local Service Centre and 76 sites in the countryside. Only 9% of all rural submissions are large sites. These are presented in Figure 1.3.

<sup>3</sup> As identified within the [Rural Settlement Study](#) (2020 and Review October 2022) the settlements included are Sturry, Blean, Bridge, Chartham, Hersden and Littlebourne.

<sup>4</sup> As identified within the [Rural Settlement Study](#) (2020 and Review October 2022) the 5 key services are Primary school; Convenience store; Community hall; GP surgery; and Nursery or pre-school.

<sup>5</sup> As identified within the [Rural Settlement Study](#) (2020 and Review October 2022) the settlements included are Adisham, Barham, Broad Oak, Harbledown, Hoath, Lower Hardres, Petham, Rough Common and Westbere.

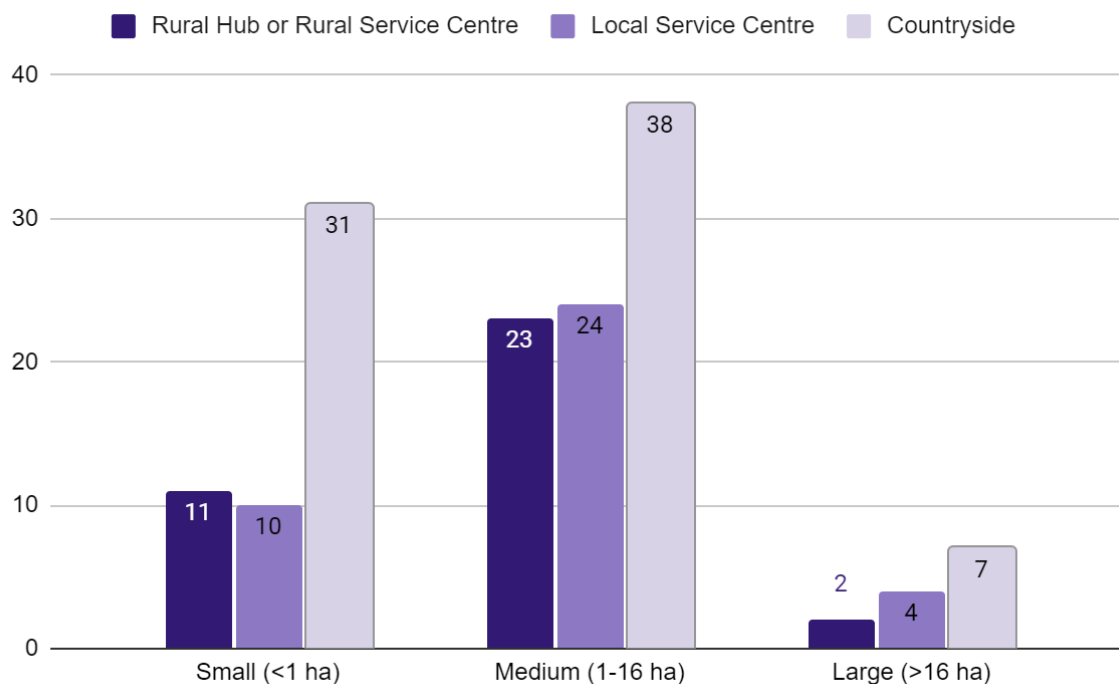


Figure 1.3: Rural housing sites broken down by size.

### Employment and other uses Sites

- 2.21. Of the 20 employment sites 5 are infill, 6 are adjacent to an urban area and 9 are rural. Of the rural sites, 1 is in or adjacent to a Rural Hub or Rural Service Centre, 2 are in or adjacent to a Local Service Centre and 6 sites are in the countryside. These are presented in Figure 1.4.

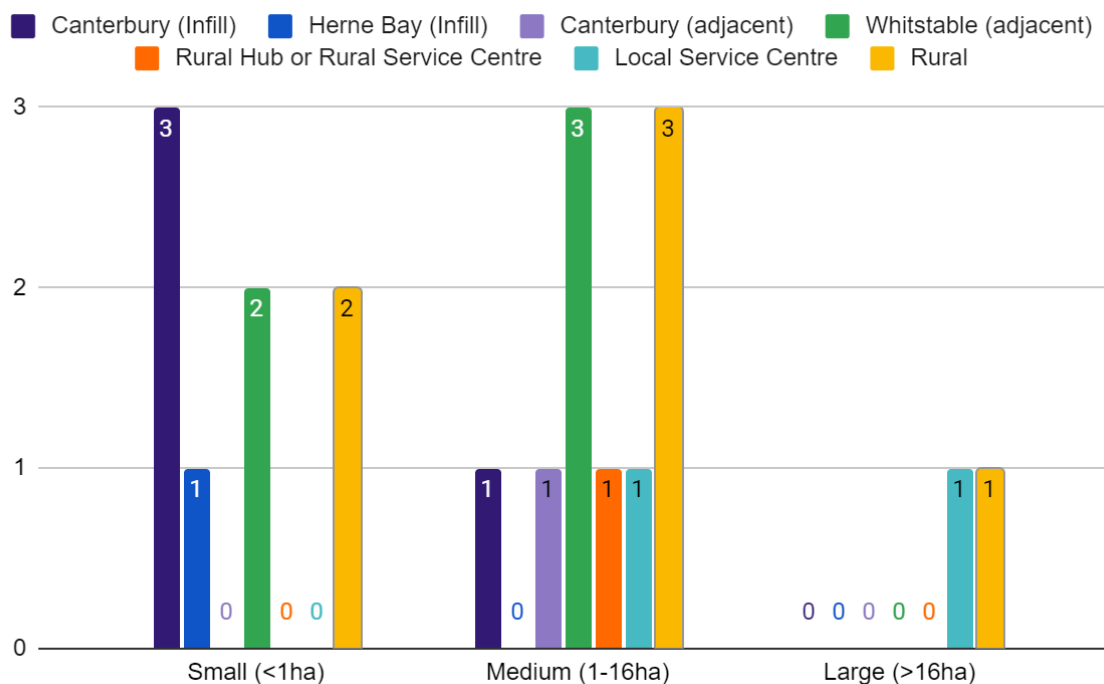


Figure 1.4: Employment sites broken down by location and size.

### Local Plan (2017) sites

- 2.22. In addition to the call for site submissions, sites allocated in the 2017 adopted Local Plan were also assessed.
- 2.23. Appendix B identifies those allocations not assessed and the justification.
- 2.24. This document assesses 29 sites: 1 employment, 3 employment / commercial led with the potential for housing as well, and 25 housing sites<sup>6</sup>.

<sup>6</sup> 3 strategic sites and 22 housing allocations.

# 3. Approach to Sustainability Appraisal

## Overview

- 3.1. This section outlines the methodology used to appraise the 239 SLAA sites and 29 Local Plan 2017 sites, and sets out the objectives against which the sites have been assessed.
- 3.2. The SA considers both the positive and negative effects of the different SLAA sites in a holistic manner at a strategic level, without considering mitigation.
- 3.3. The SA objectives used for this appraisal are consistent with those developed to appraise other council documents and were consulted upon in the 2019 Scoping Report. For information on the baseline data, key sustainability issues and plans, policies and programmes please see *Canterbury District Local Plan 2040: Draft District Vision and Local Plan Options. Sustainability Appraisal Report May 2021*.
- 3.4. Since the previous SA of SLAA (July 2022), there has been new evidence produced. Therefore, in this report, all site assessments took into account the new evidence, including:
  - Addendum to the Strategic Land Availability Assessment Document (December 2023);
  - Open space data from the 2022 draft Open Space Strategy, replaced the open space data from the 2014 draft Open Space Strategy which was used previously;
  - Changes to the Canterbury Conservation Areas, as set out in the Canterbury Conservation Area Appraisal (February 2023);
  - Rural Settlement Study Review (October 2023); and
  - Local Centres 2023 Addendum.
- 3.5. In addition, consultation responses to the Regulation 18 draft Local Plan consultation (2022) were also taken into account, and amendments made where appropriate. See Appendix A for more information.

## Appraisal Criteria

- 3.6. Based on the 14 SA objectives, and the sub-objectives, used in the Local Plan Options Consultation an appraisal criteria was designed for each objective. This is provided in Table 3.1.
- 3.7. Other information provided in the table includes identifying when an appraisal criteria is not appropriate, such as SA objective 2 and 8.

Table 3.1: SA sub-objectives and appraisal criteria.

Sub-Objective	Appraisal Criteria	Further information
<b>1. To reduce air pollution and encourage improvements in air quality</b>		
1.1 Minimise poor air quality and encourage improvements 1.2 Minimise and mitigate adverse effects of poor air quality 1.3 Support the achievement of air quality improvement objectives within the designated AQMAs	<b>AQMA</b> Proximity to Canterbury and / or Herne AQMA.	Proximity to AQMA is used as a starting point for this SA.  Further work will be undertaken to assess the air quality impacts of the Local Plan as a whole.
<b>2. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects</b>		
2.1 Minimise greenhouse gas emissions 2.2 Deliver high standards of energy efficiency in new development 2.3 Support the use of renewable energies 2.4 Support increased resilience to climate change	It has not been possible to identify specific site level criteria that could be applied for this SA objective given that energy use and carbon emissions relate to construction techniques / materials which rely on the building regulations, design and consent at planning application stage and subsequent occupation and use.	This will be considered through other Local Plan evidence documents, the production of the Local Plan and development designs.
<b>3. To conserve, connect and enhance biodiversity across the District</b>		
3.1 Support the achievement of biodiversity net gain 3.2 Conserve, protect and enhance protected sites in accordance with the protection hierarchy (i.e. international, national or locally designated) 3.3 Support improvements to biodiversity in non-designated areas of the District 3.4 Support improvements to ecological networks including connectivity of habitats 3.5 Support species adaptation and migration to reduce impacts of climate change and ensure resilience 3.6 Encourage carbon sequestration	<b>International and National Biodiversity Designations</b> Proximity to statutory international/national nature conservation designations (SAC, SPA, SSSI, Ramsar, Marine Conservation Zones, National Nature Reserve, Ancient Woodland).	A HRA will be undertaken for the new Local Plan. This SA includes consideration of known HRA concerns: <ul style="list-style-type: none"> <li>• Thanet Coast and Sandwich Bay SPA or Ramsar Strategic Access Management and Monitoring Strategy;</li> <li>• Swale SPA and Ramsar Strategic Access Management and Monitoring Strategy; and</li> <li>• Water quality concerns relating to the Stodmarsh SAC/SPA/Ramsar</li> </ul>
	<b>Local Biodiversity Designations</b> Proximity to local nature conservation designations (Local Nature Reserves (LNR), Local Wildlife Sites (LWS)).	
	<b>Protected Species</b> Presence of protected species.	
	<b>Priority Habitat Inventory site</b>	



	Proximity to sites identified within Natural England's priority habitat inventory site list	
<b>4. To conserve geological sites and safeguard mineral resources within the District</b>		
4.1 Aim to protect and prevent damage to geologically important sites, such as Regionally Important Geological Sites (RIGS)	<b>RIGS</b> Proximity to RIGS	
4.2 Balance the need for development with safeguarding mineral resources and infrastructure	<b>Minerals</b> Development in KCC Minerals Safeguarding Areas.	The KCC Minerals Safeguarding Areas within the district are: <ul style="list-style-type: none"> <li>● Brickearth Other Area;</li> <li>● River Terrace Deposits; and</li> <li>● Sub Alluvial River Terrace Deposits.</li> </ul>
<b>5. To conserve and enhance the landscapes of the District for people and wildlife</b>		
5.1 Conserve, protect and enhance protected sites in accordance with the protection hierarchy (i.e. international, national or locally designated)	<b>Landscape</b> Effects on landscape, seascape and townscape character, including consideration of whether the site is within the Kent Downs Area of Outstanding Natural Beauty (AONB).	Since the previous SA of SLAA (July 2022), scores were reviewed to ensure the appropriate consideration was given to the setting of the Kent Downs Area of Outstanding Natural Beauty and Local Landscape Designations (both the proposed LLD's in the draft Local Plan and existing AHLV's in the adopted 2017 Local Plan).
5.2 Support improvements to existing non-designated landscapes		
<b>6. To protect water resources and ensure a high quality of inland and coastal waters</b>		
6.1 Protect and enhance ground and surface water quality	<b>Water Bodies</b> Proximity to water bodies	Informed by available data on the detailed river network.
6.2 Avoid adverse impacts on coastal waters, fisheries and bathing waters	<b>Groundwater</b> Proximity to groundwater protection zones.	
6.3 Promote the sustainable and efficient use of water resources		
<b>7. To reduce the risk of flooding and where appropriate prevent coastal erosion</b>		
7.1 Avoid inappropriate development in areas at risk from flooding and coastal erosion	<b>Flood Zone</b> Presence of Environment Agency Flood Zones (FZ).	
7.2 Support priorities identified within the Isle of Grain to South Foreland Shoreline Management Plan (or subsequent updates or amendments)		
<b>8. To promote sustainable waste management</b>		
8.1 Encourage a reduction in the amount of waste generated	All new development may offer opportunities for incorporating sustainable waste management practises. Consequently, this is not	

8.2 Ensure the management of waste is consistent with the waste management hierarchy	anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
<b>9. To preserve, enhance, promote and capitalise on the significant qualities, fabric, setting and accessibility of the District's historic environment</b>		
<p>9.1 Preserve and enhance designated heritage assets including their setting and contribution to local character and distinctiveness.</p> <p>9.2 Support improvements to existing non-designated heritage assets.</p> <p>9.3 Aim to promote sustainable access to the historic environment.</p> <p>9.4 Aim to capitalise on the potential of heritage assets to deliver sustainable benefits.</p> <p>9.5 Encourage new developments to contribute to the maintenance and enhancement of the historic character through design, layout and setting.</p>	<p><b>Heritage</b> Effects on designated heritage assets and non-designated heritage assets.</p>	<p>This is an SA and terminology is used specifically for this assessment and should not be misinterpreted when considering or producing a heritage assessment.</p> <p>Since the previous SA of SLAA (July 2022), scores were reviewed to ensure they were consistent with the changes to the Canterbury Conservation Areas as per the Canterbury Conservation Area Appraisal (February 2023).</p> <p>The level of impacts on Conservation Areas were also reassessed.</p>
	<p><b>Archaeology</b> Proximity to an area of archaeological importance</p>	
<b>10. To ensure the supply of high quality homes, which cater for identified needs</b>		
<p>10.1 Promote increased access to affordable housing</p> <p>10.2 Support the timely delivery of market and affordable housing</p> <p>10.3 Support the provision of homes which cater for existing and future residents' needs and the needs of different groups within the community by promoting a mix of new residential development, including, but not limited to, student, care home, gypsy &amp; travellers and self build</p> <p>10.4 Promote an appropriate mix of dwelling types, sizes and tenures</p> <p>10.5 Promote the reduction in the amount of homelessness within the district</p> <p>10.6 Promote high quality design in new housing developments</p>	<p><b>Dwellings</b> Number of (net) new dwellings proposed/loss of dwellings.</p>	
<b>11. To promote the sustainable use of land and conserve soil quality</b>		

<p>11.1 Encourage the efficient use of previously developed land</p> <p>11.2 Avoid the unnecessary loss of best and most versatile agricultural land</p> <p>11.3 Encourage appropriate building densities within developments</p> <p>11.4 Support the reduction in land contamination</p>	<p><b>Use of Land</b> Type of land being proposed for development:</p> <ul style="list-style-type: none"> <li>● brownfield;</li> <li>● greenfield - considering whether it is agricultural land including best and most versatile agricultural land (Agricultural Land Classification (ALC) grades 1, 2 and 3);</li> <li>● mixed.</li> </ul>	
<p><b>12. To achieve a strong and sustainable economy, and revitalise town, local and rural centres</b></p>		
<p>12.1 Support the provision of jobs in the right places to meet the identified employment needs</p> <p>12.2 Encourage investment in businesses, people and infrastructure to improve productivity</p> <p>12.3 Support the vitality and viability of town and city centres</p> <p>12.4 Promote sustainable tourism</p> <p>12.5 Support a safe and attractive night economy</p> <p>12.6 Support a sustainable marine and coastal economy</p> <p>12.7 Support a sustainable rural economy</p>	<p><b>Employment Land</b> Net employment land provision/loss.</p>	
	<p><b>Access to employment</b> Proximity to key employment sites.</p>	<p>These are identified as employment areas identified in EMP4 of the 2017 Local Plan:</p> <ul style="list-style-type: none"> <li>- Altria</li> <li>- Canterbury Business Park, Highland Court</li> <li>- Hillborough Business Park</li> <li>- St Augustine's Business Park</li> <li>- John Wilson Business Park</li> <li>- Lakesview Business Park/ Canterbury Industrial Park</li> <li>- Eddington Lane</li> <li>- Barham Business Park</li> <li>- Wraik Hill/ Chaucer Business Park</li> <li>- Barton Business Park</li> <li>- Joseph Wilson Business Park</li> </ul>
	<p><b>Access to centres</b> Proximity to city/town centre, rural service centre, local service centres and local centres.</p>	<p>Based on the Rural Settlement Study (2020 and Review October 2023) and Local Centres Survey Report (2021 and 2023 Addendum).</p>
<p><b>13. To promote and encourage sustainable transport</b></p>		
<p>13.1 Promote consistency with the sustainable transport hierarchy and improvements to support increased use of sustainable transport methods</p> <p>13.2 Support the reduction in the need to travel</p> <p>13.3 Support the reduction of traffic congestion and improve road safety.</p> <p>13.4 Encourage investment to improve transport infrastructure</p>	<p><b>Access to public transport</b> Proximity to bus stops and railway stations.</p>	
	<p><b>Transport</b> Impact on the highway network.</p>	<p>Based on consideration of:</p> <ul style="list-style-type: none"> <li>● the size of the site and potential for new residents to be car dependent;</li> <li>● surrounding road network; and</li> <li>● access achievability.</li> </ul>

14. To promote safe, healthy, inclusive and sustainable communities		
<p>14.1 Support equal access and improvements to green and blue infrastructure, the countryside and open spaces including parks.</p> <p>14.2 Support equal access and improvements to community and health infrastructure, services and facilities to meet day-to-day needs</p> <p>14.3 Support the delivery of connected communities which maximise social interaction including high quality public realm to create a sense of place</p> <p>14.4 Minimise light and noise pollution</p> <p>14.5 Promote healthy lifestyles including through sport and physical activity</p> <p>14.6 Support the reduction of actual levels of crime</p>	<p><b>Access to GPs and Open space</b> Proximity to GP surgeries and open space</p>	<p>Open space includes sports and recreational facilities, but not including civic spaces or cemeteries.</p> <p>Since the previous SA of SLAA (July 2022), scores were reviewed to ensure they were consistent with the open space data in the draft Open Space Strategy (2022). This is more up to date than the 2014 draft Open Space data used previously.</p>
	<p><b>Access to Education</b> Proximity to a Nursery, Primary School and Secondary School</p>	
	<p><b>Provision/loss of open space or health/community facilities.</b></p>	<p>Open space includes sports and recreational facilities, but not including civic spaces or cemeteries.</p> <p>Since the previous SA of SLAA (July 2022), scores were reviewed to ensure they were consistent with the open space data in the draft Open Space Strategy (2022). This is more up to date than the 2014 draft Open Space data used previously.</p>
	<p><b>Neighbouring uses</b> Proximity and quantity of incompatible neighbouring uses.</p>	

## SA matrix

3.8. A scoring system has been adopted, which is set out in Table 3.2.

Table 3.2: SA scoring system

Score	Description	Symbol
Significant positive effect	The proposed site contributes significantly to the achievement of the objective.	++
Minor positive effect	The proposed site contributes to the achievement of the objective but not significantly.	+
Neutral	The proposed site does not have any effect on the achievement of the objective	0
Minor negative effect	The proposed site detracts from the achievement of the objective but not significantly.	-
Significant negative effect	The proposed site detracts significantly from the achievement of the objective.	--
Uncertain	The proposed site has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.	?

\* Where more than one symbol is presented in a box it indicates that the appraisal has identified both positive and negative effects. If the box is red or green that is considered to have the most impact. Where a box is coloured but also contains a '?', this indicates there are some uncertainties although a professional judgement is expressed in the colour used. A conclusion of uncertainty arises where there is insufficient evidence for expert judgement to conclude an effect.

- 3.9. Based on the appraisal criteria and scoring system, a tailored SA matrix was designed to complete the assessments of the housing, commercial and mixed sites. Table 3.3 sets out the SA matrix, including definitions of significance.
- 3.10. Information provided through SLAA submissions, previous planning applications on the site (if available) and the SLAA assessment (including expert advice) have all been considered when determining a site's score.
- 3.11. As per the legislative requirements, possible mitigation measures have not been considered in these assessments. Mitigation and policy requirements are taken into account when determining which sites to allocate, as discussed in the Development Topic Paper (February 2024), and the draft Local Plan policies are then assessed in the draft Local Plan Sustainability Appraisal.

3.12. To minimise subjectivity, where possible definitions of significance have been based on quantitative data such as distances, and GIS mapping has been used.

Table 3.3: Call for Sites appraisal matrix

SA Objective	Criteria	Significant positive effect (++)	Minor positive effect (+)	Neutral (0)	Minor negative effect (-)	Significant negative effect (--)	Overall objective score <sup>7</sup>
<b>1. To reduce air pollution and encourage improvements in air quality</b>	<b>AQMA</b> Proximity to Canterbury and / or Herne AQMA.	Not used	Not used	In excess of 500m of one of the AQMAs	Within 500m of one of the AQMAs	Within an AQMA	Overall objective as is
<b>3. To conserve, connect and enhance biodiversity across the District</b>	<b>International and National Biodiversity Designations</b> Proximity to statutory international/national nature conservation designations (SAC, SPA, SSSI, Ramsar, Marine Conservation Zones, National Nature Reserve, Ancient Woodland).	Not used	Not used	No designations affecting the site	Within the Zone of Influence of the coastal SPAs and Ramsar sites  OR  Within the Stodmarsh water catchment area  OR  Within 2km but more than 400m of any other internationally / nationally designated site	Within 400m of an internationally / nationally designated site	<ul style="list-style-type: none"> <li>• If any score a significant negative effect (- -) it scores an overall significant negative effect (- -)</li> <li>• If three or four of the Criteria score a minor negative effects (-) it scores an overall significant negative effect (- -)</li> <li>• If one or two of the Criteria score a minor negative effect (-) it scores an overall minor</li> </ul>

<sup>7</sup> Sites may have mixed effects as their overall score.

SA Objective	Criteria	Significant positive effect (++)	Minor positive effect (+)	Neutral (0)	Minor negative effect (-)	Significant negative effect (--)	Overall objective score <sup>7</sup>
	<b>Local Biodiversity Designations</b> Proximity to local nature conservation designations (Local Nature Reserves (LNR), Local Wildlife Sites (LWS)).	Not used	Not used	No designations affecting the site	Within 100m of a locally designated site (LNR or LWS)	Within a locally designated site (LNR or LWS)	negative effect (-)  • If all neutral effects (0) it scores an overall neutral effect (0)
	<b>Protected Species</b> Presence of protected species.	Not used	Not used	Does not contain protected species	Potentially contains protected species but no information at a site-specific level (using spatial data e.g. within an orange Great Crested Newt area or a Turtle Dove Zone)	Contains protected species	
	<b>Priority Habitat Inventory site</b> Proximity to sites identified within Natural England's priority habitat Inventory site list.	Not used	Not used	No designations affecting the site	Within 100m of a Priority Habitat Inventory site	Within or intersects with a Priority Habitat Inventory site	
<b>4. To conserve geological sites and safeguard mineral</b>	<b>RIGS</b> Proximity to RIGS.	Not used	Not used	No designations affecting the site	Within 100m of a RIGS	Contains part of a RIGS	Overall objective as is, unless two minor negative effects (-)



SA Objective	Criteria	Significant positive effect (++)	Minor positive effect (+)	Neutral (0)	Minor negative effect (-)	Significant negative effect (--)	Overall objective score <sup>7</sup>
resources within the District	<b>Minerals</b> Development in Minerals Safeguarding Areas.	Not used	Not used	Outside of a Minerals Safeguarding Area	Not used	Wholly or partially within a Minerals Safeguarding Area	which equals a significant negative effect (- -)
<b>5. To conserve and enhance the landscapes of the District for people and wildlife</b>	<b>Landscape</b> Effects on landscape, seascape and townscape character, including consideration of whether the site is within the Kent Downs Area of Outstanding Natural Beauty (AONB).	Development offers potential to significantly enhance landscape / townscape / seascape character	Development offers potential to enhance landscape / townscape / seascape character	Development is unlikely to have an effect on landscape / townscape / seascape character	Development may have an adverse effect on landscape / townscape / seascape character	Development may have a significant adverse effect on landscape / townscape / seascape character  AND / OR  Site is located within the Kent Downs AONB	Overall objective as is.
<b>6. To protect water resources and ensure a high quality of inland and coastal waters</b>	<b>Water Bodies</b> Proximity to waterbodies.	Not used	Not used	In excess of 50m from a waterbody	Within 10-50m of a waterbody	Within 10m of a waterbody	Overall objective as is, unless two minor negative effects (-) which equals a significant negative effect (- -)
	<b>Groundwater</b> Proximity to groundwater protection zones.	Not used	Not used	No designation affecting the site	Site falls within Source Protection Zone 2 or 3	Site falls within Source Protection Zone 1	
<b>7. To reduce the risk of flooding and where appropriate</b>	<b>Flood Zone</b> Presence of Environment	Site is wholly within FZ 1 and at low risk of surface water flooding	Majority of site is within FZ 1, with remainder in FZ 2 and/or majority of	Not used	Half or more of site is within FZ 2, with remainder in FZ 1 and/or site is at	Site is partially or wholly within flood zone 3a or 3b and/or site is at high	Overall objective as is

SA Objective	Criteria	Significant positive effect (++)	Minor positive effect (+)	Neutral (0)	Minor negative effect (-)	Significant negative effect (--)	Overall objective score <sup>7</sup>
prevent coastal erosion	Agency Flood Zones (FZ).		site at low risk of surface water flooding		medium risk of surface water flooding	risk of surface water flooding	
9. To preserve, enhance, promote and capitalise on the significant qualities, fabric, setting and accessibility of the District's historic environment.	<b>Heritage</b> Effects on designated heritage assets and non-designated heritage assets.	Development would enhance the World Heritage Site / nationally designated heritage asset(s) or their settings  AND / OR  Development would result in an asset(s) being removed from the At Risk Register	Development would enhance a non-designated heritage asset(s) or its setting  AND / OR  Development would increase access to heritage assets	No cultural heritage designations or their settings would be affected by the site  AND / OR  Development would have negligible impacts on a conservation area	Development would have an adverse effect on a non-designated heritage asset(s) or their setting	Development would have an adverse effect on the World Heritage Site and its buffer zone  AND / OR  Development would have an adverse effect on a nationally designated heritage asset(s) or their setting  AND / OR  Development would have a significant adverse effect on a non-designated heritage asset(s)	Overall objective as is, unless two minor negative effects (-) which equals a significant negative effect (- -)
	<b>Archaeology</b> Proximity to an area of	Not used	Not used	No designation affecting the site	Within an area of archaeological importance	Not used	

SA Objective	Criteria	Significant positive effect (++)	Minor positive effect (+)	Neutral (0)	Minor negative effect (-)	Significant negative effect (--)	Overall objective score <sup>7</sup>
	archaeological importance.						
<b>10. To ensure the supply of high quality homes, which cater for identified needs</b>	<b>Dwellings</b> Number of (net) new dwellings proposed/loss of dwellings.	Provision of 100+ dwellings or ≥ 2.9ha	Provision of 1 to 99 dwellings or <2.9ha	No change in dwellings / residential units	Loss of 1 to 99 dwellings or <2.9ha of residential development	Loss of 100+ dwellings or ≥2.9ha of residential development	Overall objective as is
<b>11. To promote the sustainable use of land and conserve soil quality</b>	<b>Use of Land</b> Development of brownfield / greenfield/ mixed land.	Previously developed (brownfield) land ≥1 ha	Previously developed (brownfield) land <1 ha	Not used	Greenfield <3ha (not in ALC Grades 1, 2 or 3)	Greenfield in ALC Grade 1, 2 or 3  OR  Greenfield ≥3 ha not in ALC Grades 1, 2 or 3	Overall objective as is
<b>12. To achieve a strong and sustainable economy, and revitalise town, local and rural centres</b>	<b>Employment Land</b> Net employment land provision/loss <sup>8</sup> .	Provision of ≥1ha of employment land	Provision of <1ha of employment land	No change in employment land	Loss of <1ha of employment land	Loss of ≥1ha of employment land	Overall objective is as, unless there are three of the same minor impacts then this becomes a significant impact.  If both negative and positive effects are identified this is reflected within the scoring.
	<b>Access to employment</b> Proximity to key employment sites.	Within 800m	Between over 800m and 2,000m	In excess of 2,000m	Not used	Not used	
	<b>Access to centres</b>	Within 400m of: • town/city centre or	Between over 400m and 800m of: • town/city centre	Between over 800m and 2,000m of:	In excess of 2,000m of: • town/city centre	Not used	

<sup>8</sup> This is an employment land use and does not have to be a key employment site.

SA Objective	Criteria	Significant positive effect (++)	Minor positive effect (+)	Neutral (0)	Minor negative effect (-)	Significant negative effect (--)	Overall objective score <sup>7</sup>
	Proximity to city/town centre, rural service centre, local service centres and local centres.	<ul style="list-style-type: none"> <li>• rural hub</li> <li>or</li> <li>• rural service centre</li> <li>or</li> <li>• local service centre</li> <li>or</li> <li>• local centre</li> </ul>	<ul style="list-style-type: none"> <li>or</li> <li>• rural hub</li> <li>or</li> <li>• rural service centre</li> <li>or</li> <li>• local service centre</li> <li>or</li> <li>• local centre</li> </ul>	<ul style="list-style-type: none"> <li>• town/city centre</li> <li>or</li> <li>• rural hub</li> <li>or</li> <li>• rural service centre</li> <li>or</li> <li>• local service centre</li> <li>or</li> <li>• local centre</li> </ul>	<ul style="list-style-type: none"> <li>or</li> <li>• rural hub</li> <li>or</li> <li>• rural service centre</li> <li>or</li> <li>• local service centre</li> <li>or</li> <li>• local centre</li> </ul>		
<b>13. To promote and encourage sustainable transport</b>	<b>Access to public transport</b> Proximity to bus stops and railway stations.	Within a 400m of: <ul style="list-style-type: none"> <li>• bus stop</li> <li>or</li> <li>• railway station</li> </ul>	Between over 400m and 800m of: <ul style="list-style-type: none"> <li>• bus stop</li> <li>or</li> <li>• railway station</li> </ul>	Between over 800m and 2,000m of: <ul style="list-style-type: none"> <li>• bus stop</li> <li>or</li> <li>• railway station</li> </ul>	In excess of 2,000m of: <ul style="list-style-type: none"> <li>• bus stop</li> <li>or</li> <li>• railway station</li> </ul>	Not used	Overall objective as is, unless two minor negative effects (-) which equals a significant negative effect (- -)
	<b>Transport highways</b> Impact on the highway network.	Not used	Not used	No impact on highway network	Potential adverse impact on highway network	Potential significant adverse impact on highway network	
<b>14. To promote safe, healthy, inclusive and sustainable communities</b>	<b>Access to GPs and Open space</b> Proximity to GP surgeries and open space.	Within 800m of GP and open space	Within 800m of GP or open space	Between over 800m and 2,000m of GP or open space	Between over 2,000m and 5,000m of GP or open space	In excess of 5,000m of GP or open space	Overall objective is as, unless there are three or more of the same minor impacts then this becomes a significant impact.  If both negative and positive effects are identified this is
	<b>Access to Education</b>	Within 800m of two or more education facilities	Within 800m of at least one education facility	Between over 800m and 2,000m of at least one	Between over 2,000m and 5,000m of at least	In excess of 5,000m of at least one education	

SA Objective	Criteria	Significant positive effect (++)	Minor positive effect (+)	Neutral (0)	Minor negative effect (-)	Significant negative effect (--)	Overall objective score <sup>7</sup>
	Proximity to a Nursery, Primary School or Secondary School.			education facility	one education facility	facility	reflected within the scoring.
	<b>Provision/loss of open space or health/community facilities</b>	Would provide open space and / or health / community facilities on site	Development would contribute to the provision of additional open space and / or health / community facilities	Would not affect current provision of open space or health / community facilities	Development would not contribute to the provision of additional open space and / or health / community facilities and would increase pressure on existing open space and / or health / community facilities. Or results in the loss of open space and / or health / community facilities which would be re-provided within the site or district.	Would result in the loss of open space and / or health / community facilities without their replacement elsewhere within the District	

SA Objective	Criteria	Significant positive effect (++)	Minor positive effect (+)	Neutral (0)	Minor negative effect (-)	Significant negative effect (--)	Overall objective score <sup>7</sup>
	<p><b>Neighbouring uses</b> Neighbouring uses.</p>	Not used	Developing on a site where it would make the use more compatible with the surrounding area	Not located in close proximity to unsuitable neighbouring uses	Located in close proximity to unsuitable neighbouring use and which could have an adverse effect on human health	<p>Located in close proximity to unsuitable neighbouring uses and which could have a significant adverse effect on human health</p> <p>OR</p> <p>Located in close proximity to several unsuitable neighbouring uses and cumulatively could have a significant adverse effect on human health</p>	

## Uncertainties and Assumptions

- 3.13. The following uncertainties and assumptions were made throughout the appraisal of the SLAA sites:
- For Housing, 2.9ha has been assumed to accommodate 100 homes based on 35 dwellings per hectare and a basic layout. However, when determining which sites to allocate other factors, densities and / or developable areas may be used based on robust and site-specific information.
  - For Transport highways it has been assumed that 100 dwellings (2.9ha as per the bullet point above) will have at least minor negative impacts and inline with the SLAA methodology of large sites, sites over 300 homes (8.5ha using the same methodology as the bullet point above) are likely to have significant negative impacts.
  - For Sustainable communities, under provision/loss of open space or health/community facilities it is assumed that for open space:
    - employment sites will not contribute (Neutral impacts, 0);
    - student accommodation will not contribute to but will increase pressure on (Minor negative effects, -);
    - housing for less than 100 dwellings (less than 2.9ha as set out above) are unlikely to provide open space on site but as a minimum will contribute to the provision of open space through financial contributions (minor positive effects, +); and
    - housing for 100 dwellings or more (2.9ha or more as set out above) will, as a minimum, provide some open space typologies on site (significant positive effects, ++).
  - For Sustainable communities, under provision/loss of open space or health/community facilities, health and community facilities include GPs, hospitals, community centres, pubs, places of worship or leisure facilities.
  - Where site-specific biodiversity evidence was not provided there are uncertainties about whether protected species are on the sites. Assumptions were made based on available spatial data relating to protected species Great Crested Newts and Turtle Doves.
  - Where site-specific agricultural land classification information was not provided there are uncertainties about whether the land use is best and most versatile agricultural land. Assumptions were made based on available national spatial data on agricultural land classification.
  - The identification of Flood Zones is based on the Flood Maps produced by the Environmental Agency.
  - For International and National Biodiversity Designations, any site within the catchment of Thanet Coast and Sandwich Bay SPA or Ramsar Strategic Access

Management and Monitoring Strategy; Swale SPA and Ramsar Strategic Access Management and Monitoring Strategy; or the catchment area for water quality concerns relating to the Stodmarsh SAC/SPA/Ramsar will score a minimum of minor negative impacts. This decision was made because between them, these designations cover the entire district. By recording these as minor negative impacts it meant those sites within 400m of an internationally / nationally designated site could be distinguished as having more significant negative impacts. A HRA of the Local Plan will be undertaken to fully assess the possible impacts on these designated sites.

- The threshold distances used for Employment, Transport and Sustainable communities is based on best practice and available guidance:
  - 800m (10 minute walk time) has been used as a significant positive for access to employment, access to GPs / open space and access to education as the Planning for Walking guidance<sup>9</sup> (page 29) states “*land use patterns most conducive to walking are thus mixed in use and resemble patchworks of “walkable neighbourhoods”, with a typical catchment of around 800m, or a 10 minute walk*”.
  - 400m for Access to Centres has been used based on Guidelines for Providing for Journeys on Foot<sup>10</sup> which states in table 3.2 that 400m to a town centre is acceptable.
  - 400m for access to public transport is used based on best practice advice for bus stops<sup>11</sup>.
- When mapping the buffers are taken from the edge of sites and extended the prescribed distance in all directions as there are uncertainties over vehicle and pedestrian access points.
- Uncertainties arise for sites on the edge of the district as only facilities within the district boundary were considered.
- The score of ‘Neutral’ does not always mean that there is no impact/effect predicted on the sustainability objective. In some cases, the score ‘Neutral’ has been adopted where the positive effects and the negative effects balance each other out, or where the effect does not contribute or detract from the achievement of the sustainability objective.

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<sup>9</sup> The Chartered Institution of Highways & Transportation, 2015. Planning for Walking, available at: [https://www.ciht.org.uk/media/4465/planning\\_for\\_walking\\_-\\_long\\_-\\_april\\_2015.pdf](https://www.ciht.org.uk/media/4465/planning_for_walking_-_long_-_april_2015.pdf)

<sup>10</sup> Institution of Highways & Transportation, 2000. Guidelines for Providing for Journeys on Foot, available at: <http://www.hwa.uk.com/site/wp-content/uploads/2017/09/NR.4.3F-CIHT-Guidelines-for-Providing-Journeys-on-Foot-Chapter-3.pdf>

<sup>11</sup> The Chartered Institution of Highways & Transportation, 2018. Buses in Urban Developments, available at: [https://www.ciht.org.uk/media/4459/buses\\_ua\\_tp\\_full\\_version\\_v5.pdf](https://www.ciht.org.uk/media/4459/buses_ua_tp_full_version_v5.pdf) and Stagecoach, 2017. Bus Services and New Residential Developments, available at: <https://www.stagecoachgroup.com/~media/Files/S/Stagecoach-Group/Attachments/pdf/bus-services-and-new-residential-developments.pdf>



## **Mitigation and enhancement**

- 3.14. Mitigation measures and enhancement opportunities are not identified within this document as the assessment is done without considering mitigation.
- 3.15. Any site progressed to allocation will need to consider what mitigation measures it should provide, in line with national and local guidance, to make it suitable and sustainable.

## **Secondary, Cumulative and Synergistic Effects**

- 3.16. The SEA Regulations require that the secondary, cumulative and synergistic effects of the Local Plan are assessed. In particular, it will be important to consider the combined sustainability effects of the policies and proposals of the Local Plan both alone and in-combination with other plans and programmes.
- 3.17. At this early stage sites are being assessed individually prior to determining whether a site is appropriate to be allocated in the Local Plan. Therefore, it has not been possible to consider the cumulative effects as a whole or in combination with other plans and programmes, because key decisions relating to the quantum and location of future development have yet to be made and policies are still to be developed. A detailed appraisal of cumulative effects will therefore be undertaken at the draft Local Plan consultation stage.

## 4. Site selection (reasonable alternatives)

- 4.1. There is a requirement to consider all reasonable alternatives as such the scoring matrix for each of the 239 SLAA sites and 29 Local Plan 2017 sites, is available in Appendix B.
- 4.2. A summary has also been produced for each site and these can be found in Appendix C. The objective of the summary is to detail the following information:
- A description of the site characteristics such as size, land use type and location;
  - An overview of the development proposed for the site;
  - An outline of the likely sustainability effects.
- 4.3. As set out in the previous chapter, there have been changes to the evidence base or insight of representations to the Regulation 18 draft Local Plan consultation (2022) since the previous SA of SLAA (July 2022). This means the scores for some sites have changed and the key changes are set out in the table below.

Table 4.1: Amendments to scoring matrix and justification

Site Reference	Site Name	Change	Justification
SLAA002	Thanet Way Chestfield, CT5 3JB	Criteria Transport highways changed from +/- to +, which also meant the same change to the overall score for SA objective 13: Transport	Addendum to the SLAA Document (December 2023) identified that KCC have withdrawn their concerns about the transport highways capacity due to newly built road infrastructure
SLAA022	Land rear of 20 Grasmere Road	Criteria Heritage changed from 0 to -, which also meant the same change to the overall score for SA objective 9: Historic environment	Reassessment of the potential impacts on the nationally designated heritage asset, Conservation Area and its setting
SLAA038	South of The Sidings	Criteria Heritage changed from 0 to -, which also meant the same change to the overall score for SA objective 9: Historic environment	Reassessment of the potential impacts on the nationally designated heritage asset, Conservation Area and its setting.
SLAA048	Land at Town Road, Petham	Criteria Heritage changed from 0 to -, which also meant the same change to the overall score for SA objective 9: Historic environment	Reassessment of the potential impacts on the nationally designated heritage asset, Conservation Area and its setting
SLAA074	Cotterell Court land - Part of Lot	Criteria Heritage changed from 0 to -, which also meant the same	Reassessment of the potential impacts on the nationally

Site Reference	Site Name	Change	Justification
	6 - Plot 144 - Land Along Duckpit Lane (next to Aston Villas)	change to the overall score for SA objective 9: Historic environment	designated heritage asset, Conservation Area and its setting
SLAA077	Land at The Hill, Littlebourne	Criteria Heritage changed from 0 to - , which also meant the same change to the overall score for SA objective 9: Historic environment	Reassessment of the potential impacts on the nationally designated heritage asset, Conservation Area and its setting
SLAA085	Land west of Herne Bay Road,adj to Woodside, Calcott Hill	The overall score for SA objective 5: Landscape changed from - to - -	Reassessment of the potential impacts on Blean Woods AHLV (2017 Local Plan) and Blean Woods LLD (draft Local Plan)
SLAA107	Land west of Rentain Road	The overall score for SA objective 5: Landscape changed from - to - - . Criteria Heritage changed from 0 to - , which also meant the same change to the overall score for SA objective 9: Historic environment. Criteria Provision/loss of open space or health/community facilities changed from + + / - - to + + , which also meant the same change to the overall score for SA objective 14: Sustainable communities.	Reassessment of the potential impacts on the setting of the Kent Downs AONB. Reassessment of the potential impacts on the nationally designated heritage asset, Conservation Area and its setting Consideration of up to date open space data from the draft Open Space Strategy (2022)
SLAA114	Land at Sargeants Parade	Criteria Provision/loss of open space or health/community facilities changed from - to - - , which meant the overall score for SA objective 14: Sustainable communities changed from + + / - to + + / - -	Consideration of up to date open space data from the draft Open Space Strategy (2022)
SLAA127	Land at Ridlands Farm	Criteria Provision/loss of open space or health/community facilities changed from + + to + + / - , which also meant the same change to the overall score for SA objective 14: Sustainable communities	Consideration of up to date open space data from the draft Open Space Strategy (2022)
SLAA128	Land at Langton Lane	Criteria Provision/loss of open space or health/community facilities changed from + to + / - , and criteria Access to GPs and Open space	Consideration of up to date open space data from the draft Open Space Strategy (2022)

Site Reference	Site Name	Change	Justification
		changed from 0 to +. This means the overall score for SA objective 14: Sustainable communities changed from ++ to ++ / -	
SLAA130	Windleaves	Criteria Heritage changed from 0 to - , which also meant the same change to the overall score for SA objective 9: Historic environment	Reassessment of the potential impacts on the nationally designated heritage asset, Conservation Area and its setting
SLAA132	Land South of Thanet Way	Criteria Neighbouring uses changed from ++ to - , which meant the overall score for SA objective 14: Sustainable communities changed from ++ to ++ / - -	Correction in line with SA matrix as the site is located in close proximity to several unsuitable neighbouring uses
SLAA142	Land at Bossington Road	The overall score for SA objective 5: Landscape changed from - to - -	Reassessment of the potential impacts on North Downs AHLV (2017 Local Plan) and North Downs LLD (draft Local Plan)
SLAA148	Hall Place, Harbledown	Criteria Heritage changed from 0 to - , which also meant the same change to the overall score for SA objective 9: Historic environment	Reassessment of the potential impacts on the nationally designated heritage asset, Conservation Area and its setting
SLAA158B	University of Kent Disposal Sites	Criteria Provision/loss of open space or health/community facilities changed from ++ to ++ / - , which also meant the same change to the overall score for SA objective 14: Sustainable communities	Consideration of up to date open space data from the draft Open Space Strategy (2022)
SLAA170	Land Adjacent to 30 Calais Hill, Tyler Hill	Criteria Heritage changed from 0 to - , which also meant the same change to the overall score for SA objective 9: Historic environment	Reassessment of the potential impacts on the nationally designated heritage asset, Conservation Area and its setting
SLAA172	Land at Golden Hill	Criteria Neighbouring uses changed from ++ to - , which meant the overall score for SA objective 14: Sustainable communities changed from ++ to ++ / -	Correction in line with SA matrix as the site is located in close proximity to an unsuitable neighbouring use
SLAA178	Land at Lucketts Farm	The overall score for SA objective 5: Landscape changed from - to - -	Reassessment of the potential impacts on Blean Woods AHLV (2017 Local Plan) and Blean Woods LLD (draft Local Plan)
SLAA190	Bobbin Lodge Stud	The overall score for SA objective 5: Landscape changed from - to - -	Reassessment of the potential impacts on North Downs AHLV (2017 Local Plan) and North Downs LLD (draft Local Plan)

Site Reference	Site Name	Change	Justification
SLAA196	Mount Farm	Criteria Heritage changed from 0 to - , which also meant the same change to the overall score for SA objective 9: Historic environment	Reassessment of the potential impacts on the nationally designated heritage asset, Conservation Area and its setting
SLAA199	Land to the south of Church Lane Barham	Criteria Heritage changed from 0 to - , which also meant the same change to the overall score for SA objective 9: Historic environment	Reassessment of the potential impacts on the nationally designated heritage asset, Conservation Area and its setting
SLAA211	Land to the East of Westcourt Lane Woolage Green	Criteria Heritage changed from 0 to - , which also meant the same change to the overall score for SA objective 9: Historic environment	Reassessment of the potential impacts on the nationally designated heritage asset, Conservation Area and its setting
SLAA217	Land adjacent A2 Patribourne Road	Criteria Heritage changed from 0 to - , which also meant the same change to the overall score for SA objective 9: Historic environment	Reassessment of the potential impacts on the nationally designated heritage asset, Conservation Area and its setting
SLAA219	Bifrons Walled Garden	Criteria Heritage changed from 0 to - , which also meant the same change to the overall score for SA objective 9: Historic environment	Reassessment of the potential impacts on the nationally designated heritage asset, Conservation Area and its setting
SLAA224	Land to the north of Church Lane Barham	Criteria Heritage changed from 0 to - , which also meant the same change to the overall score for SA objective 9: Historic environment	Reassessment of the potential impacts on the nationally designated heritage asset, Conservation Area and its setting
SLAA228	Land to the North of London Road Upper Harbledown	The overall score for SA objective 5: Landscape changed from - to - -	Reassessment of the potential impacts on Blean Woods AHLV (2017 Local Plan) and Blean Woods LLD (draft Local Plan)
SLAA241	Britton Court Farm	Criteria Heritage changed from 0 to - , which also meant the same change to the overall score for SA objective 9: Historic environment	Reassessment of the potential impacts on the nationally designated heritage asset, Conservation Area and its setting
SLAA254	Maypole Airfield	Criteria Provision/loss of open space or health/community facilities changed from + + / - - to + + , which also meant the same change to the overall score for SA objective 14: Sustainable communities	Consideration of up to date open space data from the draft Open Space Strategy (2022)
SLAA270	Bigbury Orchard	Criteria Provision/loss of open space or health/community facilities changed from + + / - - to + + / - , which also meant the same change	Consideration of up to date open space data from the draft Open Space Strategy (2022)

Site Reference	Site Name	Change	Justification
		to the overall score for SA objective 14: Sustainable communities	
SLAA272	Land at Bolts Hill, Chartham	Criteria Groundwater changed from - - to - , but this did not change the overall score for SA objective 6: Water	Correction in line with SA matrix
SLAA273	Land at New House Farm	Criteria Groundwater changed from 0 to - , which also meant the same change to the overall score for SA objective 6: Water	Correction in line with SA matrix
EMP1	Eddington Business Park	Criteria Heritage changed from 0 to - - , which also meant the same change to the overall score for SA objective 9: Historic environment	Reassessment of the potential impacts on the nationally designated heritage asset, Conservation Area and its setting
HD1	Land at Bullockstone Road, Herne Bay	Criteria Access to GPs and Open space changed from + + to + , but this did not change the overall score for SA objective 14: Sustainable communities	Consideration of up to date open space data from the draft Open Space Strategy (2022)
HD1 CA491	Land at Herne Bay Station	Criteria Heritage changed from 0 to - - , which also meant the same change to the overall score for SA objective 9: Historic environment	Reassessment of the potential impacts on the nationally designated heritage asset, Conservation Area and its setting
SP3 Site 1	Site 1 Land at South Canterbury	Criteria Provision/loss of open space or health/community facilities changed from + + to + + / - , but this did not change the overall score for SA objective 14: Sustainable communities	Consideration of up to date open space data from the draft Open Space Strategy (2022)
SP3 Site 5	Site 5 Land at Strode Farm, Herne Bay	Criteria Access to GPs and Open space changed from + + to + , but this did not change the overall score for SA objective 14: Sustainable communities	Consideration of up to date open space data from the draft Open Space Strategy (2022)
EMP1	Whitstable Harbour	Criteria Provision/loss of open space or health/community facilities changed from + / - to + / - - , which meant the overall score for SA objective 14: Sustainable communities changed from + + / - / ? to + + / - - / ?	Consideration of up to date open space data from the draft Open Space Strategy (2022)

4.4. Sites have been identified for allocation based on Sustainability Appraisal scoring, the SLAA assessment and the district's growth strategy. This is set out in the Development Topic Paper

(February 2024), including commentary on any changes to allocations since the Regulation 18 draft Local Plan consultation (2022).

- 4.5. A short summary of the justification for allocation or rejection is set out in Table 4.2 for the SLAA sites and Table 4.3 for the 2017 Local Plan sites.

Table 4.2: Summary of justification for allocation or rejection of SLAA sites.

Site reference	Site name	Allocation Status	Reason for allocation or rejection
<b>Canterbury</b>			
SLAA151	Merton Park	Allocated	<p>SLAA151, SLAA259 and SLAA128 are identified as suitable, available and achievable in the SLAA and are allocated as part of a strategic development area in South-West Canterbury. While the SA has identified significant and minor negative impacts across all three sites, it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. SLAA259 is included in the site area of the existing 2017 allocation at Cockering Farm, however was not included in the planning submission boundary for the approved outline development.</p> <p>The SDA will consolidate growth on the southern side of the city, to build on and integrate with planned growth at the 2017 strategic site at Cockering Farm. The allocation of these sites will also unlock opportunities to deliver significant infrastructure investment, including a South West Canterbury Link Road, with direct access to the potential new Kent and Canterbury Hospital extension in SLAA151.</p>
SLAA128	Land at Langton Lane	Allocated	
SLAA259	Land on the west side of Hollow Lane	Allocated	
SLAA090	Milton Manor House	Allocated	<p>The site was identified as suitable, available and achievable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site is proposed for a residential allocation as part of the South-West Canterbury strategic development area.</p>
SLAA137B	Land North of Cockering Road	Allocated	<p>The site was identified as suitable, available and achievable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. An allocation is proposed for residential development as part</p>



Site reference	Site name	Allocation Status	Reason for allocation or rejection
			of the South-West Canterbury strategic development area. The site is included in the site area of the existing 2017 allocation at Cockering Farm, however was not included in the planning submission boundary for the approved outline development.
SLAA319	Land north of University of Kent	Allocated	The site is identified as suitable, available and achievable in the Addendum to the SLAA Document (December 2023). While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site is therefore proposed for allocation as a mixed-use freestanding settlement, as an alternative to the Cooting Farm Garden Community, to deliver approximately 2,000 homes and associated infrastructure.
SLAA099	43-45 St George's Place	Allocated	The site was identified as suitable, available and achievable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site is proposed for a predominantly residential allocation. In addition to residential, provision of commercial facilities on the ground floor will provide an active frontage in this prominent location, in keeping with existing development in the area.
SLAA102	Land at the Former Chaucer Technology School	Allocated	The site was identified as suitable, available and achievable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site is proposed for residential allocation.

Site reference	Site name	Allocation Status	Reason for allocation or rejection
SLAA156	Land at Station Road East	Allocated	The site was identified as suitable, available and achievable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site is proposed for a mixed-use allocation. The proposed submission was for student accommodation, however the District does not have an identified need for this housing type and on campus accommodation is preferred. The site is therefore allocated for residential use along with the retention of the existing leisure or commercial use on the ground floor. The site overlaps slightly with existing allocation (Policy CA482, carried forward from the 2006 LP), the new allocation replaces the existing, and covers both areas of land.
SLAA162	Folly Farm	Allocated	The site was identified as suitable, available and achievable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site is proposed for residential allocation.
SLAA239	Becket House	Allocated	The site was identified as suitable, available and achievable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. Part of the site has an existing allocation for 20 dwellings (Policy CA503 carried forward from the 2006 Local Plan), and Becket House has prior approval consent for conversion to flats. The proposed residential allocation for the wider site replaces the existing allocation and will facilitate the delivery of a joined up development across both sections of the site.
SLAA056	Land on the eastern side of	Allocated	The site was identified as suitable, available and achievable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the

Site reference	Site name	Allocation Status	Reason for allocation or rejection
	Shelford Landfill		<p>SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed.</p> <p>The site is proposed for allocation. Development on the site should be associated, or compatible, with the existing waste transfer station, landfill or vehicle depot. The site area has been reduced in the east of the site to prevent development projecting into open countryside.</p>
SLAA155	Canterbury Business Park	Allocated	<p>The site was considered unsuitable in the SLAA due its location in the AONB and Highland Court conservation area. The site is adjacent to the existing Canterbury Business Park, which has an established link to the agricultural, food and drink sectors and has been proposed for B8 and viticulture uses. The economic needs assessment has identified a significant unmet need for B8 floorspace in the district. However, it was established that the need for B8 uses cannot be met through completions, committed supply and carried forward saved 2017 Local Plan sites or through alternative allocations in the draft Local Plan. SLAA155 was the only site large enough and suitable for B8 use from the Call for Sites and capable of accommodating the entire shortfall of B8 needs. Despite the landscape and heritage constraints, the existing business park is well established and the site has strong benefits associated with the delivery of B8 and viticulture uses, such as its close proximity to the SRN. Also, new development would be seen in the context of the existing Canterbury Business Park footprint and the site's location directly adjacent to existing business park, and the permitted planning application for development which is already of a significant scale, will moderate the impact on the wider landscape. While the SA has identified significant minor negative impacts it is considered that these can be suitably addressed with a sensitive and landscape-led design approach to minimise and mitigate adverse impacts. The site has subsequently been assessed to be available and achievable and is therefore proposed for allocation for B8 and a viticulture hub to meet the significant unmet B8 need in the district.</p>

Site reference	Site name	Allocation Status	Reason for allocation or rejection
SLAA192	Land to the rear of 62 Burgate	Identified as part of Opportunity Area	The site was identified as suitable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The Council considers there is potential for the site to be developed as part of a wider regeneration of the area. The site has therefore been identified as an opportunity area for regeneration during the Local Plan period.
SLAA079	Longport Car Park	Existing allocation remains, additional land not available	The site was identified as suitable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The existing residential allocation for the southern section of the site is to be retained, however the remainder of the site is unavailable.
SLAA127	Land at Ridlands Farm	Land allocated as part of SLAA151	The site was identified as suitable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. However, the site is proposed for residential use which would conflict with existing policies for the safeguarding of land for health related development. Development of the site for residential only is therefore considered unsuitable with regard to existing policies. However, the land was also submitted under SLAA151 which is proposed for a mixed-use allocation, including residential and health related uses, to allow for expansion at the Kent and Canterbury Hospital.
SLAA144	Old Training Park	Northern part of site allocated for	Site identified as unsuitable in the SLAA for residential development. There are concerns regarding landscape and ecology impact. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be

Site reference	Site name	Allocation Status	Reason for allocation or rejection
		wetland	suitably addressed. Part of the site in the north-west corner is also submitted under SLAA225 and SLAA194 for natural environment purposes, and is proposed to be allocated together with SLAA284 for strategic wetland in line with the Canterbury District Nutrient Mitigation Strategy.
SLAA065	Former Gas Holder Site, Simmonds Rd, Wincheap	Identified as part of Wincheap broad location for development	The site was identified as suitable and available in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site is not proposed as a specific allocation, but is identified as a broad location for mixed-use development as part of a wider area at Wincheap.
SLAA181	Bamboo Tiger, Carpet Right, Beds4Less	Identified as part of Wincheap broad location for development	The site was identified as suitable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site is currently unavailable, however is to be included in Wincheap broad location for mixed use development over the local plan period.
SLAA248	Folly Farm	Small part of site allocated under SLAA162	The site was identified as suitable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. However, the majority of the site is protected open space. Development of the site is therefore considered unsuitable with regard to existing policies. A small section of the site in the south-east overlaps with SLAA162 which is proposed for residential allocation.

Site reference	Site name	Allocation Status	Reason for allocation or rejection
SLAA122	Land south of Littlebourne Road	Not allocated	SLAA122 is identified as suitable in the SLAA. SLAA105 and SLAA266 were identified as unsuitable due to accessibility concerns, and accessibility and landscape concerns respectively.
SLAA105	Land to the north of the railway line and south of Bekesbourne Lane	Not allocated	In the Regulation 18 draft Local Plan (2022) these sites were allocated as it was considered that together, these sites presented an opportunity for the creation of a new community and to bring forward highway improvements in the area (including part of the Eastern Movement Corridor).  The SA identifies significant and minor negative impacts across all three sites, and following responses to the Regulation 18 draft Local Plan consultation (2022), significant concerns regarding the suitability of these sites for allocation were raised by Kent County Council regarding the impact of development on all of these sites on the local highway network. Furthermore, there are concerns around the sites being dependent upon one another to be delivered. The site developers have been unable to sufficiently address the outlined concerns and therefore the sites that were part of the East Canterbury strategic development area (SLAA122, SLAA105 and SLAA266) are no longer proposed for allocation.
SLAA266	Land on Bekesbourne Lane at Hoath Farm/ Land north of Bekesbourne Lane	Not allocated	
SLAA302	Land to the north of the railway line and south of Bekesbourne Lane	Not allocated	The site encompasses the same area as SLAA105, with an additional parcel of land to the west. The site is identified as unsuitable in the SLAA. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. A suitable access to the site has not been demonstrated to be achievable. The site is also located in an area with limited access to day to day services and public transport.

Site reference	Site name	Allocation Status	Reason for allocation or rejection
SLAA183	Canterbury Golf Club	Not allocated	<p>The site is identified as unsuitable in the SLAA as the majority of the site consists of priority habitat. The site has a well established use as a driving range and in the Regulation 18 draft Local Plan (2022) it was considered that the impacts of a modest amount of residential development on the remaining priority habitat could be mitigated.</p> <p>However, following the Regulation 18 draft Local Plan consultation (2022), Natural England raised concerns around the site's close proximity to the Chequer's Wood and Old Park SSSI and the potential for significant harm to biodiversity. The SA also identified significant and minor negative impacts. Further concerns were raised by Sport England that development of the site would result in the loss of an established sports facility which the site owner has not been able to identify an alternative location for. The site owner has been unable to sufficiently address the outlined concerns and therefore the site is no longer proposed for allocation.</p>
SLAA025	Land to North of Trenley Drive, Stodmarsh Road	Not allocated	<p>Site is identified as unsuitable in the SLAA. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. The site is located in an area with limited access to day to day services and public transport, suitable access to the site has not been demonstrated to be achievable and there are concerns the site would form backland development.</p>
SLAA033	Land on the western side of Shelford Landfill	Not allocated	<p>Site is identified as unsuitable in the SLAA. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. Suitable access to the site has not been demonstrated to be achievable and there are concerns regarding landscape and ecology impact.</p>
SLAA057	Land south of Canterbury Primary School	Not allocated	<p>Site is identified as unsuitable in the SLAA. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. Suitable access to the site has not been demonstrated to be achievable and</p>

Site reference	Site name	Allocation Status	Reason for allocation or rejection
	and north of the railway, Canterbury Academy		there are concerns regarding ecology impact.
SLAA071	Land at Trenley Drive, Stodmarsh	Not allocated	Site is identified as unsuitable in the SLAA. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. The site is located in an area with limited access to day to day services and public transport, suitable access to the site has not been demonstrated to be achievable and there are concerns the site would form backland development.
SLAA120	Magnolia Gardens	Not Allocated	Site is identified as unsuitable in the SLAA. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. The site is located in an area with limited access to day to day services and public transport, and there are concerns the site would form backland development.
SLAA158B	University of Kent - Site B	Not allocated	In the draft Local Plan (2022) Regulation 18 draft, SLAA158B, 158C, 158D were identified as technically unsuitable in the SLAA. The SA had identified significant and minor negative impacts and when reviewed alongside the SLAA there were concerns that these impacts could not be suitably addressed. Following the Regulation 18 draft Local Plan consultation (2022), further technical evidence and a revised site boundary was submitted to the council. The site was reassessed under SLAA319.
SLAA158C	University of Kent - Site C	Not allocated	
SLAA158D	University of Kent - Site D	Not allocated	
SLAA158E	University of Kent - Site E	Not allocated	



Site reference	Site name	Allocation Status	Reason for allocation or rejection
SLAA158F	University of Kent - Site F	Not allocated	cannot be suitably addressed. The sites both have landscape and heritage constraints and uncertainties around the provision of an access. The sites are also located in an area with limited access to day to day services and public transport.
SLAA159	Milton Manor Farm	Not allocated	Site is identified as unsuitable in the SLAA. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. There are concerns regarding proximity to sewage works for the proposed residential use and concerns regarding landscape and heritage impacts.
SLAA160	St Stephen's Hill	Not allocated	Site is identified as unsuitable in the SLAA. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. There are concerns regarding landscape and heritage impact and the majority of the site is located within a conservation area.
SLAA273	Land at New House Lane	Not allocated	Site is identified as unsuitable in the SLAA. The SA has identified significant negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. The site is located in an area with limited access to day to day services and public transport, suitable access to the site has not been demonstrated to be achievable and there are concerns regarding landscape, heritage and ecology impacts.
SLAA114	Land at Sargeants Parade	Not allocated	The site was identified as suitable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. However, the majority of the site is protected open space. Development of the site is therefore considered to be unsuitable with regard to existing policies.

Site reference	Site name	Allocation Status	Reason for allocation or rejection
SLAA137 A	Cockering Farm - Site A	Not allocated	The site was identified as suitable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. However, the site has existing planning permission for business use as part of a current Local Plan strategic site. Residential development on the site is therefore considered unsuitable in terms of existing policies.
SLAA179	Canterbury Trade Park	Not allocated	The site was identified as suitable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. However, the site is unavailable.
SLAA306	Land south and west of 62 Burgate	Identified as part of Opportunity Area	The site was identified as suitable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The Council considers there is potential for the site to be developed as part of a wider regeneration of the area. The site has therefore been identified as an opportunity area for regeneration during the Local Plan period.
SLAA309	Nackington Police Station	Allocated	The site was identified as suitable, available and achievable in the Addendum to the SLAA Document (December 2023). While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site is brownfield and proposed for residential allocation as part of the South-West Canterbury strategic development area.

Site reference	Site name	Allocation Status	Reason for allocation or rejection
SLAA318	Land north of Canterbury West station	Allocated	The site was identified as suitable, available and achievable in the Addendum to the SLAA Document (December 2023). While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site is proposed for allocation for an innovation hub and railway infrastructure improvements.
<b>Whitstable</b>			
SLAA104	Brooklands Farm, Whitstable	Allocated	SLAA104 and SLAA132 are identified as suitable, available and achievable in the SLAA. While the SA has identified significant and minor negative impacts across all three sites, it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The sites are allocated as part of a strategic development area in South Whitstable. Together, these sites present important opportunities to deliver new and improved connectivity with the A299, a new Park and Bus service for Whitstable, enhancements and extension to the Crab and Winkle Way walking/cycling route, and a new SEND school.
SLAA132	Land South of Thanet Way	Allocated	
SLAA223	St Vincent's Centre	Allocated	The site was identified as suitable, available and achievable in the SLAA. While the SA has identified minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site is proposed for residential allocation and the retention of community facilities present on the site.
SLAA247	Land east of Bodkin Farm	Allocated	The site was identified as unsuitable in the SLAA due to existing capacity issues on the local highway network. The site is also situated within the existing Green Gap. Development of the site would therefore be considered unsuitable with regard to existing policies.

Site reference	Site name	Allocation Status	Reason for allocation or rejection
			<p>However, there is a need for increased secondary school provision to support growth in the new Local Plan and there is currently an imbalance in the location of secondary school provision across the district, with many pupils from the coastal area travelling to schools in Canterbury. There are limited sites of sufficient size in the coastal area to provide a new secondary school, this site being one of them.</p> <p>The proposed allocation at SLAA104 Brooklands Farm facilitates the delivery of improved connectivity to the A299 through new on/off slips to the Thanet bound carriageway. The transport modelling has shown this to have positive benefits at the currently congested Chestfield roundabouts, unlocking potential for the provision of strategic educational infrastructure on this site. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation/design, including highway improvements in the area, that the majority of these impacts can be addressed.</p> <p>It is therefore considered that the delivery of strategic infrastructure on this site would be of overall benefit to Whitstable and allow secondary school pupils to attend a school in their local area. The site has subsequently been assessed to be available and achievable and is therefore proposed for allocation for a new secondary school with enabling residential development.</p>
SLAA141	Oyster Indoor Bowling Centre and Whitstable Harbour Garage	Identified as part of Whitstable Harbour broad location for	Site identified as unsuitable in the SLAA. The SA has identified significant negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. The site is fully in Zone 2 or Zone 3 flood zone and there are concerns regarding the impact of Whitstable Harbour on residential amenity. The site would also result in the loss of sports/leisure facilities and alternative arrangements that meet the sporting needs for the Oyster Bowls club would have to be secured. Nevertheless the harbour is a focal point for residents/

Site reference	Site name	Allocation Status	Reason for allocation or rejection
		development	visitors and the council has identified the area as a broad location for sensitive regeneration and redevelopment over the course of the Local Plan period. Opportunities for the site will be examined as part of this regeneration.
SLAA172	Land at Golden Hill	Not allocated	<p>SLAA172 was identified as suitable in the SLAA. In the Regulation 18 draft Local Plan (2022) the site was allocated as part of a strategic development area in South Whitstable.</p> <p>After reviewing responses to the Regulation 18 draft Local Plan consultation (2022), it was decided that SLAA172 is no longer suitable for allocation due to a number of concerns. There are concerns around the presence of multiple landowners and uncertainty whether the site is available for the scale and build proposed. The SA identified significant and minor negative impacts. The site has also since been identified as a Green Infrastructure space due to the historic importance of green spaces along the new A2990 Thanet Way.</p>
SLAA222	37 Kingsdown Park	Not allocated	<p>The site was identified as suitable, available and achievable in the SLAA (July 2022). While the SA had identified significant and minor negative impacts, it was determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts could be addressed.</p> <p>However, following the Regulation 18 draft Local Plan consultation (2022), the site has become unavailable and is no longer proposed for allocation</p>
SLAA002	Thanet Way Chestfield	Not allocated	Site identified as unsuitable in the SLAA. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. There are concerns regarding the impact of the development on the local highway network which has existing congestion issues.

Site reference	Site name	Allocation Status	Reason for allocation or rejection
SLAA022	Land rear of 20 Grasmere Road	Not allocated	Site identified as unsuitable in the SLAA. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. The site is fully within a conservation area; fully within Natural England Priority Habitat; and fully within Environment Agency Flood Zone 2 and Flood Zone 3.
SLAA038	South of The Sidings	Not allocated	Site identified as unsuitable in the SLAA. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. The site is covered by TPO's, is fully in a conservation area; and over half is covered by Natural England Priority Habitat and Environment Agency Flood Zone 2 and 3.
SLAA043	Land North East of Colewood Road, Swalecliffe	Not allocated	Site identified as unsuitable in the SLAA. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. There are concerns regarding the impact of development on landscape and flooding.
SLAA072	Land at Molehill Road	Not allocated	The site was identified as suitable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. However, the site is situated within the existing Green Gap. Development of the site is therefore considered unsuitable with regard to existing policies.
SLAA075	Land adjacent to Old Thanet Way, Whitstable	Not allocated	Site identified as unsuitable in the SLAA. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. In the SLAA (July 2022) a suitable access to the site had not been demonstrated to be achievable. As per the Addendum to the SLAA document (December 2023) a suitable access has now been approved by KCC Highways. However, the site remains unsuitable

Site reference	Site name	Allocation Status	Reason for allocation or rejection
			due to concerns regarding the impact of development on landscape and heritage.
SLAA088	Land South of Thanet Way	Not allocated	Site identified as unsuitable in the SLAA. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. Suitable access to the site has not been demonstrated to be achievable and there are concerns regarding the impact of the development on the local highway network which has existing congestion issues. There are also concerns regarding the impact of development on landscape and flooding.
SLAA089	Land South of Thanet Way, Chestfield	Not allocated	Site identified as unsuitable in the SLAA. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. Suitable access to the site has not been demonstrated to be achievable and there are concerns regarding the impact of the development on the local highway network which has existing congestion issues. There are also concerns regarding the impact of development on landscape and flooding.
SLAA097	Land West of The Drove	Not allocated	Site identified as unsuitable in the SLAA. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. There are concerns regarding heritage impact and the ability to provide suitable access to the site.
SLAA119	Martell Lodge and Curtilage	Not allocated	Site identified as unsuitable in the SLAA. The SA has identified minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. Suitable access to the site has not been demonstrated to be achievable, the site is located in an area with limited access to day-to-day services and public transport and there are concerns regarding landscape impact.

Site reference	Site name	Allocation Status	Reason for allocation or rejection
SLAA152	Land East of Martell Lodge	Not allocated	Site identified as unsuitable in the SLAA. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. Suitable access to the site has not been demonstrated to be achievable, the site is located in an area with limited access to day-to-day services and public transport and there are concerns regarding landscape impact.
SLAA168	Land at Church Lane, Seasalter	Not allocated	Site identified as unsuitable in the SLAA. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. There are concerns regarding landscape and ecology impact and the potential to provide adequate access to the site.
SLAA182	Land at Colewood Road	Not allocated	Site identified as unsuitable in the SLAA. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. There are concerns regarding landscape and flooding impact.
SLAA208	Land at Golden Hill	Not allocated	Site identified as unsuitable in the SLAA. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. Suitable access to the site has not been demonstrated to be achievable, the site is located in an area with limited access to day-to-day services and public transport and there are concerns regarding landscape impact.
SLAA220	Land on western side of Bogshole Lane Whitstable	Not allocated	Site identified as unsuitable in the SLAA. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. Suitable access to the site has not been demonstrated to be achievable, the site is located in an area with limited access to day-to-day services and public transport and there are concerns regarding landscape impact.



Site reference	Site name	Allocation Status	Reason for allocation or rejection
SLAA243	Land east of Seasalter Lane Whitstable	Not allocated	Site identified as unsuitable in the SLAA. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. There are concerns regarding landscape and ecology impact and the potential to provide adequate access to the site.
SLAA249	Land South of Five Acres Equestrian Centre	Not allocated	Site identified as unsuitable in the SLAA. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. There are concerns regarding landscape and ecology impact and the potential to provide adequate access to the site.
SLAA263	Woodcroft, Molehill Road.	Not allocated	Site identified as unsuitable in the SLAA. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. The site is located in an area with limited access to day-to-day services and public transport and there are concerns regarding landscape impact.
SLAA245	Grasmere Gardens Chestfield	Not allocated	The site was identified as suitable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. However, the site has existing planning permission for business use as part of a current Local Plan strategic site. Residential development on the site is therefore considered unsuitable in terms of existing policies.
SLAA304	Land between A2990 and A299 Thanet Way, Whitstable	Not allocated	The site is identified as unsuitable in the Addendum to the SLAA Document (December 2023). The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. There is concern regarding the existing highway, considering the proximity to junctions and the lack of safe pedestrian or

Site reference	Site name	Allocation Status	Reason for allocation or rejection
			cycle access to the site.
SLAA310	Land East of Chestfield Road	Not allocated	The site was identified as suitable in the Addendum to the SLAA Document (December 2023). While the SA has identified minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. However, the site is entirely greenfield, and would not contribute to the strategy for Whitstable and is not required to meet identified housing needs in the district for this Local Plan period.
SLAA312	Land West of Bodkin Farm, Thanet Way, Chestfield	Not allocated	The site is identified as unsuitable in the Addendum to the SLAA Document (December 2023). The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. There is concern regarding local highway capacity, ability to provide suitable access to the site and concerns regarding landscape and flooding impact.
<b>Herne Bay</b>			
SLAA013	Former Metric Site, Sweechbridge Road, Herne Bay, CT6 6TE	Allocated	The site is identified as unsuitable in the SLAA as development of residential on the site conflicts with the existing employment allocation. However in the absence of evidence demonstrating the site will come forward under the current allocation, and the site's location on the edge of a residential area, an allocation for residential development to replace the existing employment allocation is considered appropriate. The site has subsequently been assessed to be available and achievable for this use. While the SA has identified minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site was granted planning permission in November 2023 for up to 9 dwellings (application reference: CA/22/00644).

Site reference	Site name	Allocation Status	Reason for allocation or rejection
SLAA067	Land comprising Nursery Industrial Units and former Kent Ambulance Station	Allocated	The site was identified as suitable, available and achievable in the SLAA. While the SA has identified minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site is proposed for residential allocation.
SLAA042	Hawthorn Corner	Allocated	The site was identified as suitable, available and achievable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. An allocation is proposed for business or employment use.
SLAA068	Former Gas Holder Site	Allocated	The site was identified as suitable, available and achievable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. An allocation is proposed for business or employment use.
SLAA226 A	Blacksole Farm and Moyne	Forms part of revised Altira allocation.	Site forms part of the existing allocation in the Canterbury District Local Plan 2017 for employment and is therefore identified as unsuitable in the SLAA. The wider Altira site currently consists of large-format retail and employment uses with a hotel and restaurant in the west. The site remains a key opportunity for the delivery of commercial, business and employment uses, however the council recognises that development of the site has been slow to date. There is the potential for a small amount of supporting residential development to come forward in the west of the site in the area covered by SLAA226A, to facilitate the delivery of the commercial, business and employment space. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering

Site reference	Site name	Allocation Status	Reason for allocation or rejection
			possible mitigation and design, that the majority of these impacts can be addressed. The site has subsequently been assessed to be available and achievable for the use proposed. Planning permission has been granted for 67 dwellings (application reference: CA/22/02513).
SLAA240	Land at Greenhill adjacent Thornden Close (Land to the West of Thornden Wood Road)	Allocated	The site is situated within the existing Green Gap. Development of the site is therefore considered unsuitable with regard to existing policies. However, there is currently an imbalance in the location of secondary school provision across the district, with many pupils from the coastal area travelling to schools in Canterbury. There are limited sites of sufficient size in the coastal area to provide a new secondary school, and it is considered that the delivery of strategic infrastructure on this site would be of overall benefit to Herne Bay and allow secondary school pupils to attend a school in their local area. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site has subsequently been assessed to be available and achievable and is proposed for allocation for a new secondary school with enabling residential development.
SLAA014	Blacksole Farm, Margate Road, CT6 6LA	Land allocated under SLAA226A	Site forms part of SLAA226A which is proposed for allocation. Refer to SLAA226A entry.
SLAA026	Moyne	Land allocated under SLAA226A	Site forms part of SLAA226A which is proposed for allocation. Refer to SLAA226A entry.

Site reference	Site name	Allocation Status	Reason for allocation or rejection
SLAA035	Land at Westbrook Lane old Thanet Way	Not allocated	Site identified as unsuitable in the SLAA. There are concerns regarding impact on ecology, suitable access to the site has not been demonstrated to be achievable; and the site is situated adjacent to a waste disposal site. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA041	Land at Herne and Broomfield GP Surgery	Not allocated	Site identified as unsuitable in the SLAA. Suitable access to the site has not been demonstrated to be achievable and there are concerns regarding landscape impact. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA069	May Tree Paddocks	Not allocated	Site identified as unsuitable in the SLAA. There is concern regarding landscape impact; proximity to sewage works, uncertainty about the potential to provide adequate access to the site; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA073	Land at Whitstable Road	Not allocated	Site identified as unsuitable in the SLAA. There are concerns regarding landscape impact; and site is located in an area with limited access to day to day services and public transport. The SA has identified significant negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA096	Hawthorn Cottage	Not allocated	Site identified as unsuitable in the SLAA. There is concern regarding landscape and heritage impact; proximity to sewage works, uncertainty about the potential to provide adequate access to the site; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.

Site reference	Site name	Allocation Status	Reason for allocation or rejection
SLAA167	Former FDS, Hawthorn Corner	Not allocated	Site identified as unsuitable in the SLAA. There are concerns regarding proximity to sewage works; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA174	Land North East of The Links	Not allocated	Site identified as unsuitable in the SLAA. There are concerns regarding impact on ecology; and there is uncertainty about the potential to provide adequate access to the site. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA198	Plots 37 to 46 Abbotswood Estate	Not allocated	Site identified as unsuitable in the SLAA. There is uncertainty about the potential to provide adequate access to the site; and the site is currently located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA205	Land at Underdown House Herne Bay	Not allocated	Site identified as unsuitable in the SLAA. There are concerns regarding heritage impact. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA004	Stoneyfields, Bullockstone Road, CT6 7NR	Not allocated	The site was identified as suitable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. However, the site is situated within the existing Green Gap. Development of the site is therefore considered unsuitable with regard to existing policies.

Site reference	Site name	Allocation Status	Reason for allocation or rejection
SLAA005	Land on Bullockstone Road, CT6 7NR	Not allocated	The site was identified as suitable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. However, the site is situated within the existing Green Gap. Development of the site is therefore considered unsuitable with regard to existing policies.
SLAA095	The Hailey, Beacon Hill	Not allocated	The site was identified as suitable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. However, the site has existing use as a care home for which there is an identified need in the district. Residential development on the site is therefore considered unsuitable as it would result in the loss of older persons accommodation.
SLAA131	Land to north of the Care Home, Former Herne Bay Golf Course	Not allocated	The site was identified as suitable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. However, the site has existing planning permission for office space as part of a current Local Plan strategic site. Residential development on the site is therefore considered unsuitable in terms of existing policies.
SLAA133	Former Herne Bay Golf Club - Land at the North Eastern Corner, Braid Drive	Not allocated	The site was identified as suitable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. However, the site has existing planning permission for a public house as part of a current Local Plan strategic site. Residential development on the site is therefore considered unsuitable in terms of existing policies.

Site reference	Site name	Allocation Status	Reason for allocation or rejection
SLAA149	Land adjacent to Phase 6A, Herne Bay Golf Course	Not allocated	The site was identified as suitable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. However, the site has existing planning consent for residential development at an agreed design and density. Further development of the site is therefore considered unsuitable with regard to the existing planning permission.
SLAA301	Land at Thanet Way	Not allocated	Site is identified as suitable in the Addendum to the SLAA Document (December 2023). The SA has identified significant and minor negative impacts. The site is situated within a protected area of Existing Open Space. Development of the site is therefore considered unsuitable with regard to existing policies.
SLAA303	Land East of Bogshole Lane	Not allocated	Site is identified as unsuitable in the Addendum to the SLAA Document (December 2023). The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. Suitable access to the site has not been demonstrated to be achievable and the site is located in an area with limited access to day-to-day services and public transport.
SLAA305	Heymar	Not allocated	Site is identified as unsuitable in the Addendum to the SLAA Document (December 2023). The SA has identified significant and minor negative impacts. The site is situated within the existing Green Gap. Development of the site is therefore considered unsuitable with regard to existing policies.
SLAA308	Abbottswood	Not allocated	Site is identified as unsuitable in the Addendum to the SLAA Document (December 2023). The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. Suitable access to the site



Site reference	Site name	Allocation Status	Reason for allocation or rejection
			has not been demonstrated to be achievable.
<b>Rural</b>			
SLAA262	Land west and East of Cooting Lane, Adisham	Not allocated	<p>The options consultation for the new Canterbury Local Plan identified the preference for a new settlement in the district to facilitate housing growth. SLAA262 and SLAA267 are identified as suitable in the SLAA, SLAA268 is identified as unsuitable in isolation, however in combination with the SLAA262 and SLAA267 to the north and south, the sites presented the opportunity for a new garden community, capitalising on the proximity to Adisham railway station. All sites were identified as achievable and available. While the SA has identified significant and minor negative impacts it was determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts could be addressed. The three sites were therefore identified as a broad location for the development of a new garden community (Cooting Farm) in the Regulation 18 draft Local Plan (2022).</p> <p>Following responses to the Regulation 18 draft Local Plan consultation (2022), significant concerns regarding the suitability of the site for allocation were raised by numerous local and national organisations and statutory bodies. Natural England and the Kent Downs AONB Unit objected to the site due to its proximity to designated sites including Kent Downs AONB, Ileden and Oxenden Woods SSSI and Ancient Woodland. Kent County Council also raised significant transport concerns, including impact on the highway network. Dover District Council also objected to the proposal, raising concerns about the impact on development on Aylesham. The site developer has been unable to sufficiently address the outlined concerns and therefore the site is no longer proposed for allocation.</p>
SLAA268	Land On The South East Side Of Cooting Lane, Adisham	Not allocated	
SLAA267	TT21601 - Land at Cooting Farm	Not allocated	

Site reference	Site name	Allocation Status	Reason for allocation or rejection
SLAA185	Land at Station Road/Land west of Cooting Lane, south of Station Road, Adisham	Allocated	The site was identified as suitable, available and achievable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site is proposed to be allocated for a frontage only residential development in keeping with the existing built form of the settlement.
SLAA020	Former Quarry at New Woodlands Farm	Not allocated	Site is identified as unsuitable in the SLAA. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. Suitable access to the site has not been demonstrated to be achievable, the site is located in an area with limited access to day-to-day services and public transport and there are concerns regarding landscape impact.
SLAA142	Land at Bossington Road	Not allocated	Site is identified as unsuitable in the SLAA. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. There are concerns regarding landscape and heritage impact; and there is uncertainty about the potential to provide adequate access to the site.
SLAA300	Land West of Adisham and south of Railway	Not allocated	Site is identified as unsuitable in the Addendum to the SLAA Document (December 2023) and development in the countryside is not supported by the spatial growth strategy. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. There is concern regarding the impact of the site on the character of the area and the capacity on the local highway network. The site is also located in an area with limited access to day to day services and public transport.
SLAA180	Aylesham South	Not allocated	The site was identified as suitable in the SLAA. While the SA had identified significant and minor negative impacts it was determined when reviewed alongside the SLAA on the balance of impacts

Site reference	Site name	Allocation Status	Reason for allocation or rejection
			<p>and considering possible mitigation and design, that the majority of these impacts could be addressed. The site was proposed to be allocated for residential development in the Regulation 18 draft Local Plan (2022). It was thought that the allocation could complement an allocation in the Dover District draft Local Plan which was located directly adjacent to SLAA180 and proposed for 640 homes (Policy SAP24 in the draft Regulation 19 Dover Local Plan).</p> <p>However, following the Regulation 18 draft Local Plan consultation (2022), the council received a number of objections to development on the site. Kent County Council raised significant technical transport constraints, including impact on the highway network. Natural England and the Kent Downs AONB Unit also raised concerns about the impact of development on the landscape and setting of the AONB. Dover District Council also objected due to concern regarding the impact on the setting and character of Aylesham. The site developer has been unable to sufficiently address the outlined concerns and therefore the site is no longer proposed for allocation.</p>
SLAA062	Land adjacent to Valley Road, Barham	Allocated	<p>The site was identified as suitable, available and achievable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site was proposed to be allocated for 9 dwellings as an extension of The Grove and was not considered to constitute major development in the AONB. Following the Regulation 18 draft Local Plan consultation (2022), the proposed yield has been increased to 20 dwellings. As the site is contained on all sides by development and is located within the settlement boundary of Barham. It is therefore considered that the site would not cause significant harm to the landscape and the increased yield would help to ensure a more effective use of land.</p>

Site reference	Site name	Allocation Status	Reason for allocation or rejection
SLAA169	Land to the south of The Street, Barham	Not allocated	Site is identified as unsuitable in the SLAA, there are concerns regarding landscape and heritage impact. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA199	Land to the south of Church Lane Barham	Not allocated	Site is identified as unsuitable in the SLAA. There are concerns regarding landscape and ecology impact; and uncertainty about the potential to provide adequate access to the site. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA200	Land to the south of Green Hills Barham	Not allocated	Site is identified as unsuitable in the SLAA. There are concerns regarding landscape impact and uncertainty about the potential to provide adequate access to the site. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA203	Land adjacent to the south of Railway Hill Barham	Not allocated	Site is identified as unsuitable in the SLAA. There are concerns regarding landscape and heritage impact; and uncertainty about the potential to provide adequate access to the site. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA204	Land to the east of Crookenden Place Barham	Not allocated	Site is identified as unsuitable in the SLAA. There are concerns regarding landscape and heritage impact. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA224	Land to the north of Church Lane Barham	Not allocated	Site is identified as unsuitable in the SLAA. There is concern regarding landscape and ecology impact; and there is uncertainty about the potential to provide adequate access to the site. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.

Site reference	Site name	Allocation Status	Reason for allocation or rejection
SLAA251	Land at Barham	Not allocated	Site is identified as unsuitable in the SLAA. There are concerns regarding flooding, landscape, ecology and heritage impact; and there is uncertainty about the potential to provide adequate access to the site. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA274	Barham Parkland & Land	Not allocated	Site is identified as unsuitable in the SLAA. There are concerns regarding flooding, landscape, ecology impact; and there is uncertainty about the potential to provide adequate access to the site. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA258	Land at Albion Works, Church Lane, Barham.	Not allocated	Additional information and further land was submitted under SLAA299 as part of the Natural Environment and Renewable Energy Call for sites, however the additional submission relates to commercial development and so has been considered under SLAA258. The site is identified as unsuitable in the SLAA. There is concern regarding landscape impact; and the site is located in an area where future users would be dependent upon private car. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA001	Cobbs Meadow/Deebanks	Not allocated	Site is identified as unsuitable in the SLAA. The site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA207	Land adjoining Bekesbourne Station	Not allocated	Site is identified as unsuitable in the SLAA. There are concerns regarding landscape impact; and the site is located in an area with limited access to day to day services. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns

Site reference	Site name	Allocation Status	Reason for allocation or rejection
			that these impacts cannot be suitably addressed.
SLAA227	Bekesbourne Farm	Not allocated	Site is identified as unsuitable in the SLAA. There are concerns regarding landscape impacts; there is uncertainty about the potential to provide adequate access to the site; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA269	Howletts Farm	Not allocated	Site is identified as unsuitable in the SLAA. There are concerns regarding heritage and landscape impact; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA036	Mill Field	Not allocated	Site is identified as unsuitable in the SLAA on the basis of landscape concerns. The SA identified significant and minor negative impacts; it was determined in the Regulation 18 draft Local Plan (2022) when reviewed alongside the SLAA, a modest amount of development could be sensitively designed to mitigate any adverse impacts. The site was subsequently assessed to be available and achievable and was proposed for residential allocation. Since proposing the site for allocation in the Regulation 18 draft Local Plan (2022), the developer has been unable to secure a written agreement for a suitable walking and cycling connection from Blean to the site which has raised concerns around the site's deliverability. There is also concern about access over third party land which has not been sufficiently addressed. The site is therefore no longer proposed for allocation.
SLAA021	Land adjoining Honey Hill	Not allocated	Site is identified as suitable and available in the SLAA, however following subsequent advice from the council's environmental consultants, it is understood that sites within 400m of Blean Woods

Site reference	Site name	Allocation Status	Reason for allocation or rejection
	Farmhouse		could have the potential to adversely impact the designated sites. It has therefore not been proposed for allocation.
SLAA178	Land at Lucketts Farm	Not allocated	Site is identified as suitable and available in the SLAA, however following subsequent advice from the council's environmental consultants, it is understood that sites within 400m of Blean Woods could have the potential to adversely impact the designated sites. It has therefore not been proposed for allocation.
SLAA054	Land to North of Blean House	Not allocated	Site is identified as unsuitable in the SLAA. There are landscape and heritage concerns. The SA has identified significant negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA111	Butlers Court Farm	Not allocated	Site is identified as unsuitable in the SLAA. There is concern regarding landscape impact; there is uncertainty about the potential to provide adequate access to the site; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA176	Land off Whitstable Road	Not allocated	Site is identified as unsuitable in the SLAA. There are concerns regarding landscape impact. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA264	Amery Court Farm	Not allocated	Site is identified as unsuitable in the SLAA. There are concerns regarding landscape, ecology and heritage impact; and there is uncertainty about the potential to provide adequate access to the site. The SA has identified significant negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.

Site reference	Site name	Allocation Status	Reason for allocation or rejection
SLAA265	Butlers Court Farm	Not allocated	Site is identified as unsuitable in the SLAA. There are concerns regarding landscape and ecology impact; there is uncertainty about the potential to provide adequate access to the site; and the site is located in an area with limited access to day to day services. The SA has identified significant negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA218	Great Pett Farmyard	Allocated	Site identified as unsuitable in the SLAA on the basis of the site's location in the AONB and landscape/ heritage concerns, however in accordance with the Spatial Growth Strategy and to meet local housing need, the council is seeking to allocate a small amount of residential development in Bridge given its role as a Rural Service Centre. This site is Brownfield and is considered an appropriate re-use of land for residential development. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site has subsequently been assessed to be available and achievable and is therefore proposed for residential allocation.
SLAA061	Land at Bridge Hill	Not allocated	Site is identified as unsuitable in the SLAA. There are concerns regarding landscape and heritage impact. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA217	Land adjacent A2 Patrixbourne Road	Not allocated	Site is identified as unsuitable in the SLAA. There is concern regarding landscape impact; and there is uncertainty about the potential to provide adequate access to the site. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.



Site reference	Site name	Allocation Status	Reason for allocation or rejection
SLAA045	Land fronting Mayton Lane, Broad Oak	Allocated	The site was identified as suitable, available and achievable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site is proposed for residential allocation.
SLAA235	Land at Goose Farm, Shalloak Road, Broad Oak	Allocated	The site was identified as suitable, available and achievable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site is proposed for a mixed use allocation, reflecting the existing planning consent for business development on the site.
SLAA233	Broad Oak Reservoir	Allocated	The site was identified as suitable, available and achievable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site is proposed for the allocation of strategic utility infrastructure which is needed to facilitate growth in the local and wider area, and for leisure facilities, making efficient use of the site opportunities and providing recreational benefits for local communities.
SLAA313	Land at Shalloak Road	Allocated	The site was identified as suitable, available and achievable in the Addendum to the SLAA Document (December 2023). While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site has been proposed for residential allocation.
SLAA091	Land adjacent to	Not allocated	The site was identified as suitable in the SLAA. While the SA has identified significant and minor

Site reference	Site name	Allocation Status	Reason for allocation or rejection
	Milboroughs		negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. However, the site is situated within an existing Green Gap. Development of the site is therefore considered unsuitable with regard to existing policies.
SLAA221	Land to the south of Goose Farm Fronting	Not allocated	The site was identified as suitable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. However, to allocate all suitable sites in Broad Oak would conflict with the spatial growth strategy and the role of Broad Oak as a Local Service Centre. KCC Highways have also raised concerns regarding the cumulative highway impact should all sites be allocated. SLAA045 (infill development), SLAA235 (Brownfield) and SLAA313 (Brownfield) are the preferred sites.
SLAA229	Land at Sweech Farm	Not allocated	Site is identified as unsuitable in the SLAA. There are concerns regarding landscape and heritage impact. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA049	Land to north of Orchard View Sweechgate Broad Oak	Not allocated	Site is identified as unsuitable in the SLAA. There are concerns regarding landscape; and there is uncertainty about the potential to provide adequate access to the site. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA315	Land west of Herne Bay Road, Sturry	Not allocated	Site is identified as unsuitable in the Addendum to the SLAA Document (December 2023). The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. There is concern regarding the impact of the site on the character of the local area and surrounding landscape. The site is

Site reference	Site name	Allocation Status	Reason for allocation or rejection
			also located in an area with limited access to day to day services and public transport.
SLAA115	Land at Ashford Road	Allocated	The site was identified as suitable, available and achievable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site is proposed for allocation as a natural extension of the existing commercial development on Ashford Road.
SLAA311	Land at Ashford Road (west)	Allocated	The site was identified as suitable, available and achievable in the Addendum to the SLAA Document (December 2023). While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site has been proposed for commercial allocation.
SLAA110	Land to the West of Rattington Street	Not allocated	The site was identified as suitable, available and achievable in the SLAA. While the SA has identified significant negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. In the Regulation 18 draft Local Plan (2022), the site was proposed for a mixed-use allocation with residential focus. Following responses to the Regulation 18 draft Local Plan (2022), there were concerns raised around the suitability of the proposed access point to the site and the wider impacts on the local highways network. The developer has been unable to receive confirmation from KCC that the highway's impacts of the development could be mitigated and therefore the site is no longer proposed for allocation.

Site reference	Site name	Allocation Status	Reason for allocation or rejection
SLAA153	Milton Manor Concrete Batching Plant	Not allocated	The site was identified as suitable, available and achievable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. Following responses to the Regulation 18 draft Local Plan consultation (2022), the site is no longer proposed for allocation as the landowner has secured permission for a replacement batching plant elsewhere in the district and has confirmed to the council that they no longer require the site at Milton Manor.
SLAA051	Land to the rear of Shalmsford Court	Not allocated	Site is identified as unsuitable in the SLAA. There are concerns regarding landscape impact. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA052	Kent Sectional Buildings	Not allocated	Site is identified as unsuitable in the SLAA. There are concerns regarding landscape, ecology and flooding. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA060	Land North of Bobbin Lodge Hill	Not allocated	Site is identified as unsuitable in the SLAA. There is uncertainty about the potential to provide adequate access to the site and concerns regarding landscape impact. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA086	Land adjacent and rear of The George (Former Public House)	Not allocated	Site is identified as unsuitable in the SLAA. There are ecology, flooding, heritage and landscape concerns. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.

Site reference	Site name	Allocation Status	Reason for allocation or rejection
SLAA103	Land to the rear of Inca Geometric, Rear of 137-155 Shalmsford Street, Chartham	Not allocated	Site is identified as unsuitable in the SLAA. There are concerns regarding heritage and landscape and there is uncertainty about the potential to provide adequate access to the site. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA107	Land west of Rentain Road	Not allocated	Site is identified as unsuitable in the SLAA. There are concerns regarding landscape impact. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA190	Bobbin Lodge Stud	Not allocated	Site is identified as unsuitable in the SLAA. There are concerns regarding landscape impact and there is uncertainty about the potential to provide adequate access to the site. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA272	Land at Bolts Hill, Chartham	Not allocated	Site is identified as unsuitable in the SLAA. There are concerns regarding heritage impact. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA307	Chartham Paper Mill	Not allocated	The site was identified as unsuitable in the SLAA. The site is located in an area of high flood risk (Flood Zone 3). There are also concerns regarding the ecology and heritage of the site. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA044	Land at Town Lane	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There are concerns regarding landscape impact; suitable access to

Site reference	Site name	Allocation Status	Reason for allocation or rejection
			the site has not been demonstrated to be achievable; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA087	Land At Chartham Hatch	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. The site is located in an area with limited access to day to day services and public transport; there are concerns regarding impact on the local highway network; and there are concerns regarding landscape impact. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA175	Folly Field	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. The site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA019	Land between Bigbury Road and Tonford Lane	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There is concern regarding landscape, heritage and ecology impact; suitable access to the site has not been demonstrated to be achievable; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA270	Bigbury Orchard	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported

Site reference	Site name	Allocation Status	Reason for allocation or rejection
			by the spatial growth strategy. There is concern regarding landscape, heritage and ecology impact; suitable access to the site has not been demonstrated to be achievable; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA238	Land adjacent The Farm House	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There are concerns regarding landscape impact; there is uncertainty about the potential to provide adequate access to the site; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA165	Land off Well Lane, Fordwich	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There are concerns regarding heritage and landscape impacts; and there is uncertainty about the potential to provide adequate access to the site and the impact of an improved access on the streetscene. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA250	Land off Well Lane Fordwich	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There are concerns regarding heritage and landscape impacts; and there is uncertainty about the potential to provide adequate access to the site and the impact of an improved access on the streetscene. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.

Site reference	Site name	Allocation Status	Reason for allocation or rejection
SLAA260	Land lying on the North West of Stodmarsh Road	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There are concerns regarding landscape and ecology impact; there is uncertainty about the potential to provide adequate access to the site; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA314	Land off Well Lane, Fordwich	Not allocated	Site is identified as unsuitable in the Addendum to the SLAA Document (December 2023). The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. There is concern regarding heritage and landscape impacts, and concerns regarding capacity of the local highway network. The site is also located in an area with limited access to day to day services and public transport.
SLAA148	Hall Place, Harbledown	Not allocated	Site is identified as unsuitable in the SLAA. There are concerns regarding landscape impact; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA196	Mount Farm	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There are concerns regarding landscape impact; there is uncertainty about the potential to provide adequate access to the site; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA146	Land at Hersden	Allocated	The site was identified as suitable, available and achievable in the SLAA. While the SA has



Site reference	Site name	Allocation Status	Reason for allocation or rejection
			identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site is proposed for a residential allocation.
SLAA163	Bread and Cheese Field	Allocated	The site was identified as suitable, available and achievable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site is proposed for a residential allocation.
SLAA129	Hoplands East	Not allocated	The site was identified as suitable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. However, the site has existing planning permission for employment space as part of a wider Mixed use permission. Residential development on the site is therefore considered unsuitable in terms of existing policies.
SLAA134	The Hoplands, Hersden	Not allocated	The site was identified as suitable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. However, the site has existing planning consent for residential development at an agreed design and density. Further development of the site is therefore considered unsuitable with regard to the existing planning permission.
SLAA016	Bredlands Farm	Not allocated	Site identified as unsuitable in the SLAA. There is concern regarding landscape and heritage impact and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed

Site reference	Site name	Allocation Status	Reason for allocation or rejection
			alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA106	Land at Bredlands Lane	Not allocated	Site identified as unsuitable in the SLAA. There is concern regarding landscape and heritage impact and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA202	Land at Church Farm, Hoath	Allocated	The site was identified as suitable, available and achievable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site is proposed for a Mixed-use allocation. In addition to residential development, the site will also provide an opportunity for the provision of local shopping and community facilities with shared overflow car parking for the nearby primary school.
SLAA082	New Place Farm, Ickham	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There is concern regarding landscape and heritage impact; suitable access to the site has not been demonstrated to be achievable; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA143	Land at Drill Lane	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There are concerns regarding landscape and heritage impact; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA

Site reference	Site name	Allocation Status	Reason for allocation or rejection
			there are concerns that these impacts cannot be suitably addressed.
SLAA017	Kingston Court, Canterbury	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There are concerns regarding heritage impact on nearby listed buildings; and suitable access to the site has not been demonstrated to be achievable. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA216	Hillside Farm	Not allocated	Site identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There are concerns regarding landscape impact; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA255	Field on Marley Lane	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There are concerns regarding landscape impact; there is uncertainty about the potential to provide adequate access to the site; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA098	Land off The Hill, Littlebourne	Allocated	The site was identified as suitable, available and achievable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site is proposed for a mixed-use allocation. In addition to residential development the site provides the opportunity for the delivery of new local shopping

Site reference	Site name	Allocation Status	Reason for allocation or rejection
			and community facilities to serve existing residents, and the provision of a link road, connecting the A257 and Bekesbourne Lane.
SLAA214	Land off the Hill Littlebourne	Allocated as part of SLAA098	The site was identified as suitable and available in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site forms part of a larger site SLAA098 which is proposed for allocation.
SLAA145	Land North of Court Hill, Littlebourne	Allocated	The site was identified as suitable, available and achievable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site is proposed for a mixed-use allocation. In addition to residential development the site presents the opportunity to deliver a small amount of business space to serve the local community.
SLAA077	Land at The Hill, Littlebourne	Not allocated	Site identified as unsuitable in the SLAA. There are concerns regarding heritage impact and uncertainty about the potential to provide adequate access to the site. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA117	Land adjacent to Howletts	Not allocated	Site identified as unsuitable in the SLAA. There is concern regarding landscape impact; the loss of parking associated with Howletts; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.

Site reference	Site name	Allocation Status	Reason for allocation or rejection
SLAA050	Land at Hardres Court Road	Not allocated	Site identified as unsuitable in the SLAA. There are concerns regarding landscape and heritage impact; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA024	Maypole Airfield	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There are concerns regarding heritage impact, the loss of infrastructure associated with Maypole Farm Airfield; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA031	Maypole Livery Yard	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There are concerns regarding the loss of infrastructure associated with Maypole Farm Airfield; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA254	Maypole Airfield	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There are concerns regarding the loss of infrastructure associated with Maypole Farm Airfield; there are concerns regarding landscape, ecology, heritage impact; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.

Site reference	Site name	Allocation Status	Reason for allocation or rejection
SLAA219	Bifrons Walled Garden	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There is concern regarding landscape impact; there is uncertainty about the potential to provide adequate access to the site; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA253	Land to the rear of Sondes House	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There are concerns regarding ecology impact. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA048	Land at Town Road, Petham	Not allocated	Site identified as unsuitable in the SLAA. There are concerns regarding landscape and flooding impacts; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA063	Petham Field Behind Village Hall	Not allocated	Site identified as unsuitable in the SLAA. There are concerns regarding landscape and heritage impact. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA074	Cotterell Court land - Part of Lot 6 - Plot 144 - Land Along Duckpit Lane	Not allocated	Site identified as unsuitable in the SLAA. There is concern regarding landscape impact. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.

Site reference	Site name	Allocation Status	Reason for allocation or rejection
	(next to Aston Villas),		
SLAA084	The Orchard @ Cotterell Court	Not allocated	Site identified as unsuitable in the SLAA. There are concerns regarding landscape and heritage impact. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA173	Marble Barn	Not allocated	Site identified as unsuitable in the SLAA. There are concerns regarding landscape and heritage impacts; and there is uncertainty about the potential to provide adequate access to the site. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA058	Radfall Gate, Radfall Road, Chestfield	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There is concern regarding landscape impact and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA116	Land Rear of 51 Rough Common Road	Existing allocation remains, additional land not suitable.	The existing allocation for residential development in the northern section of the site is to be retained, however the remainder of the site is identified as unsuitable in the SLAA. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA230	Land adjacent to 30 Church Wood	Not allocated	Site identified as unsuitable in the SLAA. There are concerns regarding landscape and ecology impact. The SA has identified significant and minor negative impacts and when reviewed

Site reference	Site name	Allocation Status	Reason for allocation or rejection
	Close		alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA237	Land south of Lovell Road	Not allocated	Site identified as unsuitable in the SLAA. There are concerns regarding landscape and ecology impact; and there is uncertainty about the potential to provide adequate access to the site. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA126	Land North of Popes Lane	Allocated for different land use under SLAA011.	The site was identified as suitable in the SLAA. While the SA has identified significant negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site has been proposed by the applicant for mixed commercial and open space development, however is not considered to be available for these uses. The site has been made available for residential development and is proposed to be allocated for this use - refer to SLAA011.
SLAA011	Land North of Popes Lane	Allocated	The site was identified as suitable, available and achievable in the SLAA. While the SA has identified significant negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site is proposed to be allocated for residential development, with an extension of the Sturry/Broad Oak Green Gap in the north and west of the site.
SLAA066	The Paddocks, Shalloak Road, Sturry	Allocated	The site was identified as suitable, available and achievable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site is proposed for a residential allocation as an extension of the adjacent strategic allocation in the existing Local Plan.



Site reference	Site name	Allocation Status	Reason for allocation or rejection
SLAA092	Land south of Staines Hill, Sturry	Not allocated	Site identified as unsuitable in the SLAA. There are concerns regarding landscape and ecology impact. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA112	Former Highways Depot, Staines Hill	Not allocated	The site was identified as suitable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. However, the site is situated within the existing Green Gap. Development of the site is therefore considered unsuitable with regard to existing policies.
SLAA040	Broadoak Lodge Farm	Not allocated	Site identified as unsuitable in the SLAA. There are concerns regarding the loss of trees and impact on ecology. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA316	Land south of Staines Hill, Sturry	Not allocated	Site is identified as unsuitable in the Addendum to the SLAA Document (December 2023). The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. There is concern regarding the ecology, heritage and landscape impacts of the site.
SLAA130	Windleaves	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There are concerns regarding landscape and ecology impact. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA170	Land Adjacent to 30 Calais Hill, Tyler Hill	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There are concerns regarding ecology impact; and the site is located in an area with limited access to day to day services and public transport. The SA has

Site reference	Site name	Allocation Status	Reason for allocation or rejection
			identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA206	Land lying to the east of Canterbury Hill	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There are landscape, ecology and heritage concerns. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA241	Britton Court Farm	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. The site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA012	Land adjoining Wingate House	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. The site is located in an area with limited access to day to day services. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA125	Roman Road	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There is concern regarding landscape, ecology and heritage impact; there is uncertainty about the potential to provide adequate access to the site; the site is located in an area with limited access to day to day services and public transport; and there are concerns regarding capacity on the local highway network. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.

Site reference	Site name	Allocation Status	Reason for allocation or rejection
SLAA228	Land to the North of London Road Upper Harbledown	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There are concerns regarding ecology and heritage impacts; and the site is located in an area with limited access to day to day services. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA028	Larkfield	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. Vehicle access would result in the formation of a crossroad junction which raises highway safety concerns and the site is located in an area with limited access to day to day services. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA076	Land adjoining Port Farm	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. The site is located in an area with limited access to day to day services. The SA has identified significant negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA154	Land at Wallend Farm	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There are concerns regarding landscape; and the site is located in an area with limited access to day to day services. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA236	Land South East of Port Farm	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There are concerns regarding landscape and heritage impact and

Site reference	Site name	Allocation Status	Reason for allocation or rejection
	Industrial Units		the site is located in an area with limited access to day to day services. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA164	Westbere Butts	Not allocated	The site was identified as suitable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. However, the site is situated within the existing Green Gap. Development of the site is therefore considered unsuitable with regard to existing policies.
SLAA231	Land at Womenswold	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There is concern regarding landscape and heritage impact; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA211	Land to the East of Westcourt Lane Woolage Green	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There is concern regarding landscape impact; there is uncertainty about the potential to provide adequate access to the site; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA215	Meadow, Westcourt Lane	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There is concern regarding landscape and heritage impact; there is uncertainty about the potential to provide adequate access to the site; and the site is located in

Site reference	Site name	Allocation Status	Reason for allocation or rejection
			an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA136	Land to the west of Wraik Hill, Swale Reach	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There is uncertainty about the potential to provide adequate access to the site; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA140	Land at the east of Wraik Hill	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There is concern regarding landscape impact; there is uncertainty about the potential to provide adequate access to the site; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA256	Land on the West side of Clapham Hill	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. The site is located in an area with limited access to day to day services. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA047	Land at Childgate Road, Yorkletts, Whitstable	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There are concerns regarding landscape impact; suitable access to the site has not been demonstrated to be achievable; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and

Site reference	Site name	Allocation Status	Reason for allocation or rejection
			minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA081	Land Lying To The South East Of Dargate Road	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There is uncertainty about the potential to provide adequate access to the site. There is concern regarding landscape impact and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA083	Land adjacent to Lamberhurst Farm, Yorkletts	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There is uncertainty about the potential to provide adequate access to the site. There is concern regarding landscape impact and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA246	Land at Dargate Road Yorkletts	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There is concern regarding landscape impact and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA177	Honey Hill	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There are concerns regarding impact on ecology and the site is located in an area with limited access to day to day services. The SA has identified significant and

Site reference	Site name	Allocation Status	Reason for allocation or rejection
			minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA186	Land on the western side of Pean Hill	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. The site is located in an area with limited access to day to day services. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA187	Land on the eastern side of Pean Hill	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There are concerns regarding landscape impact; there is uncertainty about the potential to provide adequate access to the site; and the site is located in an area with limited access to day to day services. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA085	Land west of Herne Bay Road,adj to Woodside, Calcott Hill	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There is concern regarding landscape impact and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA093	Former Cricket Pavilion	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There is concern regarding landscape impact and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.

Site reference	Site name	Allocation Status	Reason for allocation or rejection
SLAA184	Kemberland, Herne Bay Road	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There is concern regarding landscape and ecology impact; there is uncertainty about the potential to provide adequate access to the site; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA252	Land West of OastGlen	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There is uncertainty about the potential to provide adequate access to the site; the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA064	Great Ruckinge Farm	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There is concern regarding landscape, ecology and heritage impacts and the site is isolated in an area with limited access to day to day services and public transport. The SA has identified significant negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA210	Colins Field	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There is concern regarding landscape impact and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA234	Ashfield Farm	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported



Site reference	Site name	Allocation Status	Reason for allocation or rejection
			by the spatial growth strategy. The site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA317	Land at Reculver Caravan Park	Not allocated	Site is identified as unsuitable in the Addendum to the SLAA Document (December 2023). The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. The site is located in an area of high flood risk (Flood Zone 2 and 3) and there is concern regarding heritage impact. The site is also located in an area with limited access to day to day services and public transport.

*Table 4.3: Summary of justification for allocation or rejection of the 2017 Local Plan sites.*

Site reference	Site name	Allocation Status	Reason for allocation or rejection
HD1 CA308	124 & adjoining Middle Wall, Whitstable	Carried forward	Currently a 2017 Local Plan allocation and there are no new significant impacts that would warrant the removal of the allocation.
HD1	Barham Court Farm, Barham	Carried forward	Currently a 2017 Local Plan allocation and there are no new significant impacts that would warrant the removal of the allocation.
HB2	Beach Street, Herne Bay	Carried forward	Currently a 2017 Local Plan allocation and there are no new significant impacts that would warrant the removal of the allocation.

HD1 CA507	Castle Street Car Park, Canterbury	Carried forward	Currently a 2017 Local Plan allocation and there are no new significant impacts that would warrant the removal of the allocation.
HD1 CA340	Garage Site, Kings Road, Herne Bay	Carried forward	Currently a 2017 Local Plan allocation and there are no new significant impacts that would warrant the removal of the allocation.
HD1 CA281	Hawks Lane, Canterbury	Carried forward	Currently a 2017 Local Plan allocation and there are no new significant impacts that would warrant the removal of the allocation.
HD1 CA477	Holmans Meadow Car Park, Canterbury	Carried forward	Currently a 2017 Local Plan allocation and there are no new significant impacts that would warrant the removal of the allocation.
HD1 CA347	Ivy Lane North, Canterbury	Carried forward	Currently a 2017 Local Plan allocation and there are no new significant impacts that would warrant the removal of the allocation.
HD1 CA481	Land adjacent to Canterbury West Station, Canterbury	Carried forward	Currently a 2017 Local Plan allocation and there are no new significant impacts that would warrant the removal of the allocation.
HD1	Land at and adjacent to Herne Bay Golf Driving Range, Greenhill	Carried forward	Currently a 2017 Local Plan allocation and there are no new significant impacts that would warrant the removal of the allocation.
HD1	Land at Bullockstone Road, Herne Bay	Carried forward	Currently a 2017 Local Plan allocation and there are no new significant impacts that would warrant the removal of the allocation.

HD1 CA491	Land at Herne Bay Station	Carried forward	Currently a 2017 Local Plan allocation and there are no new significant impacts that would warrant the removal of the allocation.
HD1 CA530	Land at Ladysmith Grove	Carried forward	Currently a 2017 Local Plan allocation and there are no new significant impacts that would warrant the removal of the allocation.
HD1	Land to rear of 51 Rough Common Road, Rough Common	Carried forward	Currently a 2017 Local Plan allocation and there are no new significant impacts that would warrant the removal of the allocation.
HD1 CA278	Northgate Car Park, Canterbury	Carried forward	Currently a 2017 Local Plan allocation and there are no new significant impacts that would warrant the removal of the allocation.
HD1 CA043B	Rosemary Lane Car Park, Canterbury	Carried forward	Currently a 2017 Local Plan allocation and there are no new significant impacts that would warrant the removal of the allocation.
SP3 Site 1	Land at South Canterbury	Carried forward	Currently a 2017 Local Plan allocation and there are no new significant impacts that would warrant the removal of the allocation.
SP3 Site 5	Land at Strode Farm, Herne Bay	Carried forward	Currently a 2017 Local Plan allocation and there are no new significant impacts that would warrant the removal of the allocation.
SP3 Site 8	Land North of Hersden	Carried forward	Currently a 2017 Local Plan allocation and there are no new significant impacts that would warrant the removal of the allocation.
HD1 CA286	St John's Lane Car Park, Canterbury	Carried forward	Currently a 2017 Local Plan allocation and there are no new significant impacts that would warrant the removal of the allocation.

HD1 CA282	St Johns Lane Employment Exchange, Canterbury	Carried forward	Currently a 2017 Local Plan allocation and there are no new significant impacts that would warrant the removal of the allocation.
HD1	St Martin's Hospital, Canterbury	Carried forward	Currently a 2017 Local Plan allocation and there are no new significant impacts that would warrant the removal of the allocation.
HD1 CA047	St Radigund's Place, Canterbury	Carried forward	Currently a 2017 Local Plan allocation and there are no new significant impacts that would warrant the removal of the allocation.
HD1 CA524	Tankerton Road car park & garage, Whitstable	Carried forward	Currently a 2017 Local Plan allocation and there are no new significant impacts that would warrant the removal of the allocation.
EMP1	Altira	Added residential development as assessed under SLAA226a, and replaced with Site HB8	For the residential aspects - refer to SLAA226a.  A site yield of c.20,245sqm of business/ commercial/ employment/ leisure floorspace has been determined following discussions with the site promoter. (Note that a quantum of floorspace was not specified in the 2017 LP). Appropriate land uses have been expanded in some sections of the site to include commercial and leisure floorspace to facilitate the delivery of the business and employment uses.

EMP1	Eddington Business Park	Added residential development and replaced with Site HB10	<p><u>Total Site area:</u> 6.32ha (reduced from 7.9ha in 2017 LP due to part of the site being built out).  <u>Developable area/ density:</u> 4,000sqm per ha  <u>Yield:</u> 25,280sqm of business floorspace. (Note that a quantum of floorspace was not specified in the 2017 LP)</p> <p>Residential development will only be supported on this site where it is demonstrated it will facilitate the delivery of the business space. A residential yield has therefore not been set.</p>
EMP11	Whitstable Harbour	Added residential development and replaced with Site W2	<p>Site is identified as a broad location for re-development over the Local Plan period. Quantums for specific land uses have not been determined at this stage. The council will work with stakeholders to develop a Supplementary Planning Document for the site.</p>
TCL7	Wincheap	Added residential development and replaced with Site C23	<p>The 2017 LP identified the redevelopment and expansion of retail floorspace at the Wincheap estate. The Canterbury District Retail and Leisure Study (2020, 2022) identifies a significant reduction in retail space needed compared to the 2017 LP. An alternative more flexible approach to the redevelopment of Wincheap is therefore proposed to facilitate the regeneration of the site.</p> <p>The existing land uses on site are to be retained and consolidated. Based on this consolidation, and following masterplanning work undertaken by the council, it is estimated that around 1,000 dwellings at high density, including older persons accommodation could be accommodated within the site boundary. The site is allocated as a broad location for development and the council will work with stakeholders to develop a Supplementary Planning Document for the site.</p>
HD1 CA482	Canterbury East Station (North Side) Car Park	Joined with SLAA156 to form site C18.	<p>Currently a 2017 Local Plan allocation and there are no new significant impacts that would warrant the removal of the allocation. Site has been joined with SLAA156 to form site C14. The yield for this section of the site remains as per the 2017 allocation.</p>



## 5. Conclusion and Recommendations

- 5.1. To conclude as part of the SLAA process, a comprehensive range of site types have been identified. From those sites submitted for consideration under the calls for sites, 239 were assessed in this document against key sustainability objectives, as well as 29 sites from the adopted 2017 Local Plan.
- 5.2. This document replaces the previous SA of SLAA (July 2022) as it is based on up to date evidence and consultation responses to the Regulation 18 draft Local Plan consultation (2022).
- 5.3. This document is just one of the pieces of evidence forming the basis of the preferred development strategy which will be presented as part of the emerging new Local Plan for Canterbury. Sites underwent further assessment to determine which were appropriate for allocation.
- 5.4. This document recommends that, when assessing which sites to progress, a hierarchy approach to the significance of the sites impact on sustainability objectives should be taken.
- 5.5. Sites with more significant positive effects should be given preferential treatment when considering which sites should be brought forward for further assessment. However, it should be noted that these sites also have some negative impacts which would require consideration and, if selected for allocation, these impacts would require mitigation.
- 5.6. This appraisal is part of the ongoing SA work to ensure the requirements of the Strategic Environmental Assessment (SEA) Regulations are met in the development of the new Local Plan.
- 5.7. The outputs of this appraisal will be used in the SA Report that will be produced at a later date, to accompany the consultation draft Local Plan. The information in this technical note will in particular be used to outline the consideration of reasonable alternatives of possible sites when developing the Local Plan.

## Appendix A: Consultation responses summaries

Reference	Consultee	Response Summary	Response / Action
Online form: 21	Louie Holtz	<ul style="list-style-type: none"> <li>Stated that there should be more people, not less.</li> </ul>	Comment noted. The SA matrix includes a specific criteria (SA Objective 10) which identifies schemes with more dwellings that have more positive effects.
Online form: 31	James C	<ul style="list-style-type: none"> <li>Stated that rural landscapes should be maintained.</li> </ul>	Comment noted. The SA matrix includes a specific criteria (SA Objective 5) which identifies that schemes with adverse effects on the landscape, seascape and townscape score negatively, and sites with positive effects scoring positively.
		<ul style="list-style-type: none"> <li>Stated that new development should be on brownfield sites.</li> </ul>	Comment noted. The SA matrix includes a specific criteria (SA Objective 11) which identifies that schemes on brownfield land score positively, while sites on greenfield score negatively.
		<ul style="list-style-type: none"> <li>Stated that no ring roads are required.</li> </ul>	Comments noted. The comments made that relate to the contents of the new Local Plan, rather than the SA of the SLAA, will be noted by the Council and considered during the plan making process.
Online form: 36	Alistair McDonald	<ul style="list-style-type: none"> <li>Stated that a footpath / cycle path must be included connecting Aylesham with Barham crossroad (Adisham Road).</li> </ul>	Comments noted. The comments made that relate to the contents of the new Local Plan, rather than the SA of the SLAA, will be noted by the Council and considered during the plan making process.
Online	Kathryn Nevell	<ul style="list-style-type: none"> <li>Comments on the SLAA assessment of SLAA019: Land</li> </ul>	The comments made relate to SLAA assessment and



Reference	Consultee	Response Summary	Response / Action
form: 54		between Bigbury Road and Tonford Lane and SLAA270: Bigbury Orchard.	contents of the new Local Plan, rather than the SA of the SLAA, as such they will be noted by the Council and considered during the plan making process. Table 4.1: Summary of justification for allocation or rejection of SLAA sites will be updated if appropriate.
Online form: 98	Linda Thonas	<ul style="list-style-type: none"> <li>• Questioned what was being sustainable.</li> </ul>	The comments made that relate to the contents of the new Local Plan, rather than the SA of the SLAA, will be noted by the Council and considered during the plan making process.
Online form: 99	Adam Peters	<ul style="list-style-type: none"> <li>• Stated that it was sensible and detailed. Difficulty commenting as not an expert, but happy to see the important consideration given to sustainability.</li> </ul>	Comments noted.
Online form: 135	Beth Flowers	<ul style="list-style-type: none"> <li>• None.</li> </ul>	
Online form: 194	Sue Ward	<ul style="list-style-type: none"> <li>• Stated concern over the impact of housing developments on the public right of way network.</li> <li>• Stated that the public right of way networks cannot be preserved, as stated in the plan, as they become unattractive when surrounded by housing development (and mentioned some routes by name).</li> </ul>	Comments noted. The SA matrix includes a specific criteria (SA Objective 5) which identifies that schemes with adverse effects on the landscape, seascape and townscape score negatively, and sites with positive effects scoring positively.
		<ul style="list-style-type: none"> <li>• Stated additional rights of way are needed to compensate for development.</li> <li>• Stated while pleased that horse riding is mentioned that the fragmented rights of way network should be connected safely.</li> </ul>	Comments noted. The comments made that relate to the contents of the new Local Plan, rather than the SA of the SLAA, will be noted by the Council and considered during the plan making process.

Reference	Consultee	Response Summary	Response / Action
		<ul style="list-style-type: none"> <li>Stated that the impact of additional traffic on the public rights of way network should be taken into consideration.</li> </ul>	Comments noted. The SA Framework includes a specific SA Objective (13) that promotes sustainable transport.
Online form: 227	John Rossiter	<ul style="list-style-type: none"> <li>None.</li> </ul>	
Online form: 325	Adrian Bennett	<ul style="list-style-type: none"> <li>Stated that the land owners of <i>R1 - Land at Cooting Farm</i> are unwilling to sell.</li> </ul>	The comments made that relate to the contents of the new Local Plan, rather than the SA of the SLAA, will be noted by the Council and considered during the plan making process.
Online form: 483	Judith Hawarden	<ul style="list-style-type: none"> <li>Questioned what happened to their previous comments.</li> </ul>	The comments made relate to previous consultations, rather than the SA of the SLAA. Information on previous Local Plan consultations is available on the Council's <a href="#">website</a> .
Online form: 551	Patricia Lukehurst	<ul style="list-style-type: none"> <li>Stated that high grade farmland needs to remain as land to feed future generations.</li> </ul>	Comment noted. The SA matrix includes a specific criteria (SA Objective 11) which relates to avoiding unnecessary loss of best and most versatile agricultural land.
Online form: 557	Rosalind Waltho	<ul style="list-style-type: none"> <li>None.</li> </ul>	
Online form: 563	JIG Planning & Development Ltd (Iwan Jones)	<ul style="list-style-type: none"> <li>Comments on the SLAA assessment of SLAA169: Land to the south of The Street, Barham.</li> </ul>	The comments made relate to SLAA assessment and contents of the new Local Plan, rather than the SA of the SLAA, as such they will be noted by the Council and considered during the plan making process. Table 4.1: Summary of justification for allocation or rejection of SLAA sites will be updated if appropriate.
Online	JIG Planning &	<ul style="list-style-type: none"> <li>Comments on the SLAA assessment of SLAA199: Land to</li> </ul>	The comments made relate to SLAA assessment and

Reference	Consultee	Response Summary	Response / Action
form: 566	Development Ltd (Iwan Jones)	the south of Church Lane, Barham.	contents of the new Local Plan, rather than the SA of the SLAA, as such they will be noted by the Council and considered during the plan making process. Table 4.1: Summary of justification for allocation or rejection of SLAA sites will be updated if appropriate.
Online form: 569	JIG Planning & Development Ltd (Iwan Jones)	<ul style="list-style-type: none"> <li>Comments on the SLAA assessment of SLAA203: land to the south of Railway Hill, Barham</li> </ul>	The comments made relate to SLAA assessment and contents of the new Local Plan, rather than the SA of the SLAA, as such they will be noted by the Council and considered during the plan making process. Table 4.1: Summary of justification for allocation or rejection of SLAA sites will be updated if appropriate.
Online form: 571	JIG Planning & Development Ltd (Iwan Jones)	<ul style="list-style-type: none"> <li>Comments on the SLAA assessment of SLAA204: land to the east of Crookenden Place, Barham</li> </ul>	The comments made relate to SLAA assessment and contents of the new Local Plan, rather than the SA of the SLAA, as such they will be noted by the Council and considered during the plan making process. Table 4.1: Summary of justification for allocation or rejection of SLAA sites will be updated if appropriate.
Online form: 576	JIG Planning & Development Ltd (Iwan Jones)	<ul style="list-style-type: none"> <li>Comments on the SLAA assessment of SLAA224: land to the north of Church Lane, Barham</li> </ul>	The comments made relate to SLAA assessment and contents of the new Local Plan, rather than the SA of the SLAA, as such they will be noted by the Council and considered during the plan making process. Table 4.1: Summary of justification for allocation or rejection of SLAA sites will be updated if appropriate.
Online form: 602	Denton Homes Ltd (Ralph Elliott)	<ul style="list-style-type: none"> <li>Stated that the site and proposed development at Land off Well Lane, Fordwich has fundamentally changed with the site now being promoted alongside a parcel of land adjoined to the eastern boundary which would provide</li> </ul>	This site was submitted and recorded as SLAA314. It has been assessed in the Sustainability Appraisal of Strategic Land Availability Assessment (December 2023) and the Addendum to the SLAA document (December 2023).

Reference	Consultee	Response Summary	Response / Action
		significant nutrient mitigation in the form of a 6.85ha wetland.	
		<ul style="list-style-type: none"> <li>Stated that whilst it was considered there would be significant positive effects on Flooding, Employment and Sustainable communities (in both assessments), there are a number of inconsistencies.</li> </ul>	Comments noted and discrepancies are addressed individually below.
		<ul style="list-style-type: none"> <li>Questioned why site SLAA165, was considered to have “significant positive effect” on Housing but SLAA250 only had minor positive effects.</li> <li>Stated that notwithstanding the different site areas, as set out in the submitted Vision document (2021), both options would provide 26 dwellings alongside a policy compliant level of affordable. There is no reason therefore that only a ‘minor’ effect should be assigned to the Site. We therefore request a “significant positive” effect (++) is recorded for both.</li> </ul>	<p>As set out within the SA matrix, for Housing (SA Objective 10), to score a significant positive effect a site should provide 100+ dwellings or be greater than 2.9ha. The sites were both assessed in the SA of SLAA as they were different site areas.</p> <p>SLAA165 is circa 3.63ha and therefore above the threshold resulting in a score of significant positive effects.</p> <p>SLAA250 is circa 2.5ha and therefore below the threshold. Therefore SLAA250’s assessment of minor positive effects is still appropriate.</p>
		<ul style="list-style-type: none"> <li>Stated that both SLAA165 and SLAA250 scored minor positive effects on access to public transport and significant negative effects on transport highways (size and nature of surrounding road network)”. A Transport Assessment (‘TA’) has been prepared which suggests that whilst the nearest bus stops are approximately 0.8 km from the Site and the nearest railway station is 1.1 km away, given the high frequency of services, it more than makes up for the slightly longer walk distance than desired. The TA goes on to conclude that the development would not give rise to any harmful impacts in terms of</li> </ul>	<p>Comments noted.</p> <p>The dispute appears to be on the Transport highway sub-objective of SA Objective 13 Transport. Having regard to the Transport Assessment provided, it is still considered that development in this location will have a negative impact on the transport highway due to the size and location of the site, and the local road network as Fordwich is mainly single track roads with passing areas. As such any development within Fordwich is likely to cause significant negative effects on the Transport Highways and it is therefore considered</p>

Reference	Consultee	Response Summary	Response / Action
		<p>highway safety, capacity or amenity. We therefore request in both assessments, the Site is scored as neutral (0) rather than a significant negative effect (--).</p>	<p>that the score of significant negative effects on both SLAA165 and SLAA250 is appropriate.</p>
		<ul style="list-style-type: none"> <li>Stated that in terms of Biodiversity and in accordance with the legislation within the Environment Act, the development of the Site alongside the parcel of land adjoined to the eastern Site boundary for wetland, would deliver at least a 10% net gain in biodiversity. We therefore request in both assessments, the Site is scored as a “significant positive” effect (++) rather than a significant negative effect (--).</li> </ul>	<p>Comments noted. The additional land for the wetland was not presented at the time of the assessment of SLAA165 and SLAA250. This site was submitted and recorded as SLAA314. It has been assessed in the Sustainability Appraisal of Strategic Land Availability Assessment (December 2023) and the Addendum to the SLAA document (December 2023). The SA of SLAA does not take into account mitigation or policy requirements, such as the requirement to provide 10% (as per Environment Bill) or 20% (as per the draft Local Plan) biodiversity net gain. Inline with the SA matrix for Objective 3 Biodiversity, both SLAA165 and SLAA250 have significant negative effects on biodiversity meaning the current scoring is still appropriate.</p>
		<ul style="list-style-type: none"> <li>Stated that in terms of Geology, a Minerals Assessment has been undertaken and this confirms the potential Brickearth resource (within the Site) is constrained by the characteristics of the Site, particularly the constraining effect of residential dwellings and the public highway in close proximity. The Assessment goes on to suggest that the contribution of the potential mineral resource at the Site (even if it was capable of being extracted) would be an insignificant addition to the landbank (less than 1 year supply if the entire resource were to be extracted) and in consideration that the Site is located approximately 32km</li> </ul>	<p>Comments noted. As set out in the SA matrix for Objective 4 Geology, the criteria is not whether or not the minerals will be extracted. The criteria is whether or not the site is within a KCC Mineral safeguarding area. As agreed both SLAA165 and SLAA250 are within KCC Mineral Safeguarding Area and therefore a significant negative effect is still appropriate.</p>

Reference	Consultee	Response Summary	Response / Action
		<p>from the nearest end user, the importation of brickearth may not be cost effective. We therefore request in both assessments, the Site is scored as neutral (0) rather than a significant negative effect (--).</p>	
		<ul style="list-style-type: none"> <li>Stated that in terms of landscape, a Landscape and Visual Impact Assessment (LVIA) confirms the proposed development can be accommodated within this setting without resulting in a significant, long term, adverse impact upon the character of the Site, its immediate context and the setting of the wider landscape. We therefore request in both assessments, the Site is scored as neutral (0) rather than a significant negative effect (--).</li> </ul>	<p>Comments noted. The Landscape and Visual Impact Assessment considers mitigation and site design. The SA of SLAA does not take into account mitigation or site design.</p> <p>SA Objective 5: Landscape identifies there would be effects on the character of the area including a projection into the open countryside and existing views, therefore development would have a significant adverse impact on the surrounding open countryside. This is the case for both SLAA165 and SLAA250 and therefore the current score is still considered appropriate.</p>
		<ul style="list-style-type: none"> <li>Stated that in terms of the Historic Environment, a Heritage Appraisal has been undertaken and whilst the development would lead to “less than substantial harm”, in weighing this harm against the public benefits of the proposal as is required by paragraph 201 of the National Planning Policy Framework ('NPPF'), it is considered that the provision of much needed market and affordable housing alongside 1.1 hectares of public open space outweighs this harm. We therefore request in both assessments, the Site is scored as neutral (0) rather than a significant negative effect (--).</li> </ul>	<p>SA Objective 9: Historic Environment is broken into two sub-objectives. The ‘Heritage’ sub-objective is that being disputed. As set out within the SA matrix, the criteria is based on the effects on designated and non-designated heritage assets. This is different to the requirements of paragraph 201 of the NPPF.</p> <p>The score of significant negative effects for SLAA165 and SLAA250 are still considered appropriate as the site is in close proximity to several Grade 2 Listed Building (such as By the Way Cottage, Little Georgian House and The Old Rectory) and development could have an adverse impact on the assets and / or their setting. Adjacent to, and partially within Fordwich Conservation Area.</p>

Reference	Consultee	Response Summary	Response / Action
		<ul style="list-style-type: none"> <li>Stated that the assessment considered a minor negative effect on water. In consideration of achieving the Council's aims of promoting the sustainable and efficient use of water resources (through the development) and protecting and enhancing ground and surface water (off-site mitigation can be secured), we request in both assessments, the Site is scored as neutral (0) rather than a minor significant negative effect (-).</li> </ul>	<p>Comments noted. The SA of the SLAA does not take into account mitigation.</p> <p>Under SA Objective 6 Water, there are two sub-objectives. The 'Water Bodies' sub-objective is that being disputed.</p> <p>As set out within the SA matrix, sites within 10-50m of a waterbody score a minor negative effect. As this applies to both sites it is considered that the current score is still appropriate.</p>
Online form: 610	William Hawkins	<ul style="list-style-type: none"> <li>Stated that the Local Plan focuses too much on house building and insufficiently on delivering services to support the development.</li> <li>Stated that the drafting of the Local Plan involves consultation bias towards developers and insufficient outreach to local rural communities.</li> <li>Stated little consideration has been given to the cost / benefit or risk / reward to rural communities versus central Canterbury District.</li> <li>Stated the consultation process was inaccessible for many residents.</li> <li>Stated that the accompanying documents are illegitimate and should be removed</li> <li>Stated that they are opposed to the solar farm's listed in the Climate Change Topic Paper.</li> </ul>	<p>The comments made that relate to the contents of the new Local Plan, supporting evidence documents or consultation process, rather than the SA of the SLAA, will be noted by the Council and considered during the plan making process.</p>
Online form: 615	Varian Maude	<ul style="list-style-type: none"> <li>Questioned what happened to their previous comments.</li> </ul>	<p>The comments made relate to previous consultations, rather than the SA of the SLAA.</p> <p>Information on previous Local Plan consultations is available on the Council's <a href="#">website</a>.</p>

Reference	Consultee	Response Summary	Response / Action
Online form: 642	Valerie Horne	<ul style="list-style-type: none"> <li>Stated that it was beyond their comprehension.</li> </ul>	Comment noted. The SA of the SLAA has been produced inline with the legislation and national guidance.
Online form: 696	Jeremy Spon	<ul style="list-style-type: none"> <li>Questioned whether the mitigation would be provided, as they are speculative and experience in similar situations suggests they are never put in place nor enforced by the Council.</li> </ul>	The comments made that relate to the contents of the new Local Plan, rather than the SA of the SLAA, will be noted by the Council and considered during the plan making process.
		<ul style="list-style-type: none"> <li>Stated that allocations were decided first and then the appraisal written to justify the allocations.</li> </ul>	The SA of the SLAA was undertaken and those results were then considered alongside the Strategic Land Availability Assessment and draft Local Plan Growth Strategy to determine which sites were suitable to be included as allocations in the draft Local Plan. There was also a 'critical friend' review of the SA of the SLAA by an independent specialist consultant.
		<ul style="list-style-type: none"> <li>Stated that it's ridiculous to assume that sites for more than 100 homes will have a significant positive effect on open space when the development is based on a large proportion of current open space being developed.</li> </ul>	Comments noted. Within the SA matrix this is one consideration of Objective 14, sub-objective: Provision/loss of open space or health/community facilities. The sub objective also includes the loss of open space scoring negative or significant negative impact depending on the situation. Therefore, many sites scored mixed positive and negative results.
Online form: 707	Rogério de Lemos	<ul style="list-style-type: none"> <li>Stated that there is no justification for the proposed level of housing, assessment of the changes on current infrastructure or sustainability assessment.</li> <li>Stated that the allocations do not contribute to the organic development of Canterbury City and that the circulation plan is backward looking which does not account for the current improvements in mobility.</li> </ul>	<p>The comments made that relate to the contents of the new Local Plan, rather than the SA of the SLAA, will be noted by the Council and considered during the plan making process.</p> <p>A sustainability appraisal of both the SLAA and the draft Local Plan were completed and published on the Council's website during the consultation.</p>



Reference	Consultee	Response Summary	Response / Action
Online form: 734	Sandra Claxton	<ul style="list-style-type: none"> <li>Stated that they are appalled by the current approach.</li> </ul>	Comment noted.
Online form: 738	Peter Styles	<ul style="list-style-type: none"> <li>Stated that most of the sites should have been rejected and were accepted uncritically.</li> </ul>	<p>The comments made that relate to the contents of the new Local Plan, rather than the SA of the SLAA, will be noted by the Council and considered during the plan making process.</p> <p>Sites were critically assessed through the SA of the SLAA and the SLAA with the outcomes summarised in the Development Topic Paper (2022).</p>
Online form: 741	Sylvia Claringbould	<ul style="list-style-type: none"> <li>Stated that it is unsustainable to build in the countryside that has no sustainable transport links.</li> </ul>	Comments noted. The SA matrix includes a specific criteria (SA Objective 13) which includes two sub-objectives, one which specifically assesses a site's access to public transport.
Online form: 760	Teresa Shiel	<ul style="list-style-type: none"> <li>Stated that it's an outrage for the Council to call for sites for development.</li> </ul>	The comments made that relate to the contents of the new Local Plan, rather than the SA of the SLAA, will be noted by the Council and considered during the plan making process.
		<ul style="list-style-type: none"> <li>Stated they are in favour of new build developments with affordable homes and social housing for local people, that will resolve homeless issues, that provides homes for ex-servicemen/woman, on brownfield land with good transport links or areas which require redevelopment.</li> <li>Stated that development should not be on Grade 1 agricultural land, expand villages so that they lose their identity, surround settlements without considering the impacts on habitats, biodiversity, heritage or infrastructure.</li> </ul>	<p>The comments made that relate to the contents of the new Local Plan, rather than the SA of the SLAA, will be noted by the Council and considered during the plan making process.</p> <p>The SA matrix includes a specific criteria (SA Objective 11) which relates to avoiding unnecessary loss of best and most versatile agricultural land and building on brownfield land. SA Objective 5 specifically relates to avoiding harm on the landscape, seascape and townscape. SA Objective 3 specifically relates to</p>

Reference	Consultee	Response Summary	Response / Action
			conserving, connecting and enhancing biodiversity and habitats. SA Objective 9 specifically relates to preserving and enhancing the historic environment. SA Objective 13, includes a specific matrix criteria on minimising the potential impact on the highway network. SA Objective 14 relates to safe, healthy, inclusive and sustainable communities, it includes specific matrix criteria on access to GPs and Open space, access to education and provision / loss of open space or health / community facilities.
Online form: 770	Jessica Moreton	<ul style="list-style-type: none"> <li>Questioned what happened to their previous comments.</li> </ul>	The comments made relate to previous consultations, rather than the SA of the SLAA. Information on previous Local Plan consultations is available on the Council's <a href="#">website</a> .
Online form: 830	William Rowlandson	<ul style="list-style-type: none"> <li>Stated that there are too many negative and significant negative impacts from building excessively on greenfield land.</li> </ul>	The SA matrix includes a specific criteria (SA Objective 11) which relates to avoiding unnecessary loss of greenfield land.
Online form: 893	Penny Fairbrass	<ul style="list-style-type: none"> <li>None.</li> </ul>	
Online form: 953	Eva Fernandez Iglesias	<ul style="list-style-type: none"> <li>Stated that the land to the north of the University of Kent has not been allocated and should be removed from the Local Plan.</li> </ul>	The comments made that relate to the contents of the new Local Plan, rather than the SA of the SLAA, will be noted by the Council and considered during the plan making process.
Online form: 1015	Emma Collacott	<ul style="list-style-type: none"> <li>None.</li> </ul>	

Reference	Consultee	Response Summary	Response / Action
<p>Online form: 1050 And WR620</p>	<p>Agent for Catesby Estates (Judith Ashton)</p>	<ul style="list-style-type: none"> <li>• Stated that SLAA132: Land South of Thanet Way has a poorer score for transport impacts when it is this site that is allocated to provide a bus and park facility to ease congestion in the town centre seems somewhat odd, and should we believe be reviewed further, especially when SA appendix F (p17 (objective 13)) suggests, when commenting upon the preferred spatial strategy that ‘the provision and support of park and ride/ bus facilities in Canterbury and Whitstable would also help reduce traffic through the city and town centres’; whilst appendix I of the SA, in reviewing W6 and W7 against SA objective 13 score both as a +/- , and states: ‘Policies such as W4–W7 would create large improvements such as through the creation of a park and bus facility (as does policy W3). These parks and bus facilities would encourage the use and increase the accessibility of public transport within Whitstable. Any development created by these policies would have to ensure they have adequate access into the local road infrastructure..... W4-W10 provide appropriate infrastructure to be enhance connectivity..’</li> <li>• Stated that SLAA132: Land South of Thanet Way SA Objective 12 Transport should be changed to minor positive and minor negative effects.</li> </ul>	<p>Comments noted.</p> <p>Within the SA of SLAA assessment, the proposed use only included residential accommodation.</p> <p>The Park and Bus was sought later, as part of the reason for allocating the site, to address transport issues in Whitstable Town Centre. Therefore, this is assessed within the Sustainability Appraisal of the draft Policy instead.</p> <p>SA Objective 13 has two sub-objectives: access to public transport and impact on the highway network (transport highway).</p> <p>SLAA132 scored minor positive effects on access to public transport based on the current access to public transport, and significant negative effects on transport highway as it will be a large-scale development (circa 14.04ha) and the potential for new residents to be car dependent.</p>
		<ul style="list-style-type: none"> <li>• Stated that there was a disparity in the assessment on effects on water resources between SLAA132: Land South of Thanet Way and SLAA172: Land at Golden Hill, which needs to be addressed as they see no reason why adjacent sites should score differently and given pre app discussions with the Council they can confirm there will be no adverse impact on any local water bodies that are within or close</li> </ul>	<p>Comments in relation to Appendix I of the SA will be considered when the next SA of the draft Local Plan is produced.</p> <p>Objective 6 Water had two sub-objectives. Proximity to water bodies is the sub-objective being disputed.</p> <p>As set out in the SA matrix any site within 10-50m of a water body scores minor negative effects, while sites</p>

Reference	Consultee	Response Summary	Response / Action
		<p>to the site.</p> <ul style="list-style-type: none"> <li>Stated that SLAA132: Land South of Thanet Way SA Objective 6 Water should be changed to neutral.</li> </ul>	<p>over 50m from a waterbody score neutral. Due to the location of the water body, site SLAA172 is over 50m away, while SLAA132 is circa 43m away from a water body. Therefore the current score of neutral for SLAA172 and minor negative effects for SLAA132 is still appropriate.</p>
		<ul style="list-style-type: none"> <li>Stated that the assessment of SLAA132: Land South of Thanet Way allows for no mitigation and suggests that the site's ability to deliver 20% BNG is known. Can confirm, following pre app discussions, that 20% BNG will be delivered and Banacre Wood enhanced,</li> <li>Stated that SLAA132: Land South of Thanet Way SA Objective 3 Biodiversity should be changed to minor positive effects.</li> </ul>	<p>Comments in relation to Appendix I of the SA will be considered when the next SA of the draft Local Plan is produced.</p> <p>The SA of SLAA does not take into account mitigation or policy requirements within the draft Local Plan, such as biodiversity net gain.</p> <p>The SA matrix is clearly set out in Table 2.3: Call for Sites appraisal matrix, in Chapter 3 of the Sustainability Appraisal of Strategic Land Availability Assessment (page 16). This sets out which factors will be considered for biodiversity (SA objective 3).</p> <p>The score of significant negative effects on SA Objective 3: Biodiversity, is still considered appropriate as the site is within 400m of Ancient Woodland and contains Duncan Down, Seasalter LWS and priority habitat.</p>
		<ul style="list-style-type: none"> <li>Stated that the assessment of SLAA132: Land South of Thanet Way ignores what is now before the Council as far as site W6 is concerned and we would thus ask the Council/ authors of the SA to review their position on this accordingly.</li> <li>Stated that SLAA132: Land South of Thanet Way SA Objective 5 Landscape should be changed to minor negative effects.</li> </ul>	<p>Comments in relation to Appendix I of the SA will be considered when the next SA of the draft Local Plan is produced.</p> <p>The SA of SLAA does not take into account mitigation, such as landscape buffers / screening.</p> <p>The SA matrix is clearly set out in Table 2.3: Call for Sites appraisal matrix, in Chapter 3 of the Sustainability Appraisal of Strategic Land Availability Assessment (page</p>

Reference	Consultee	Response Summary	Response / Action
			16). This sets out which factors will be considered for biodiversity (SA objective 3). SLAA132 is scored as having significant negative effects due to the size of the site, character of the area, isolated location separate from the urban area and existing views, development would have a significant adverse impact on the surrounding open countryside. This is still considered appropriate.
Online form: 1076	Stephen Peckham	<ul style="list-style-type: none"> <li>Stated that there are critical problems with the Air Quality assessment for sites.</li> <li>Stated the active travel proposals are focused on new development with no real significant infrastructure improvements.</li> </ul>	The comments made that relate to the contents of the new Local Plan, rather than the SA of the SLAA, will be noted by the Council and considered during the plan making process.
		<ul style="list-style-type: none"> <li>Identified that things required to improve health are outside the Council's control. Stated that the lack of acknowledgement that there will be deteriorations in access and health provision due to ongoing provision issues in the health and social care sectors is astounding.</li> </ul>	Comments noted. SA Objective 14 relates to safe, healthy, inclusive and sustainable communities, it includes specific matrix criterias on access to GPs and Open space, and provision / loss of open space or health / community facilities.
		<ul style="list-style-type: none"> <li>Stated a lack of policies and actions to address geographical and population inequalities, and that the plan should be more than a land allocation exercise.</li> </ul>	The comments made that relate to the contents of the new Local Plan, rather than the SA of the SLAA, will be noted by the Council and considered during the plan making process.
Online form: 1102	Heather Green	<ul style="list-style-type: none"> <li>Stated that the landowners and tenants of <i>R1 - Land at Cooting Farm</i> are unwilling to sell and that it was not discussed with them.</li> <li>Stated that SLAA268 was identified as not suitable for development.</li> </ul>	The comments made that relate to the contents of the new Local Plan, rather than the SA of the SLAA, will be noted by the Council and considered during the plan making process.

Reference	Consultee	Response Summary	Response / Action
Online form: 1135	Sarah Cassidy	<ul style="list-style-type: none"> <li>Stated strong opposition to the Climate Change Topic Paper which dealt with energy sites. States the energy site assessments were inconsistent with other assessments and does not take account of the NPPF.</li> </ul>	The comments made that relate to the contents of the new Local Plan, rather than the SA of the SLAA, will be noted by the Council and considered during the plan making process.
Online form: 1144	Cllr Alex Ricketts	<ul style="list-style-type: none"> <li>Stated that a vision of where development is desirable and how it will support the local economy and reduce the impact on communities should be determined first, then seek sites that fit that plan, rather than rely entirely on speculative applications to guide the future.</li> </ul>	The comments made that relate to the contents of the new Local Plan, rather than the SA of the SLAA, will be noted by the Council and considered during the plan making process.
Online form: 1161 And WR473	University of Kent (Avison Young)	<ul style="list-style-type: none"> <li>Stated that sites B, C and D were assessed individually within the SLAA as opposed to a single site as being promoted by the UoK.</li> </ul>	Sites B, C and D, along with the land required for access has been assessed under SLAA319 in the Sustainability Appraisal of Strategic Land Availability Assessment (December 2023).
		<ul style="list-style-type: none"> <li>Stated that they do not agree with the Sustainability Appraisal's assessment of Sites BCD's suitability for redevelopment. The Sustainability Appraisal should state (especially in light of UoK's latest submitted evidence): <ul style="list-style-type: none"> <li>- That Sites BCD are a suitable and sustainable development opportunity which should be allocated within the emerging Local Plan.</li> <li>- That the access strategy options set out within the Preliminary Transport Assessment appear workable.</li> <li>- That there is an unignorable economic need for the Sites to be delivered, to ensure the future success of the University (and to ensure that its significant contribution to Canterbury's economy is sustained).</li> </ul> </li> <li>Stated that when considered in comparison with the alternatives, the SLAA/Sustainability Appraisal evidence</li> </ul>	The comments made relate to SLAA assessment and contents of the new Local Plan, rather than the SA of the SLAA, as such they will be noted by the Council and considered during the plan making process. Table 4.1: Summary of justification for allocation or rejection of SLAA sites will be updated if appropriate.

Reference	Consultee	Response Summary	Response / Action
		<p>suggests that Sites BCD should be considered as a preferable housing allocation site on suitability, availability and achievability grounds. When teamed with the significant economic pressures which the UoK is facing (and the requirement for the Local Plan to address these), the case to allocate Sites BCD for housing-led development within the Local Plan is clearly compelling.</p> <ul style="list-style-type: none"> <li>• Stated that it is apparent that UoK's 'Site C' has the highest score when compared against these other key sites, while Sites B and D score comfortably higher than the lowest scores identified (pertaining to Hollow Lane and Brooklands Farm - both of which have an assumed housing capacity considerably less than Sites B, C and D combined).</li> </ul>	
		<ul style="list-style-type: none"> <li>• Stated that the scoring within the SA SLAA currently fails to take account of Sites BCD's role in sustaining UoK's economic future. Given that the SA is supposed to assess both the economic and social value of potential allocation sites, this is an important omission that should be corrected (which in our view would result in Sites BCD scoring more favourably).</li> </ul>	<p>Comments noted. The SA matrix is clearly set out in <i>Table 2.3: Call for Sites appraisal matrix</i>, in Chapter 3 of the Sustainability Appraisal of Strategic Land Availability Assessment (page 16). This sets out which factors will be considered for the employment objective.</p>
		<ul style="list-style-type: none"> <li>• In addition, further to submission of UoK's latest technical/environmental evidence (notably the updated Preliminary Transport Assessment), we consider that Sites BCD should score more favourably within the above matrix (and when compared with some of the other alternative sites identified above).</li> </ul>	<p>Comments noted. The comments made relate to SLAA assessment and contents of the new Local Plan, rather than the SA of the SLAA, as such they will be noted by the Council and considered during the plan making process. Table 4.1: Summary of justification for allocation or rejection of SLAA sites will be updated if appropriate.</p> <p>Even considering the Preliminary Transport Assessment, due to the size and location of the sites and surrounding</p>

Reference	Consultee	Response Summary	Response / Action
			road network significant negative impacts are still considered appropriate.
Online form: 1234	Evelyn Andrews	<ul style="list-style-type: none"> <li>Stated that the land owners of <i>R1 - Land at Cooting Farm</i> are unwilling to sell and that it should be checked with the landowners whether the land is available prior to allocating a site.</li> </ul>	The comments made that relate to the contents of the new Local Plan, rather than the SA of the SLAA, will be noted by the Council and considered during the plan making process.
Online form: 1241	Elaine Mitchell	<ul style="list-style-type: none"> <li>Stated that they were unable to view the document.</li> </ul>	The comments made that relate to the draft Local Plan consultation, rather than the content of the SA of the SLAA, will be noted by the Council and considered for future consultations.
Online form: 1258	Robert Whittaker	<ul style="list-style-type: none"> <li>Stated difficulties in finding the document.</li> </ul>	The comments made that relate to the draft Local Plan consultation, rather than the content of the SA of the SLAA, will be noted by the Council and considered for future consultations.
Online form: 1264	Jennifer Bintley	<ul style="list-style-type: none"> <li>Stated that it was an enormous document and that infrastructure should be improved, especially the hospital and churches.</li> </ul>	The comments made that relate to the contents of the new Local Plan, rather than the SA of the SLAA, will be noted by the Council and considered during the plan making process.
Online form: 1285	Anthony Haynes	<ul style="list-style-type: none"> <li>Stated that there is little integration of sites through a masterplan which is compounded by an ungainly transport and zoning strategy where the predicted modal shift in transport is hypothetical at best.</li> <li>Stated that it appears that developers have the principal say in sites.</li> <li>Questioned the order of providing more housing before the new roads and whether the Eastern Corridor will be</li> </ul>	The comments made that relate to the contents of the new Local Plan, rather than the SA of the SLAA, will be noted by the Council and considered during the plan making process.



Reference	Consultee	Response Summary	Response / Action
		built.	
Online form: 1306 and WR466	Oaten Hill and South Canterbury Association (Tim Carlyle)	<ul style="list-style-type: none"> <li>• Stated that the NPPF offset system of benefits / harms makes comments on individual aspects of suitability meaningless</li> <li>• Stated impacts of development on agricultural land should be assessed.</li> </ul>	<p>The comments made that relate to the contents of the new Local Plan, rather than the SA of the SLAA, will be noted by the Council and considered during the plan making process.</p> <p>Comment noted. The SA matrix includes a specific criteria (SA Objective 11) which relates to avoiding unnecessary loss of best and most versatile agricultural land.</p>
Online form: 1319	John Puddle	<ul style="list-style-type: none"> <li>• Stated that the plan is a shambles as its basic premise is to generate revenue from developers to build a ring road in return for granting planning for excess amounts of housing that are above and beyond that required by UK government.</li> <li>• Stated that the ring road is not needed and that alternative plan with integrated electric transport and subsidised public transport should be done.</li> <li>• Stated a failure to include plans for generating green energy and charging points and infrastructure for electric vehicles.</li> <li>• Stated the zonal ring road system will cause more road use.</li> </ul>	<p>The comments made that relate to the contents of the new Local Plan, rather than the SA of the SLAA, will be noted by the Council and considered during the plan making process.</p>
		<ul style="list-style-type: none"> <li>• Stated a loss of habitats on protected land at Old Park Chequers Wood and chalk streams of the Little Stour Valley due to housing and road developments.</li> <li>• Stated concerns that the increased risk of flooding from rainwater runoff and overloaded sewage systems had not been assessed in the context of projected local climate</li> </ul>	<p>The comments made that relate to the contents of the new Local Plan, rather than the SA of the SLAA, will be noted by the Council and considered during the plan making process.</p> <p>The SA matrix used to undertake the SA of the SLAA includes a specific criteria (SA Objective 7) which relates</p>

Reference	Consultee	Response Summary	Response / Action
		change and rising sea levels.	to reducing the risk of flooding and the Environment Agency Flood Zone mapping has been used. SA Objective 3 specifically relates to conserving, connecting and enhancing biodiversity and habitats.
Online form: 1328	Janet Morgan	<ul style="list-style-type: none"> <li>• Stated that the housing numbers are incorrect as they are too high for the predicted demand.</li> <li>• Stated that the council has plumped for ones put forward, including on good quality agricultural land, rather than looking for the best locations.</li> <li>• Stated that the types of housing is weighted to larger 3 and 4 bedroom dwellings compared to what is needed.</li> <li>• Stated the social housing proportion needs to be 40% rather than 30%.</li> </ul>	The comments made that relate to the contents of the new Local Plan, rather than the SA of the SLAA, will be noted by the Council and considered during the plan making process. Comment noted. The SA matrix includes a specific criteria (SA Objective 11) which relates to avoiding unnecessary loss of best and most versatile agricultural land.
WR224	Liberal Democrats (Nick Eden-Green)	<ul style="list-style-type: none"> <li>• Stated that the method of assessing sites is purely reactive rather than proactive.</li> </ul>	The SA of SLAA assesses all sites submitted and considered for development in line with the legislation and national guidance.
WR082	Area of Outstanding Natural Beauty Unit	<ul style="list-style-type: none"> <li>• Stated that it is a fundamental shortcoming that SA Objective 5 does not include reference to the impacts on the setting of the AONB or Local Landscape Designations.</li> </ul>	While Local Landscape Designations were taken into consideration, this was not clear in the document. The Sustainability Appraisal of Strategic Land Availability Assessment (December 2023) includes reference to the impacts on the setting of the AONB or Local Landscape Designations.
		<ul style="list-style-type: none"> <li>• Table 4.1 in the Reason for allocation or rejection for SLAA155: Canterbury Business Park it states 'While the SA has identified significant minor negative impacts' and believe this should be 'While the SA has identified</li> </ul>	Agreed. This has been amended in the Sustainability Appraisal of Strategic Land Availability Assessment (December 2023).

Reference	Consultee	Response Summary	Response / Action
		<p>significant negative impacts'</p> <ul style="list-style-type: none"> <li>Stated that they disagree that the landscape impacts of SLAA155: Canterbury Business Park can be addressed and it would not be possible to mitigate adverse impacts in any meaningful way due to the scale and functional design requirements of the buildings.</li> </ul>	The comments made relate to SLAA assessment and contents of the new Local Plan, rather than the SA of the SLAA, as such they will be noted by the Council and considered during the plan making process. Table 4.1: Summary of justification for allocation or rejection of SLAA sites will be updated if appropriate.
WR213	Hallam Land Management (Harris Matthew)	<ul style="list-style-type: none"> <li>Stated that for SLAA104: Brooklands Farm, Whitstable, they agree with the scores for SAO 1 (Air Quality), SAO10 (Dwellings), SAO 11 (Land Use) and SAO 12 (Employment).</li> </ul>	Comments noted.
		<ul style="list-style-type: none"> <li>Stated that they disagree with the score given for SLAA104: Brooklands Farm. A breakdown of SA Objectives is provided in a table.</li> </ul>	Comment noted. Each area of disagreement is addressed separately below.
		<p>SLAA104: Brooklands Farm, Whitstable - SA Objective 3 Biodiversity</p> <ul style="list-style-type: none"> <li>At this stage of the process, the effect on biodiversity cannot be determined.</li> <li>Disagree that there would be significant negative effects, given that the design and mitigation could address the biodiversity and historic environment issues, with the SLAA confirming this.</li> <li>Definitions for significance scores within the Appendix M of the SA. Biodiversity is a negative score if a biodiversity net loss is delivered. Stated, this is not the case here. Policies SS1 and DS21 of the draft Local Plan requires a 20% net gain in biodiversity and 20% tree canopy across the Site.</li> </ul>	The SA of SLAA does not take into account mitigation or policy requirements within the draft Local Plan. The SA matrix is clearly set out in <i>Table 2.3: Call for Sites appraisal matrix</i> , in Chapter 3 of the Sustainability Appraisal of Strategic Land Availability Assessment (page 16). This sets out which factors will be considered for the biodiversity objective.

Reference	Consultee	Response Summary	Response / Action
		<p>SLAA104: Brooklands Farm, Whitstable - SA Objective 4 Geology</p> <ul style="list-style-type: none"> <li>The Council have not commented upon the reason for scoring geology as significant negative. As set out above, the recognised minerals on Site are solely along and beneath the Swalecliffe Brook, Ancient Woodland and Local Wildlife Site, which makes it unviable to obtain.</li> </ul>	<p>The SA matrix is clearly set out in <i>Table 2.3: Call for Sites appraisal matrix</i>, in Chapter 3 of the Sustainability Appraisal of Strategic Land Availability Assessment (page 16).</p> <p>For Objective 4 a site is given significant negative effects if it contains a Regionally Important Geological Site, or is wholly or partially within a Mineral's Safeguarding Area. As agreed the site contains Minerals Safeguarding Area and therefore the score of significant negative effects is still appropriate.</p>
		<p>SLAA104: Brooklands Farm, Whitstable, SA Objective 5 Landscape</p> <ul style="list-style-type: none"> <li>Stated that the Local Landscape Designations Review and Recommendations (2021) report sets the Site within the Coastal Hinterland (C2: Chestfield Farmland Landscape Character Area) and Blean Woods Area of High Landscape Value. The Report recommends the boundary to be redrawn southwards along the New Thanet Way (A299), noting that the area (i.e. the Site) to the north of the New Thanet Way is "of value as the rural setting to Whitstable, but is open arable farmland and does not have the same qualities as setting to the Blean Woods". As such, whilst there would be some change, the impact on the landscape is not considered to be significant beyond the unavoidable loss of greenfield land, noting it will no longer be a locally designated landscape and that part of the District is covered by an Area of Outstanding Natural Beauty. Therefore, this Site is of much lower environmental value compared to reasonable alternatives so effects should be revised to Neutral.</li> </ul>	<p>Comments noted. Due to the size of the site, character of the area and existing views, development would have a significant adverse impact on the surrounding open countryside. The SA of the SLAA does not mark based on how the site compares to other sites. It is a factual assessment of the site without considering other sites or mitigation measures. Therefore significant negative effects are still appropriate.</p>

Reference	Consultee	Response Summary	Response / Action
		<p>SLAA104: Brooklands Farm, Whitstable - SA Objective 6 Water</p> <ul style="list-style-type: none"> <li>• The Council have not commented upon the reason for a significant negative score. Without evidence it is not possible to compare.</li> <li>• Would be an increase in water consumption, but the developer will make provisions to secure sustainable water measures and SuDS, thus protecting and enhancing ground and surface water quality and promoting the sustainable and efficient use of water resources.</li> </ul>	<p>The SA of SLAA does not take into account mitigation, such as SuDS. As per the SA matrix, by using detailed river network mapping the site is identified to be within 10m of a water body, as there is a water course running through the site. Therefore a score of significant negative effects is still considered appropriate.</p>
		<p>SLAA104: Brooklands Farm, Whitstable - SA Objective 7 Flood Zone</p> <ul style="list-style-type: none"> <li>• The Council have not commented upon the reason for scoring flood zone as significant negative.</li> <li>• Part of the Site is located within the flood zones 2 &amp; 3</li> <li>• Development can easily and will be accommodated away from the flood risk areas to ensure residents are safe and in respect of good design. These areas can be retained as public open space.</li> <li>• Whilst there are risks of flooding on the Site, the Council have overestimated the perceived effect.</li> </ul>	<p>The SA of SLAA does not take into account the layout or design of a site. As agreed the site contains flood zone 2 and 3. Therefore, based on the SA matrix it is still appropriate for the site to be scored with significant negative effects.</p>
		<p>SLAA104: Brooklands Farm, Whitstable - SA Objective 8 Heritage</p> <ul style="list-style-type: none"> <li>• There are no heritage assets on the Site.</li> <li>• There are adjacent historic assets, and a suitable design response will be required.</li> <li>• Brooklands Cottage and Farm (Grade II) to the south of the Site, has limited visual connection due screening afforded by existing agricultural buildings in the immediate vicinity. In respect of Rayham Farm and Barn (Grade II), to the</li> </ul>	<p>Comments noted. The SA of SLAA does not take into account the layout or design of a site or mitigation. As agreed the site is adjacent to several Grade 2 Listed Buildings (Brooklands Cottage/Brooklands Farmhouse, Barn to north east of Rayham Farm, and Rayham Farm). Therefore, development could have an adverse impact on the assets and / or their setting. The site is also adjacent to Chestfield, and in close proximity to Canterbury and Whitstable Railway and Whitstable</p>

Reference	Consultee	Response Summary	Response / Action
		<p>north, there are limited views to and from the Site due to existing tall, hedged boundaries. As per the draft Policy W5 (2)(f), the Masterplan recommends keeping views open and set back from boundaries to avoid conflict with these heritage assets. The Chestfield Conservation Area lies to the east of the Site, but has limited intervisibility with the Site and there would be no material impacts on archaeology or heritage assets.</p>	<p>Station Conservation Areas. As set out in the SA matrix any site which could have an adverse effect on a nationally designated heritage asset (such as a Listed Building) is scored as having significant negative effect against SA Objective 9 Historic Environment sub-objective Heritage. Therefore it is still considered appropriate to score SLAA104 as having significant negative effects on SA Objective 9: Historic Environment.</p>
		<p>SLAA104: Brooklands Farm, Whitstable - SA Objective 10 Dwellings</p> <ul style="list-style-type: none"> <li>The SA identifies significant positive effects for housing and employment. It should be recognised that housing benefits would be market and affordable at a policy compliant level.</li> </ul>	<p>Comments noted.</p>
		<p>SLAA104: Brooklands Farm, Whitstable - SA Objective 13 Transport</p> <ul style="list-style-type: none"> <li>The SA scores mixed impacts on transport – with significant positive effects on access to public transport and significant negative effects on transport highway.</li> <li>However, the significant negative score on transport highway fails to consider the potential significant positive transport improvements forthcoming as part of the scheme, such as the A299 slips, which can benefit the Site and the wider Whitstable area in terms of easier access and connectivity to the strategic highway network, alleviating the highway capacity at other junctions within the Whitstable area and improving journey reliability.</li> </ul>	<p>Comments noted. SA Objective 13 has two sub-objectives and it is understood that the sub-objective being disputed is that which relates to impacts on highway network (transport highway). SLAA104 is a large-scale development (circa 79.13ha) and the potential for new residents to be car dependent, so even with the provision of A299 slips there will be significant negative effects on the highways network. Therefore, the current score is still considered appropriate. However, the delivery of the A299 slips and their wider benefits are recognised in the reasons for selection of the site as a draft allocation.</p>

Reference	Consultee	Response Summary	Response / Action
		<p>SLAA104: Brooklands Farm, Whitstable, SA Objective 14 Sustainable communities</p> <ul style="list-style-type: none"> <li>Mixed impacts for sustainable communities, with significant positive effects on provision / loss of facilities, minor positive effects on access to GP / open space and access to education, and minor negative effects on neighbouring uses (A299).</li> <li>As required within Policy W5, the development of the SDA will provide onsite community facilities, such as schools, local shopping and community uses, sports facilities, play areas and open space, and contributes to healthcare infrastructure; whilst on-site mitigation can address any negative effects of the close proximity to the A299.</li> <li>HLM disputes that this would score mixed, given the positive aspects fully outweigh the minor negative matter (i.e. close proximity to the A299).</li> <li>Based upon the allocation requirements of Policy W5, HLM consider that the inclusion of the primary and SEND schools would result in significant positive impacts of the development, not just locally but across the District and Kent as a whole, as the new SEND school is a key strategic infrastructure recognised within the Plan and IDP.</li> <li>Clearly owing to the identified need, HLM considers that access to education should be significant positive, rather than minor positive.</li> </ul>	<p>Comment noted.</p> <p>The SA of SLAA reflects pre-mitigation scoring, so policy requirements in relation to school provision is not taken into account. Therefore the inclusion of a Primary and SEND school on site, to provide facilities to meet the District need, were not considered within the SA of the SLAA.</p> <p>Access to education is based on the distance to existing education facilities, so the minor positive effects identified follows the SA matrix.</p> <p>The mixed score given reflects the potential conflict of the site with neighbouring uses (A299) which clearly follows the methodology in the SA matrix. Mitigation would be required to some extent and as mentioned the SA of SLAA reflects pre-mitigation scoring only.</p> <p>Irrespective of these points, the overall scoring for SA objective 14 is significantly positive with minor negative effects. Therefore, even if access to education was changed to significant positive effects, which would be contrary to the purpose of the SA of SLAA, it would not change the overall score. As set out in the methodology positive effects in one sub category, can not cancel negative effects in another sub category within an SA objective. Therefore, no changes are proposed.</p>
		<ul style="list-style-type: none"> <li>Stated that in light of this revised scoring, the Site would score even better, reinforcing its appropriateness as an allocation in the draft Local Plan.</li> </ul>	<p>Comments noted. The comments made that relate to the contents of the new Local Plan, rather than the SA of the SLAA, will be noted by the Council and considered during the plan making process.</p> <p>Comments have been provided above for each area of</p>

Reference	Consultee	Response Summary	Response / Action
			disagreement.
WR537	Hallam Land Management (Nexus Planning)	SLAA176: Land west of Whitstable Road, Canterbury <ul style="list-style-type: none"> <li>Concur with the significant positive effects findings for the objectives flooding, housing, employment and sustainable communities.</li> <li>Agree with the scores for SAO 1 (Air Quality), SAO 6 (Water), SAO 7 (Flood Zone), SAO 9 (Heritage), SAO10 (Dwellings), SAO 12 (Employment) and SAO14 (Sustainable Communities).</li> </ul>	Comments noted.
		SLAA176: Land west of Whitstable Road, Canterbury <ul style="list-style-type: none"> <li>Stated that the site should be scored more favourably and provided a table which outlines the areas of disagreement.</li> </ul>	Comment noted. Each area of disagreement is addressed separately below.
		SLAA176: Land west of Whitstable Road, Canterbury - SA Objective 3 Biodiversity <ul style="list-style-type: none"> <li>Stated that at this stage of the process, the effect on biodiversity cannot be determined.</li> <li>Disagreed that there would be residual negative effects, given that the design and mitigation could address the biodiversity and historic environment issues, with the SLAA confirming this.</li> <li>Definitions for significance scores within the Appendix M of the SA. Biodiversity is a negative score if a biodiversity net loss is delivered. Stated, this is not the case here. Policies SS1 and DS21 of the draft Local Plan requires a 20% net gain in biodiversity across the Site.</li> <li>The Natural England Priority Habitat Inventory (see technical note TIN 110) identifies the Blean Pastures as good quality semi-improved grassland and a non-priority</li> </ul>	The SA of SLAA does not take into account mitigation or policy requirements within the draft Local Plan. The SA matrix is clearly set out in <i>Table 2.3: Call for Sites appraisal matrix</i> , in Chapter 3 of the Sustainability Appraisal of Strategic Land Availability Assessment (page 16). This sets out which factors will be considered for biodiversity (SA objective 3).



Reference	Consultee	Response Summary	Response / Action
		<p>habitat. Stated, the masterplan proposal would retain the public footpath and its immediate habitat in-situ, and separation between Blean Pastures Wildlife Site, Blean Woods NNR, SSSI, SAC, and Ancient Woodland, would be achieved ensuring no physical impacts. Limited connectivity and provision of open space on site, so there would be no material recreational impacts arising.</p> <ul style="list-style-type: none"> <li>● Matters regarding protected species could be mitigated during the planning process and a net gain could be achieved on Site.</li> <li>● Should be Neutral at worst; with appropriate management and design a positive effect may be achieved.</li> </ul>	
		<p>SLAA176: Land west of Whitstable Road, Canterbury - SA Objective 4 Geology</p> <ul style="list-style-type: none"> <li>● SA sets out significant negative effects on geology, which according to Appendix M indicates there would be significant negative effects on protected geological important sites. However, there is limited evidence to support this position.</li> <li>● The HDA Landscape Response outlines that the Site does not include a geologically important site such as a RIG. The eastern portion of the Site lies on the western edge of the KCC Minerals Safeguarding area, for river terrace deposits. The Site is in close proximity to existing residential areas, small in extent and would be unviable to extract, given the necessary standoffs for noise, residential amenity and access.</li> <li>● Should a Neutral effect in respect of protected geological sites and a minor negative effect in relation safeguarding mineral resources. This does not represent a constraint in</li> </ul>	<p>The SA matrix is clearly set out in <i>Table 2.3: Call for Sites appraisal matrix</i>, in Chapter 3 of the Sustainability Appraisal of Strategic Land Availability Assessment (page 16).</p> <p>For Objective 4 a site is given significant negative effects if it contains a Regionally Important Geological Site, or is wholly or partially within a Mineral's Safeguarding Area. As agreed the site is partially within a Minerals Safeguarding Area and therefore the score of significant negative effects is still appropriate.</p>

Reference	Consultee	Response Summary	Response / Action
		<p>terms of site suitability. The desire / need for prior extraction would have to be balanced against its impacts and the need to deliver housing.</p>	
		<p>SLAA176: Land west of Whitstable Road, Canterbury - SA Objective 5 Landscape</p> <ul style="list-style-type: none"> <li>● Site is within the Blean AHLV. The HDA Landscape Response details that the proposals would not affect the Blean Woods Complex directly or the Blean Pastures which lie adjacent to Church Wood, which form the immediate setting to the woods.</li> <li>● The existing oak and hornbeam tree belt which lies between the site and Blean Pastures would be retained and enhanced, to provide a visual buffer and enhance the habitat connectivity required of the policy.</li> <li>● Site is within the Landscape Character Area F2 The Stour Valley Slopes, and is not reflective of the more rural landscape characteristics associated with Blean Wood AHLV.</li> <li>● The SLAA refers to the site being surrounded by 'open countryside'. Aerial photography clearly illustrates that the site is surrounded by Kent College's playing fields to the east and south of the site and residential development to the south-east, east and north. In a wider context the site is contained to the south and west by the Blean Woods. The woodland visually contains the site, limiting the potential landscape and visual effects to the immediate environs of the site.</li> <li>● The SLAA townscape assessment identifies the north-eastern part of the site, fronting Whitstable Road, as part of the 'Green Gap' between Blean and Canterbury.</li> </ul>	<p>Comments noted. The SA of SLAA does not take into account mitigation or site design / layout. It is considered that anything outside of the settlement boundaries / built confines of settlements is within the 'open' countryside. The site is within a green gap. Therefore it is considered the score of significant negative effects is still appropriate.</p>

Reference	Consultee	Response Summary	Response / Action
		<p>The gap is not easily seen from the road (as confirmed by the 2015 Local Plan Inspector), however no housing development is proposed on the Whitstable Road frontage, or within the wider green gap policy area to the south-east.</p> <ul style="list-style-type: none"> <li>• The revised outline masterplan would maintain separation between settlements and avoid the sense of coalescence and the proposals would not have an adverse effect on townscape character. The effects on the local landscape would be negative, an effect consistent with most green field sites assessed in the SLAA and SA , however the effects would be limited to the immediate environs of the site. The development would not have a noticeable effect on the Blean Wood complex or the wider AHLV.</li> <li>• The effects on land / townscape would, therefore, be neutral, which is better than many of the significant negative scores given to existing allocations, such as Merton Park Mill Field (Policy R4), Ayelsham South (Policy R20) and Land adjacent to Valley Road Barham (Policy R23).</li> </ul>	
		<p>SLAA176: Land west of Whitstable Road, Canterbury - SA Objective 11 Land use</p> <ul style="list-style-type: none"> <li>• HLM accept the scheme would result in the loss of Grade 3 level agricultural land. The development of the Site would not result in the loss of BMV (Grade 1 and 2) land as identified in the SA. As such, the resultant effect on land use would be a Negative rather than a Significant Negative effect, as set out in the SA.</li> </ul>	<p>The SA matrix is clearly set out in <i>Table 2.3: Call for Sites appraisal matrix</i>, in Chapter 3 of the Sustainability Appraisal of Strategic Land Availability Assessment (page 16).</p> <p>For objective 11 significant negative effects are identified as sites containing Grade 1, 2 or 3 agricultural land, or greenfield land of 3 or more hectares. SLAA176 is both Grade 3 agricultural land, but also circa 4.89ha. Therefore the result of significant negative effects is still appropriate.</p>

Reference	Consultee	Response Summary	Response / Action
		<p>SLAA176: Land west of Whitstable Road, Canterbury - SA Objective 13 Transport</p> <ul style="list-style-type: none"> <li>• The SA scores mixed impacts on transport (significant positive effects on access to public transport; and minor negative effects on transport highways).</li> <li>• Number of vehicles would increase, but the site is located in a sustainable location. Therefore it is contested the impact on transport highways would be negative, without substantiated evidence.</li> <li>• Furthermore, the scheme includes a significant community benefit through the provision of primary school parking, thus removing stationary and parked vehicles on Whitstable Road, which reduces the potential hazards within the highway.</li> <li>• Suggest this is revised from minor negative to positive and thus the overall score shifted to positive.</li> </ul>	<p>The SA matrix is clearly set out in <i>Table 2.3: Call for Sites appraisal matrix</i>, in Chapter 3 of the Sustainability Appraisal of Strategic Land Availability Assessment (page 16).</p> <p>Under objective 13, the criteria 'Transport' which assesses the impact on the highway network does not use significant positive or minor positive effects. A Neutral score identifies no impact on the highway network, minor negative effect identifies potential adverse impact on highway network, and significant negative effect identifies potential significant adverse impact on highway network.</p> <p>While there may be some advantages should primary school parking be provided, the size of the site (medium site of circa 4.89ha) means there is still the potential for some adverse impacts on the highway network. Therefore the score of mixed impacts of significant positive and minor negative effects is still considered appropriate.</p>
		<ul style="list-style-type: none"> <li>• Stated that in light of this revised scoring, it is noted that the Site would, for example, score better than allocations sites – Land North of Cockerling Road (Policy C9), Land on Bekesbourne Lane (Policy C14), Folly Farm (Policy C20), Wincheap (Policy C23), but additional allocations are in any event required, following the deletion of Cooting Farm.</li> <li>• Stated that in light of suggested revisions, the site would score comparatively better than existing allocations.</li> </ul>	<p>Comments noted. The comments made that relate to the contents of the new Local Plan, rather than the SA of the SLAA, will be noted by the Council and considered during the plan making process.</p> <p>Comments have been provided above for each area of disagreement.</p>
WR583	Church	<ul style="list-style-type: none"> <li>• Stated that a site's effect on climate change should have</li> </ul>	<p>Comments noted. SA objective 2: Climate change is not</p>

Reference	Consultee	Response Summary	Response / Action
	Commissioners of England (Savills)	been included in the SA of SLAA. It is acknowledged that carbon reduction measures are required through building regulations, however, the SA can consider the location, design and adaptability of a site allocation.	assessed in the SA of SLAA as the majority of the factors relate to construction techniques / materials which rely on the building regulations, design and consent at planning application stage and subsequent occupation and use. The specific design of a site is not considered in the SA of the SLAA as this can be dependent on mitigation and policy requirements. The location and adaptability of a site is considered under SA objective 11 which specifically considers the land use, and the risk of flooding is specifically considered under Objective 7. SA objective 13: Transport, includes proximity to public transport, which is directly related to location of development and its potential transport related emissions.
		<ul style="list-style-type: none"> <li>Stated that in relation to waste a site should be assessed against Kent County Council's Waste and Minerals Assessment to ensure there are no environmental effects.</li> </ul>	Comments noted. Mineral safeguarding areas identified in Kent County Council's Waste and Minerals Assessment is considered specifically under SA objective 4 relating to conserving geological sites and safeguarding mineral resources in the District. All new development may offer opportunities for incorporating sustainable waste management practises. Consequently, this is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.
		<ul style="list-style-type: none"> <li>Stated that detailed written analysis for SLAA146: Land at Hersden is not provided</li> </ul>	Comments noted. The SA matrix is clearly set out in <i>Table 2.3: Call for Sites appraisal matrix</i> , in Chapter 3 of the Sustainability Appraisal of Strategic Land Availability Assessment (page 16). Appendix B: SA matrix of sites, also provides additional site specific commentary for

Reference	Consultee	Response Summary	Response / Action
			each site.
		<ul style="list-style-type: none"> <li>Stated that for SLAA146: Land at Hersden SA Objective 1 Air Quality: The SA currently assesses air quality as neutral. The site is not within proximity of an Air Quality Management Area, thus will not impact an existing area of poor air quality. The proposal will ensure that air quality is fully assessed and appropriate mitigation will be provided, if required. It is necessary to acknowledge that the site is within close proximity of existing and planned employment opportunities and community infrastructure, limiting the need for private car trips. As such, it is considered that the allocation of this site should be amended to minor positive effects.</li> </ul>	<p>As set out within the SA matrix Air Quality (objective 1) is not assessed using significant positive or minor positive effects.</p> <p>Proximity to employment opportunities is considered specifically under SA Objective 12.</p> <p>Proximity to community infrastructure is considered specifically under SA Objective 14.</p>
		<ul style="list-style-type: none"> <li>Stated that for SLAA146: Land at Hersden SA Objective 2 Climate Change: The proposal will comply with the relevant Building Regulations and/or its amendments. The site is located near to existing services and facilities, reducing trip rates and traffic emissions. Furthermore, CCE is committed to incorporating environmental, social and governance issues into their approach to investment. For this reason, the site should be awarded a minor positive effect.</li> </ul>	<p>As set out within <i>Table 2.1: SA sub-objectives and appraisal criteria</i> within the Sustainability Appraisal of Strategic Land Availability Assessment there is no assessment criteria for climate change. It has not been possible to identify specific site level criteria that could be applied for this SA objective given that energy use and carbon emissions relate to construction techniques / materials which rely on the building regulations, design and consent at planning application stage and subsequent occupation and use.</p> <p>Proximity to employment opportunities is considered specifically under SA Objective 12.</p> <p>Objective 13, and its identified appraisal criteria, aims to promote and encourage sustainable transport.</p> <p>Proximity to community infrastructure is considered specifically under SA Objective 14.</p>

Reference	Consultee	Response Summary	Response / Action
		<ul style="list-style-type: none"> <li>Stated that for SLAA146: Land at Hersden SA Objective 3 Ecology: The SA assess this site as significant negative effects, explaining that the key reason for this is the site's location to International and National Designations. It is acknowledged that the site is approximately 0.5km from the Stodmarsh SPA, SAC, NNR and Ramsar Site and 1.5km from Blean Woods NNR and SAC. Additionally, the site is within 400m of an ancient woodland. However, this does not automatically result in a significantly negative effect. Given that Canterbury Industrial Park falls adjacent to the designations and opposite the site, it is considered that the development of the site will result in no further significant effects. A landscape buffer will be provided for the ancient woodland and the onsite biodiversity will be retained and enhanced. As such it is considered that the assessment should be minor negative effects.</li> </ul>	<p>The SA of SLAA does not take into account mitigation such as landscape buffers or provision of onsite biodiversity.</p> <p>Due to the site's proximity, based on the SA matrix, the site is likely to have significant negative effects on biodiversity.</p>
		<ul style="list-style-type: none"> <li>Stated that for SLAA146: Land at Hersden SA Objective 4 Minerals: CCC/WSP has scored the site a neutral effect on minerals. The site does not fall within a mineral safeguarding area as defined on the Kent County Council Mineral Safeguarding Areas map. It also does not appear to be a Regionally Important Geological Site, as listed by GeoConservation Kent. Given this, the site will not damage a geologically important site or a mineral safeguarding area and should be awarded a minor positive effect.</li> </ul>	<p>As set out within the SA matrix, Air Quality (objective 4) is not assessed using significant positive or minor positive effects.</p>
		<ul style="list-style-type: none"> <li>Stated that for SLAA146: Land at Hersden SA Objective 5 Landscape: The SA sets out the following: "Currently the proposal would have a significant negative impact as its a projection into the open countryside and</li> </ul>	<p>The SA of SLAA does not take into account mitigation, such as landscape buffers. Therefore, the previous assessment remains appropriate.</p>

Reference	Consultee	Response Summary	Response / Action
		<p>rural character of the area. However the adjacent landscape is Strategic allocation Site 8: Land North of Hersden and if considered in this context the site would have less negative impacts in the future".</p> <p>It is agreed that the Strategic Allocation adjacent to the site would cause significant change on the landscape setting. However, independently, the site can provide sufficient landscaping measures to ensure the landscape setting is not affected. As such, it is considered that the landscape effect should be uncertain neutral effects.</p>	
		<ul style="list-style-type: none"> <li>Stated that for SLAA146: Land at Hersden SA Objective 6 Water: A significant negative score has been awarded to the site for this objective. It is uncertain why this is, however, it is assumed that it is due to the site's location near to the Stodmarsh water body as the accompanying spreadsheet indicates a lower score under 'water bodies'. This assessment is disputed. The development of the site will protect and enhance ground and surface water utilising SuDS. Moreover, it is not situated within a groundwater source protection zone. The development site is a sufficient distance from the Stodmarsh to avoid contamination. Finally, the development will comply with the required water efficiency measures. Thus, the site should be awarded a Neutral effect against water.</li> </ul>	<p>The SA of SLAA does not take account mitigation, such as SuDS. As per the SA matrix, by using detailed river network mapping the site is identified to be within 10m of a water body.</p>
		<ul style="list-style-type: none"> <li>Stated that for SLAA146: Land at Hersden SA Objective 7 Flood Risk: The assessment of this objective is agreed.</li> </ul>	<p>Comments noted.</p>
		<ul style="list-style-type: none"> <li>Stated that for SLAA146: Land at Hersden SA Objective 8 Waste: The proposed development will ensure the</li> </ul>	<p>As set out within <i>Table 2.1: SA sub-objectives and appraisal criteria</i> within the Sustainability Appraisal of</p>



Reference	Consultee	Response Summary	Response / Action
		management of construction and residential waste is consistent with the waste management hierarchy seeking to reduce the waste where possible. This would result in a minor positive effect.	Strategic Land Availability Assessment there is no assessment criteria for Waste. All new development may offer opportunities for incorporating sustainable waste management practises. Consequently, this is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.
		<ul style="list-style-type: none"> <li>Stated that for SLAA146: Land at Hersden SA Objective 9 Historic Environment: The assessment of this objective is agreed.</li> </ul>	Comments noted.
		<ul style="list-style-type: none"> <li>Stated that for SLAA146: Land at Hersden SA Objective 10 Homes: The SA has scored housing as a minor positive score. The proposal will deliver both market and affordable homes to assist in meeting CCC's identified needs. The assessment should score the site a significant positive effect as any level of housing development assists in meeting the Council's needs.</li> </ul>	As set out within the SA matrix, for Housing (SA Objective 10), to score a significant positive effect a site should provide 100+ dwellings or be greater than 2.9ha. SLAA146 is circa 1.24ha and therefore below this threshold. The site assessment of minor positive effects is still appropriate.
		<ul style="list-style-type: none"> <li>Stated that for SLAA146: Land at Hersden SA Objective 11 Land Use: It is clear that the SA has scored this objective as an uncertain significant negative due to a lack of knowledge on the land classification. This is evidenced by the comments provided in the supporting SA spreadsheet that states "based on spatial agricultural land data as site specific evidence not available". Due to the lack of evidence the assessment should just be uncertain until evidence is available to justify an effect.</li> </ul>	The Council has taken a cautious approach, and as set out in the <i>Uncertainties and Assumptions</i> section (page 24) where site specific information is not available spatial agricultural land data is used. Therefore, as there is no site specific information provided and the national agricultural land data identifies the site as Grade 3, significant negative effects with uncertainties (- - / ?) is still considered appropriate.
		<ul style="list-style-type: none"> <li>Stated that for SLAA146: Land at Hersden SA Objective 12</li> </ul>	Comments noted.

Reference	Consultee	Response Summary	Response / Action
		Economy: The assessment of this objective is agreed.	
		<ul style="list-style-type: none"> <li>Stated that for SLAA146: Land at Hersden SA Objective 13 Sustainable Transport: The assessment of this objective is agreed.</li> </ul>	Comments noted.
		<ul style="list-style-type: none"> <li>Stated that for SLAA146: Land at Hersden SA Objective 14 Health and Inclusive Communities: The assessment of this objective is agreed.</li> </ul>	Comments noted.

# Appendix B: Sites not included

## SLAA submissions

Some site submissions were not assessed through this SA:

- Sites with existing planning permission or allocation in the adopted Local Plan.
- Sites below the SLAA threshold as set out in the SLAA methodology document.
- Sites with fundamental barriers as identified in the SLAA methodology document.
- Sites submitted for natural environment or renewable energy purposes as these have undergone a separate assessment process.
- Sites that were withdrawn or duplicate submissions.

*Table B.1: Sites not included within this SA.*

Reference Number	Site Location	Justification
SLAA003	Land adjacent to 24 Busheyfields Road	Below threshold size
SLAA006	Montpelier	Existing planning permission
SLAA007	Honey Hill	Superseded by SLAA177
SLAA008	Sports Field, Rabbit Hole, Barham	Existing planning permission
SLAA009	The Arcade Site	Existing planning permission
SLAA010	Land at Blean Common	Existing planning permission
SLAA015	Land between 21 and 25 Honey Hill	Below threshold size
SLAA018	Waste land adjacent to 24 Ada Road	Below threshold size
SLAA023	The Two Fields in the parish of Westbere	Natural Environment site
SLAA027	Land at 35 Island Road	Below threshold size
SLAA029	Black Griffin Park	Natural Environment site
SLAA030	Maypole Livery Yard	Duplicate of SLAA031
SLAA032	Land rear of 18 and 20 Hillside Road, CT5 3EX	Has planning permission
SLAA034	Barham Court Farm	Existing allocation
SLAA037	Adjacent The Sidings	Below threshold size
SLAA039	Larkey Woods Farm, Cockering Road, Chartham	Existing planning permission
SLAA046	Land at Goose Farm Shalloak Road Broad Oak	Superseded by SLAA235

Reference Number	Site Location	Justification
SLAA053	Land to the south of Goose Farm Fronting Shalloak Road	Superseded by SLAA221
SLAA055	Land to north of 2 Stonerocks Cottages	Below threshold size
SLAA059	The Paddock - PrOS	Natural Environment site
SLAA070	Land at Herne Bay Road, Broad Oak	Withdrawn
SLAA078	Land West of Thornden Wood Road	Superseded by SLAA240
SLAA080	Lamberhurst Farm, Yorkletts	Superseded by SLAA246
SLAA094	Land South of Wimbledon House	Below threshold size
SLAA100	Part of Manor farm, Littlebourne	Superseded by SLAA214
SLAA101	Land on the South East side of Island Road	Withdrawn
SLAA108	Part of Hawe Farm	Withdrawn
SLAA109	Hoath Farm	Superseded by SLAA122
SLAA113	Land and Buildings Lying South of School Lane	Withdrawn
SLAA118	Former Highways Depot, Staines Hill	Duplicate of SLAA112
SLAA121	Upper Bridge Street Roundabout and adjacent small green space	Natural Environment site
SLAA123	Land on the North West of Stuppington Lane	Withdrawn
SLAA124	Land on the South East side of Thanet Way	Withdrawn
SLAA135	Land at Gorsefield and north of Giles Lane	Existing planning permission
SLAA138	Adisham Court Farm	Below threshold size
SLAA139	Wincheap Meadow	Natural Environment site
SLAA147	Land at Sturry Road, Canterbury	Existing allocation
SLAA150	Land at School Lane Paddock	Withdrawn
SLAA157	Great Stour River	Natural Environment site
SLAA158A	University of Kent Disposal Sites	Withdrawn
SLAA161	Bodkin Farm, Whitstable	Superseded by SLAA247
SLAA166	Westbere Lakes	Not suitable
SLAA171	Railway Lands, consisting of Site 1 ("Potential Development Site") and Site 2 ("Network Rail Operational") as so labelled on plan to Item 51 on	Existing Infrastructure Delivery Plan project

Reference Number	Site Location	Justification
	Joint Transportation Board Agenda of 27/9/16	
SLAA188	Land North of Hanover Street	Below threshold size
SLAA189	School path	Withdrawn
SLAA191	Land to rear of 62 Burgate	Below threshold size
SLAA193	Land rear of 37 margate road	Below threshold size
SLAA194	Old Park Training Area	Natural Environment site
SLAA195	Site Adjacent to 5 Forty Acres	Below threshold size
SLAA197	Maypole Airfield	Natural Environment site
SLAA201	Bridge House site	Withdrawn
SLAA209	Land adjacent to Old Thanet Way Whitstable	Existing planning permission
SLAA212	Land off Well Lane	Natural Environment site
SLAA213	Land at Hoath Farm	Duplicate of SLAA122
SLAA225	Old Park Training Area	Natural Environment site
SLAA226B	Altira Park	Existing allocation
SLAA232	Southern slopes of University of Kent	Natural Environment site
SLAA242A	University of Kent Disposal Sites	Withdrawn
SLAA242B	University of Kent Disposal Sites	Duplicate of SLAA158B
SLAA242C	University of Kent Disposal Sites	Duplicate of SLAA158C
SLAA242D	University of Kent Disposal Sites	Duplicate of SLAA158D
SLAA242E	University of Kent Disposal Sites	Duplicate of SLAA158E
SLAA242F	University of Kent Disposal Sites	Duplicate of SLAA158F
SLAA244	Westbere Lakes	Not suitable
SLAA257	The Rodney's Head	Below threshold size
SLAA261	Land south of Island Road (A28), former Chislet Colliery, Hersden	Existing planning permission
SLAA271	Patixbourne Road recreation ground and field to the east between the recreation ground and the A2.	Natural Environment site
SLAA275	FWMANSFIELD AND SON	Renewable energy sites
SLAA276	Site of the former Bridge House, Tyler Hill	Natural environment site

Reference Number	Site Location	Justification
SLAA277	THRUXTED MILL	Withdrawn
SLAA278	Land at Shalmsford Farm	Natural environment site
SLAA279	Garrington Marshes	Natural environment site
SLAA280	Marley Lane Solar Farm and Battery Storage Facility.	Renewable energy site
SLAA281	University of Kent - Surplus Land - Sites BCD and EF	Both (Natural environment and Renewable energy site)
SLAA282	Hawcroft Farm Solar Farm/Battery Storage Facility	Renewable energy site
SLAA283	land adjoining Woodlands Farm, Calcott	Renewable energy site
SLAA284	Land south of A28 Sturry Road	Renewable energy site
SLAA285	Land at Canterbury North substations	Both (Natural environment and Renewable energy site)
SLAA286	The Protected Open Spaces along the Old Thanet Way	Natural environment site
SLAA287	Mount land	Renewable energy site
SLAA288	Field at Tonford Lane	Renewable energy site
SLAA289	Curtis Wood Park	Both (Natural environment and Renewable energy site)
SLAA290	Cherry Orchard Playing Field	Both (Natural environment and Renewable energy site)
SLAA291	Strode Park	Both (Natural environment and Renewable energy site)
SLAA292	1. Herne Junior 2. Infant Schools	Both (Natural environment and Renewable energy site)
SLAA293	Herne Bay Cemetary	Natural environment site
SLAA294	Herne Mill	Renewable energy site
SLAA295	Broomfield Orchard	Natural environment site
SLAA296	Broomfield Pond	Natural environment site
SLAA297	Broomfield Community Park	Both (Natural environment and Renewable energy site)
SLAA298	Land either side of Albion Lane junction with Herne St	Natural environment site

## Local Plan (2017) sites

Table B.2: 2017 Local Plan sites not included within this SA.

Site name	Justification
Site 2: Broad Oak / Sturry	Planning permission and under construction
Site 3: Land at Hillborough, Herne Bay	Planning permission and under construction
Site 4: Land at Herne Bay Golf Course, Herne Bay	Planning permission and under construction
Site 6: Land at Greenhill, Herne Bay	Planning permission and under construction
Site 7: North of Thanet Way, Whitstable	Planning permission and under construction
Site 9: Land at Howe Barracks, Canterbury	Planning permission and under construction
Site 10: Land at Ridlands Farm and Langton Field, Canterbury	Assessed under SLAA127
Site 11: Land at Cockering Farm, Thanington	Planning permission and under construction
Site 12: Land South of Ridgeway (Grasmere pasture), Chestfield	Planning permission and under construction
Kingsmead Field	Site is built out
Kingsmead depot, Canterbury	Planning permission and under construction
BT Car Park, Upper Chantry Lane, Canterbury	Assessed as part of SLAA239
CA375/HB3 Herne Bay Bus Depot, Herne Bay	Planning permission and under construction
CA488 Land East of White Horse Lane, Canterbury	Unavailable for development therefore not a reasonable alternative

## Appendix C: Scoring matrix of sites

The scoring matrix for all the sites is available in a separate spreadsheet labelled *Sustainability Appraisal of Strategic Land Assessment Availability. Appendix B\_ SA matrix of sites (2023)*



## Appendix D: Sites Summary

For the site summaries below Table D.1 identifies the objective with its identification term.

*Table D.1: Identification terms used in site summaries.*

Objective	Identification Term
1. To reduce air pollution and encourage improvements in air quality	Air Quality
2. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	N/A
3. To conserve, connect and enhance biodiversity across the District	Biodiversity
4. To conserve geological sites and safeguard mineral resources within the District	Geology
5. To conserve and enhance the landscapes of the District for people and wildlife	Landscape
6. To protect water resources and ensure a high quality of inland and coastal waters	Water
7. To reduce the risk of flooding and where appropriate prevent coastal erosion	Flooding
8. To promote sustainable waste management	N/A
9. To preserve, enhance, promote and capitalise on the significant qualities, fabric, setting and accessibility of the District's historic environment	Historic environment
10. To ensure the supply of high quality homes, which cater for identified needs	Housing
11. To promote the sustainable use of land and conserve soil quality	Land use
12. To achieve a strong and sustainable economy, and revitalise town, local and rural centres	Employment
13. To promote and encourage sustainable transport	Transport
14. To promote safe, healthy, inclusive and sustainable communities	Sustainable communities

## SLAA submissions

**SLAA001** - Cobbs Meadow/Deebanks: 0.96ha mixed greenfield/brownfield site. The site is located in the countryside within 0.4 miles of the Village of Bekesbourne. A railway line runs along the southern boundary of the site. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, and minor positive effects on Housing, Employment and Sustainable communities. The Land use of the site is mixed therefore there are significant negative effects as it is possibly best and most versatile agricultural greenfield land, some uncertainties as based on spatial agricultural data as no site-specific data available, and minor positive effects as there is an existing building on part of the site. Significant negative effects on Biodiversity and Geology, and minor negative effects on Landscape. Air quality, Water, Historic environment and Transport are neutral.

**SLAA002** - Thanet Way Chestfield: 0.44ha greenfield site. The site is located adjacent to the Urban Area of Whitstable, within the Green Gap between Herne Bay and Whitstable, with the A299 along the southern boundary and the railway line along the northern boundary. The applicant's submitted proposal is for employment use. Significant positive effects on Employment, Transport and Sustainable communities. Significant negative effects on Landscape (site is situated within the Green Gap and could lead to coalescence) and Flooding, and minor negative effects on Biodiversity and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available). Air quality, Geology, Water, Historic environment and Housing are neutral.

**SLAA004** - Stoneyfields, Bullockstone Road, CT6 7NR: 0.68ha greenfield site. The site is located on the edge of the Urban Area of Greenhill, Herne Bay. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Transport and Sustainable communities. Minor positive effects on Housing and Employment. Significant negative effects on Biodiversity, Geology and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available), and minor negative effects on Landscape. Air quality, Water and Historic environment are neutral.

**SLAA005** - Land on Bullockstone Road, CT6 7NR: 0.63ha greenfield site. The site is located on the edge of the Urban Area of Greenhill, Herne Bay. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment, Transport and Sustainable communities. Minor positive effects on Housing. Significant negative effects on Biodiversity, Geology and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available), and minor negative effects on Landscape. Air quality, Water and Historic environment are neutral.

**SLAA011** - Land North of Popes Lane: 9.31ha greenfield site. The site is located in the open countryside adjacent to the north of the Rural Hub of Sturry. The applicant's submitted

proposal is for residential development. Significant positive effects on Flooding, Housing, Employment and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highways (medium-large scale car dependent development). Significant negative effects on Biodiversity, Landscape, Water, Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting) and Land use (evidence confirming site is comprised of 3a and 3b Agricultural Land). Air quality and Geology are neutral.

**SLAA012** - Land adjoining Wingate House: 0.71ha greenfield site. The site is located in the open countryside near the Village of Upper Harbledown, with the A2 within 175m to the south. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Employment, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Sustainable communities have mixed impacts with significant positive effects on access to education, minor positive effects on access to GP/open space and provision/loss of facilities, and minor negative effects on neighbouring uses (A2 in close proximity). Significant negative effects on Biodiversity, Geology and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available), and minor negative effects on Landscape. Air quality, Water and Historic environment are neutral.

**SLAA013** - Former Metric Site, Sweechbridge Road, Herne Bay, CT6 6TE: 0.17ha brownfield site. The site is located within the Urban Area of Herne Bay. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment (a live historic planning permission for employment that is unlikely to be built out) and Transport, with minor positive effects on Housing and Land use. Minor positive and negative effects on Landscape due to impacts on open countryside and opportunities to improve the townscape. Sustainable communities have mixed impacts with significant positive effects on access to GP/open space and access to education, and minor positive effects on provision/loss of facilities, and minor negative effects on neighbouring uses (uncertainties around the impacts of the existing commercial buildings). Minor negative effects on Biodiversity. Air quality, Geology, Water and Historic environment are neutral.

**SLAA014** - Blacksole Farm, Margate Road, CT6 6LA: 0.49ha brownfield site. The site is located within the Urban Area of Herne Bay, with a railway along the northern boundary of the site. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Transport, with minor positive effects on Landscape and Land use. Housing has minor positive and negative effects. Sustainable communities have mixed impacts with significant positive effects on access to GP/open space, minor positive effects on access to education and provision/loss of facilities, and minor negative effects on neighbouring uses (railway line in close proximity). Significant

negative effects on Biodiversity, Water and Historic environment (site contains two Locally Listed Buildings). Air quality and Geology are neutral.

**SLAA016** - Bredlands Farm: 0.42ha mixed greenfield/brownfield site. The site is located within the open countryside about 0.1 miles to the west of the Rural Service Centre of Hersden. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Sustainable communities, and minor positive effects on Housing. The Land use of the site is mixed therefore there are significant negative effects, as it is possibly best and most versatile agricultural greenfield land (some uncertainties as based on spatial agricultural data as no site-specific data available) and minor positive effects, as there are existing buildings on part of the site. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Significant negative effects on Biodiversity, Landscape, Water and Historic environment (adjacent to Grade 2 Listed Building and likely impacts on the asset and / or its setting). Air quality and Geology are neutral.

**SLAA017** - Kingston Court, Canterbury: 2.60ha greenfield site. The site is located in the Village of Kingston. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, and minor positive effects on Housing, Employment and Sustainable communities. Transport has mixed impacts as access to public transport is significantly positive and transport highways has significant negative effects (some uncertainties depending where access is provided from). Significant negative effects on Geology, Landscape as the site is within the Kent Downs AONB, Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting) and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available), and minor negative effects on Biodiversity. Air quality and Water are neutral.

**SLAA019** - Land between Bigbury Road and Tonford Lane: 9.96ha greenfield site. The site is located within the open countryside, in between the Village of Chartham Hatch and the A2 (with the Local Service Centre of Harbledown further to the north). The applicant's submitted proposal is for a mix of housing, tourism, commercial and community. Significant positive effects on Flooding and Housing, and minor positive effects on Employment (proposed quantity of development is uncertain). Transport has mixed impacts with minor positive effects on access to public transport and significant negative effects on transport highways (medium-large scale car dependent development). Sustainable communities have mixed impacts with minor positive effects on access to GP/open space, and significant positive and significant negative effects on provision/loss of facilities (loss of open space). Significant negative effects on Biodiversity, Geology, Landscape, Historic environment (site contains a Scheduled Ancient Monument) and Land use (site is a greenfield over 3ha). Minor negative effects on Water. Air quality is neutral.

**SLAA020** - Former Quarry at New Woodlands Farm: 0.40ha brownfield site. The site is located within the open countryside between the Local Service Centre of Adisham and the Hamlet of Woodlands. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Sustainable communities, with minor positive effects on Housing and Land use. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Significant negative effects on landscape and some opportunities for improvement as brownfield so minor positive effects as well. Significant negative effects on Biodiversity, and minor negative effects on Water. Air quality, Geology and Historic environment are neutral.

**SLAA021** - Land adjoining Honey Hill Farmhouse: 0.28ha mixed greenfield/brownfield site. The site is located adjacent to the Rural Service Centre of Blean. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Transport, with minor positive effects on Housing and Sustainable communities. Minor positive and minor negative effects on Landscape. The Land use of the site is mixed therefore there are significant negative effects as it is possibly best and most versatile agricultural greenfield land, some uncertainties as based on spatial agricultural data as no site-specific data available, and minor positive effects as there are existing buildings on part of the site. Significant negative effects on Biodiversity and Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting). Air quality, Geology and Water are neutral.

**SLAA022** - Land rear of 20 Grasmere Road: 0.33ha greenfield site. The site is located within the Urban Area of Whitstable. The applicant's submitted proposal is for residential development. Significant positive effects on Employment, Transport and Sustainable communities, and minor positive effects on Housing. Significant negative effects on Biodiversity, Geology, Water, Flooding and Historic environment (within a Conservation Area and likely impacts on the assets and / or their setting). Minor negative effects on Landscape and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available). Air quality is neutral.

**SLAA024** - Maypole Airfield: 0.67ha brownfield site. The site is located on the edge of the Village of Maypole. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, with minor positive effects on Housing and Land use. Minor positive and minor negative effects on Landscape as would include redeveloping and improving the townscape but flat landscape means there is a chance of far reaching impacts. Employment has mixed impacts as the level of accessibility to Centres provides minor positive effects and the loss of employment land has a minor negative effect. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Sustainable communities have mixed impacts with

minor positive effects on access to GP/open space, access to education and provision/loss of facilities, and minor negative effects on neighbouring uses (airfield in close proximity). Significant negative effects on Biodiversity and Historic environment (adjacent to a Grade 2 Listed Building and likely impacts on the asset and / or its setting). Air quality, Geology and Water are neutral.

**SLAA025** - Land to North of Trenley Drive, Stodmarsh Road: 0.88ha mixed greenfield/brownfield site. The site is located on Stodmarsh Road, outside of the Urban Area of Canterbury City to the east. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, and minor positive effects on Housing, Employment and Sustainable communities. The Land use of the site is mixed therefore there are minor positive and minor negative effects (some uncertainties as based on spatial agricultural data as no site-specific data available). Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Significant negative effects on Biodiversity and Geology. Air quality, Landscape, Water and Historic environment are neutral.

**SLAA026** - Moynes: 0.32ha brownfield site. The site is located within the Urban Area of Herne Bay, with a railway within 55m of the northern boundary of the site. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Employment, with minor positive effects on Land use. Housing has minor positive effects and it is uncertain whether there are minor negative effects due to schemes identifying options to keep or demolish the existing dwelling. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Sustainable communities have mixed impacts with significant positive effects on access to GP/open space, minor positive effects on access to education and provision/loss of facilities, and minor negative effects on neighbouring uses (railway line in close proximity). Significant negative effects on Biodiversity and Water, and minor negative effects on Historic environment (adjacent to several Locally Listed Buildings and likely impacts on the assets and / or their setting) . Air quality, Geology and Landscape are neutral.

**SLAA028** - Larkfield: 1.02ha mixed greenfield/brownfield site. The site is located in the open countryside adjacent to the north-west of the Village of Upstreet The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, and minor positive effects on Employment and Sustainable communities. Housing has minor positive and negative effects. The Land use of the site is mixed therefore there are significant negative effects as it is possibly best and most versatile agricultural greenfield land, some uncertainties as based on spatial agricultural data as no site-specific data available, and minor positive effects as there is an existing building on part of the site. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highways (formation of a crossroad junction). Significant negative

effects on Biodiversity, and minor negative effects on Landscape. Air quality, Geology, Water and Historic environment are neutral.

**SLAA031** - Maypole Livery Yard: 0.97ha brownfield site. The site is located on the edge of the Village of Maypole. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Employment, with minor positive effects on Housing and Land use. Minor positive and minor negative effects on Landscape as would include redeveloping and improving the townscape but flat landscape means there is a chance of far reaching impacts. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Sustainable communities have mixed impacts with minor positive effects on access to GP/open space, access to education and provision/loss of facilities, and minor negative effects on neighbouring uses (airfield in close proximity). Significant negative effects on Biodiversity. Air quality, Geology, Water and Historic environment are neutral.

**SLAA033** - Land on the western side of Shelford Landfill: 13.62ha greenfield site. The site is located adjacent to the north-east of the Urban Area of Canterbury City. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Housing. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highways (large-scale car dependent development). Sustainable communities have mixed impacts with significant positive effects on provision/loss of facilities and minor positive effects on access to GP/open space, and minor negative effects on neighbouring uses (landfill in close proximity). Significant negative effects on Biodiversity, Geology, Landscape, Water, Historic environment (uncertainties around the possible impacts on the World Heritage Site, its setting or views to and from it) and Land use (site is a greenfield over 3ha). Air quality and Employment are neutral.

**SLAA035** - Land at Westbrook Lane old Thanet Way: 3.18ha greenfield site. The site is located within the Urban Area of Herne Bay, in between a railway line to the north, the (Old) Thanet Way A2990 to the south, a waste disposal site to the west and a stream to the east. Half the site is covered by Pasture at Chestfield and Greenhill, Thanet Way Local Wildlife Site. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Housing, and minor positive effects on Employment. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Sustainable communities have mixed impacts with significant positive effects on access to GP/open space and access to education, significant negative effects on neighbouring uses (railway line, waste disposal and Old Thanet Way in close proximity), and significant positive and significant negative effects on provision/loss of facilities (loss of open space). Significant negative effects on Biodiversity, Water and Land use

(site is a greenfield over 3ha). Minor negative effects on Landscape. Air quality, Geology and Historic environment are neutral.

**SLAA036** - Mill Field: 2.29ha greenfield site. The site is located in the open countryside between the Rural Service Centre of Blean and the Village of Tyler Hill. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Sustainable communities, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highways (single track road and the junction between Tyler Hill Road and Blean Common has a poor safety record). Significant negative effects on Landscape, Historic environment (adjacent to Grade 2\* and Grade 2 Listed Buildings and likely impacts on the assets setting) and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available), and minor negative effects on Biodiversity. Air quality, Geology and Water are neutral.

**SLAA038** - South of The Sidings: 0.19ha greenfield site. The site is within the Urban Area of Whitstable. The applicant's submitted proposal is for residential development. Significant positive effects on Employment and Transport, and minor positive effects on Flooding and Housing. Sustainable communities have mixed impacts with significant positive effects on access to GP/open space and access to education, and significant positive and negative effects on provision/loss of facilities (loss of open space). Significant negative effects on Biodiversity and Historic environment (within a Conservation Area and likely impacts on the assets and / or their setting), and minor negative effects on Landscape and Land use. Air quality, Geology and Water are neutral.

**SLAA040** - Broadoak Lodge Farm: 0.64ha greenfield site. The site is located in the countryside adjacent to the south of the Local Service Centre of Broad Oak. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Sustainable communities, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways (uncertainties because access is taken through Strategic allocation Site 2: Land at Sturry impacts could be lessened). Significant negative effects on Biodiversity, Landscape (some uncertainties as the adjacent landscape is Strategic allocation Site 2: Land at Sturry and if considered in this context the site would have less negative impacts in the future) and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available). Air quality, Geology, Water and Historic environment are neutral.

**SLAA041** - Land at Herne and Broomfield GP Surgery: 0.27ha greenfield site. The site is located in the open countryside on the edge of the Urban Area of Herne Bay (at Broomfield / Herne). The applicant's submitted proposal is for residential development. Significant



positive effects on Flooding, Employment and Sustainable communities, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Significant negative effects on Geology and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available), and minor negative effects on Biodiversity and Landscape. Air quality, Water and Historic environment are neutral.

**SLAA042** - Hawthorne Corner: 2.77ha greenfield site. The site is located in the countryside around 0.25 miles to the south of the Urban Area of Herne Bay (Hillborough), with Thanet Way along the southern boundary of the site. The applicant's submitted proposal is for commercial use. Significant positive effects on Flooding, Employment and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Significant negative effects on Geology, Water and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available), and minor negative effects on Biodiversity and Landscape. Air quality, Historic environment and Housing are neutral.

**SLAA043** - Land North East of Colewood Road, Swalecliffe: 8.98ha greenfield site. The site is located adjacent to the Urban Area of Whitstable, within the Green Gap between Herne Bay and Whitstable. The applicant's submitted proposal is for commercial use. Significant positive effects on Employment and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highways (medium-large scale car dependent development). Significant negative effects on Biodiversity, Landscape (site is situated within the Green Gap and could lead to coalescence), Water, Flooding and Land use (site is a greenfield over 3ha). Air quality, Geology, Historic environment and Housing are neutral.

**SLAA044** - Land at Town Lane: 1.34ha greenfield site. The site is located in the open countryside adjacent to the west of the Village of Chartham Hatch. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Sustainable communities, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Significant negative effects on Biodiversity and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available), and minor negative effects on Landscape and Water. Air quality, Geology, Historic environment and Employment are neutral.

**SLAA045** - Land fronting Mayton Lane Broad Oak: 0.50ha greenfield site. The site is located in the countryside adjacent to the west of the Local Service Centre of Broad Oak. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Employment, and minor positive effects on Housing and Sustainable

communities. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Significant negative effects on Land use (some uncertainties as based on spatial agricultural data as no site-specific data available), and minor negative effects on Biodiversity, Landscape and Historic environment (adjacent to a Locally Listed Building and likely impacts on the asset and / or its setting). Air quality, Geology and Water are neutral.

**SLAA047** - Land at Childgate Road, Yorkletts, Whitstable, CT53AQ: 0.80ha greenfield site. The site is located within the open countryside adjacent to the Hamlet of Yorkletts. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, and minor positive effects on Housing, Employment and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Significant negative effects on Biodiversity and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available), and minor negative effects on Landscape. Air quality, Geology, Water and Historic environment are neutral.

**SLAA048** - Land at Town Road, Petham: 2.18ha greenfield site. The site is located in the open countryside adjacent to the Local Service Centre of Petham. The applicant's submitted proposal is for residential development. Significant positive effects on Employment, Transport and Sustainable communities, and minor positive effects on Housing. Significant negative effects on Biodiversity, Landscape as the site is within the Kent Downs AONB, Flooding, Historic environment (within a Conservation Area and likely impacts on the assets and / or their setting) and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available), and minor negative effects on Water. Air quality and Geology are neutral.

**SLAA049** - Land to north of Orchard View Sweechgate Broad Oak: 3.27ha greenfield site. The site is located in the open countryside adjacent to the north of the Local Service Centre of Broad Oak. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing, Employment and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Significant negative effects on Landscape and Land use (site is a greenfield over 3ha), and minor negative effects on Biodiversity and Historic environment (adjacent to a Locally Listed Building and likely impacts on the asset and / or its setting). Air quality, Geology and Water are neutral.

**SLAA050** - Land at Hardres Court Road: 1.45ha greenfield site. The site is located in the countryside by the Local Service Centre of Lower Hardres. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Transport, and minor positive effects on Housing. Sustainable communities have mixed

impacts with minor positive effects on access to GP/open space and provision/loss of facilities, and minor negative effects on access to education. Significant negative effects on Biodiversity, Landscape as the site is within the Kent Downs AONB, Historic environment (adjacent to a Grade 2 Listed Building and likely impacts on the asset and / or its setting) and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available), and minor negative effects on Water. Air quality and Geology are neutral.

**SLAA051** - Land to the rear of Shalmsford Court: 2.76ha greenfield site. The site is located in the open countryside adjacent to the south of the Rural Service Centre of Chartham. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Sustainable communities, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Significant negative effects on Geology, Landscape (including potential negative impacts on the setting of the Kent Downs AONB) and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available), and minor negative effects on Biodiversity and Water. Air quality and Historic environment are neutral.

**SLAA052** - Kent Sectional Buildings: 0.49ha mixed greenfield/brownfield site. The site is on the edge of the Rural Service Centre of Chartham, with a railway line along the northern boundary. The applicant's submitted proposal is for residential development. Significant positive effects on Transport. Housing has minor positive and negative effects. Minor positive and minor negative effects on Landscape as would include redeveloping and improving the townscape but projects into the landscape. The Land use of the site is mixed therefore there are significant negative effects as it is possibly best and most versatile agricultural greenfield land, some uncertainties as based on spatial agricultural data as no site-specific data available, and minor positive effects as there are existing buildings on part of the site. Employment has mixed impacts as the loss of employment land means there are minor negative effects and the level of accessibility to Centres provides significant positive effects. Sustainable communities have mixed impacts with significant positive effects on access to GP/open space, minor positive effects on provision/loss of facilities, and minor negative effects on neighbouring uses (railway line in close proximity). Significant negative effects on Biodiversity, Geology and Flooding, and minor negative effects on Water. Air quality and Historic environment are neutral.

**SLAA054** - Land to the North of Blean House, Whitstable Road, Blean, CT4 9EA: 0.96ha greenfield site. The site is located on the edge of the north-west of the Urban Area of Canterbury City, near the Local Service Centre of Rough Common, in the Green Gap between Blean and Rough Common. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment, Transport and Sustainable communities, and minor positive effects on Housing. Significant negative effects

on Biodiversity, Geology, Landscape (site is situated within the Green Gap and could lead to coalescence), Historic environment (adjacent to a Grade 2 Listed Building and likely impacts on the asset and / or its setting) and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available). Air quality and Water are neutral.

**SLAA056** - Land on the eastern side of Shellford Landfill: 7.27ha brownfield site. The site is located between the Rural Hub of Sturry and Urban Area of Canterbury City. The applicant's submitted proposal is for commercial (waste) use. Significant positive effects on Flooding, Land use and Employment, and minor positive effects on Sustainable communities.

Transport has mixed impacts with minor positive effects on access to public transport and minor negative effects on transport highways. Significant negative effects on Biodiversity, Geology and Water, and minor negative effects on Landscape (uncertainties as submission implies only a small part of the submitted site will be developed and this is the low lying section). Air quality, Historic environment and Housing are neutral.

**SLAA057** - Land south of Canterbury Primary School and north of the railway, Canterbury Academy: 0.93ha greenfield site. The site is located on the edge of the Local Service Centre of Harbledown, with a railway line in close proximity to the southern boundary of the site. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, and minor positive effects on Housing and Employment. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highways (nature of surrounding road network and concerns about the ability to provide safe access). Sustainable communities have mixed impacts with significant positive effects on access to GP/open space and access to education, minor positive effects on provision/loss of facilities, and minor negative effects on neighbouring uses (railway line in close proximity). Significant negative effects on Biodiversity and Geology, and minor negative effects on Air quality, Landscape, Water and Land use. Historic environment is neutral.

**SLAA058** - Radfall Gate, Radfall Road, Chestfield CT5 3EN: 1.22ha greenfield site. The site is located in the open countryside outside of the Hamlet of Radfall. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, and minor positive effects on Housing. Mixed impacts on Employment with minor positive effects on access to Employment and minor negative effects on access to Centres. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Sustainable communities have mixed impacts with minor positive effects on access to GP/open space and provision/loss of facilities, and minor negative effects on access to education and neighbouring uses (A299 within close proximity). Significant negative effects on Biodiversity, Landscape and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available). Air quality, Geology, Water and Historic environment are neutral.

**SLAA060** - Land North of Bobbin Lodge Hill: 0.63ha greenfield site. The site is located adjacent to the south of the Rural Service Centre of Chartham. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Employment, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Sustainable communities have mixed impacts with significant positive effects on access to GP/open space and access to education, minor positive effects on provision/loss of facilities, and minor negative effects on neighbouring uses (railway line in close proximity). Significant negative effects on Geology and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available). Minor negative effects on Biodiversity, Landscape and Water. Air quality and Historic environment are neutral.

**SLAA061** - Land at Bridge Hill: 3.55ha greenfield site. The site is located in the open countryside adjacent to the Rural Service Centre of Bridge, with the A2 along the northern boundary. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing and Employment. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Sustainable communities have mixed impacts with significant positive effects on provision/loss of facilities and minor positive effects on access to GP/open space, and minor negative effects on neighbouring uses (A2 in close proximity). Significant negative effects on Landscape as the site is within the Kent Downs AONB, Historic environment (adjacent to a Scheduled Ancient Monument and likely impacts on the asset and / or its setting) and Land use (site is a greenfield over 3ha). Minor negative effects on Biodiversity. Air quality, Geology and Water are neutral.

**SLAA062** - Land adjacent to Valley Road, Barham: 2.78ha greenfield site. The site is located in the Local Service Centre of Barham. The applicant's submitted proposal is for residential development. Significant positive effects on Employment, Transport (some uncertainties depending where access is provided from) and Sustainable communities, and minor positive effects on Housing. Significant negative effects on Geology, Landscape as the site is within the Kent Downs AONB, Water, Flooding, Historic environment (adjacent to several Listed Buildings and likely impacts on the assets and / or their setting) and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available), and minor negative effects on Biodiversity. Air quality is neutral.

**SLAA063** - Petham Field Behind Village Hall: 1.17ha greenfield site. The site is located in the Local Service Centre of Petham. The applicant's submitted proposal is for residential development. Significant positive effects on Employment, Transport and Sustainable communities, and minor positive effects on Housing. Significant negative effects on Landscape as the site is within the Kent Downs AONB, Flooding, Historic environment

(adjacent to several Listed Buildings and likely impacts on the assets and / or their setting) and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available). Minor negative effects on Biodiversity and Water. Air quality and Geology are neutral.

**SLAA064** - Great Ruckinge Farm: 10.34ha greenfield site. The site is located in the open countryside to the south between the Urban Areas of Whitstable and Herne Bay, about 0.25miles south of the A299 (Thanet Way). The applicant's submitted proposal is for residential development. Significant positive effects on Housing and Sustainable communities, and minor positive effects on Employment. Significant negative effects on Biodiversity, Landscape, Water, Flooding, Historic environment (site contains a Grade 2 Listed Building), Land use (site is a greenfield over 3ha) and Transport (nearby road is narrow with a weight limit and large-scale car dependent development). Air quality and Geology are neutral.

**SLAA065** - Former Gasholder Site, Simmonds Rd, Wincheap: 0.72ha mixed greenfield/brownfield site. The site is located within the Urban Area of Canterbury City, adjacent to the railway line in Wincheap. The applicant's submitted proposal is for commercial use. Significant positive effects on Employment, Transport and Sustainable communities. Minor positive and minor negative effects on Landscape as would include redeveloping and improving the townscape but projects into the landscape. The Land use of the site is mixed therefore there are minor positive and minor negative effects. Significant negative effects on Biodiversity, Geology and Flooding, and minor negative effects on Air quality and Water. Historic environment and Housing are neutral.

**SLAA066** - The Paddocks, Shalloak Road, Sturry: 2.44ha greenfield site. The site is located in the countryside adjacent to the south of the Local Service Centre of Broad Oak. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Sustainable communities, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways (uncertainties because is access is taken through Strategic allocation Site 2: Land at Sturry impacts could be lessened). Significant negative effects on Biodiversity and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available). Minor negative effects on Landscape (some uncertainties as the adjacent landscape is Strategic allocation Site 2: Land at Sturry and if considered in this context the site would have less negative impacts in the future). Air quality, Geology and Water and Historic environment are neutral.

**SLAA067** - Land comprising Nursery Industrial Units and former Kent Ambulance Station: 0.50ha brownfield site. The site is located within the Urban Area of Herne Bay, with a railway line along the southern boundary of the site. The applicant's submitted proposal is for

residential development. Significant positive effects on Flooding and Transport, with minor positive effects on Landscape, Housing and Land use. Employment has significant positive effects and due to the uncertainties about the potential loss of employment land there is likely to be minor negative effects. Sustainable communities have mixed impacts with significant positive effects on access to GP/open space and access to education, minor positive effects on provision/loss of facilities, and minor negative effects on neighbouring uses (railway line in close proximity). Minor negative effects on Biodiversity. Air quality, Geology, Water and Historic environment are neutral.

**SLAA068** - Former Gasholder Site: 0.39ha brownfield site. The site is located within the Urban Area of Herne Bay, with a railway line within 0.02 miles to the south of the site. The applicant's submitted proposal is for commercial use. Significant positive effects on Flooding, Employment, Transport and Sustainable communities, with minor positive effects on Landscape and Land use. Minor negative effects on Biodiversity. Air quality, Geology, Water, Historic environment and Housing are neutral.

**SLAA069** - May Tree Paddocks, CT6 6TL: 0.73ha greenfield site. The site is located in the countryside around 0.25 miles to the south of the Urban Area of Herne Bay (Hillborough), with the Thanet Way 0.05 miles to the south of the site. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Employment, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Sustainable communities have mixed impacts with significant positive effects on access to education, minor positive effects on access to GP/open space and provision/loss of facilities, and significant negative effects on neighbouring uses (wastewater treatment works, railway line and Thanet Way in close proximity). Significant negative effects on Biodiversity, Historic environment (adjacent to a Grade 2 Listed Building and likely impacts on the asset and / or its setting) and Land use (some uncertainties, based on spatial agricultural data as no site-specific data available), and minor negative effects on Landscape and Water. Air quality and Geology are neutral.

**SLAA071** - Land at Trenley Drive, Stodmarsh: 3.60ha greenfield site. The site is located on Stodmarsh Road, outside of the Urban Area of Canterbury City to the east. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing and Sustainable communities, and minor positive effects on Employment. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Significant negative effects on Biodiversity, Geology and Land use (site is a greenfield over 3ha). Air quality, Landscape, Water and Historic environment are neutral.

**SLAA072** - Land at Molehill Road: 33.24ha greenfield site. The site is located in the Green Gap between Whitstable and Herne Bay, in the open countryside adjacent to the east of the Urban Area of Whitstable, with the A299 (Thanet Way) adjacent to the south of the site. The applicant's submitted proposal is for residential development. Significant positive effects on Housing and Employment. Transport has mixed impacts with minor positive effects on access to public transport and significant negative effects on transport highways (large-scale car dependent development). Sustainable communities have mixed impacts with significant positive effects on access to GP/open space and provision/loss of facilities, and minor negative effects on neighbouring uses (Thanet Way in close proximity). Significant negative effects on Biodiversity, Landscape (site is situated within the Green Gap and could lead to coalescence), Water, Flooding and Land use (site is a greenfield over 3ha). Air quality, Geology and Historic environment are neutral.

**SLAA073** - Land off Whitstable Road: 9.59ha greenfield site. The site is located in the Green Gap between Whitstable and Herne Bay, in the countryside adjacent to the west of the Urban Area of Herne Bay. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing, Employment and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highways (medium-large scale car dependent development). Significant negative effects on Biodiversity, Landscape (site is situated within the Green Gap and could lead to coalescence), Historic environment (adjacent to a Grade 2 Listed Building and likely impacts on the asset and / or its setting) and Land use (site is a greenfield over 3ha). Air quality, Geology and Water are neutral.

**SLAA074** - Cotterell Court land - Part of Lot 6 - Plot 144 - Land Along Duckpit Lane (next to Aston Villas): 0.56ha greenfield site. The site is located in the open countryside adjacent to the Local Service Centre of Petham. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment, Transport and Sustainable communities, and minor positive effects on Housing. Significant negative effects on Biodiversity, Landscape as the site is within the Kent Downs AONB, Historic environment (within a Conservation Area and likely impacts on the assets and / or their setting) and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available), and minor negative effects on Water. Air quality and Geology are neutral.

**SLAA075** - Land adjacent to Old Thanet Way, Whitstable CT5 1PP: 1.96ha greenfield site. The site is located within the Urban Area of Whitstable with the Thanet Way (A299) along the eastern boundary of the site. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Employment, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Sustainable communities have mixed impacts with significant positive effects on access to education, minor positive



effects on access to GP/open space and provision/loss of facilities, and minor negative effects on neighbouring uses (Thanet Way in close proximity). Significant negative effects on Biodiversity (submission was supported by an ecological study identify protected species, slow worms, have been found on the site), Historic environment (adjacent to a Grade 2 Listed Building and likely impacts on the asset and / or its setting) and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available), and minor negative effects on Landscape. Air quality, Geology and Water are neutral.

**SLAA076** - Land adjoining Port Farm: 0.87ha greenfield site. The site is located in the open countryside adjacent to the west of the Village of Upstreet The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Transport, and minor positive effects on Housing, Employment and Sustainable communities. Significant negative effects on Biodiversity, Landscape, Historic environment (in close proximity to several Grade 2 Listed Buildings and likely impacts on the assets and / or their setting) and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available). Air quality, Geology and Water are neutral.

**SLAA077** - Land at The Hill, Littlebourne: 0.57ha greenfield site. The site is located in the countryside adjacent to the west of the Rural Service Centre of Littlebourne. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment, Transport and Sustainable communities, and minor positive effects on Housing. Significant negative effects on Geology, Historic environment (within a Conservation Area and likely impacts on the assets and / or their setting) and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available). Minor negative effects on Biodiversity and Water. Air quality and Landscape are neutral.

**SLAA079** - Longport Car park: 0.32ha brownfield site. The site is located within the Urban Area of Canterbury City. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment, Transport and Sustainable communities, with minor positive effects on Landscape, Housing and Land use. Significant negative effects on Historic environment (site within close proximity of several Listed Buildings, opposite a World Heritage Site and within the World Heritage Buffer Zone). Minor negative effects on Air quality, Biodiversity and Water. Geology is neutral.

**SLAA081** - Land Lying To The South East Of Dargate Road: 3.58ha greenfield site. The site is located within the open countryside adjacent to the Hamlet of Yorkletts. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Housing. Mixed impacts on Employment with minor positive effects on access to employment sites and minor negative effects on access to Centres. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Sustainable communities have mixed impacts with significant

positive effects on provision/loss of facilities, minor positive effects on access to GP/open space, and minor negative effects on access to education. Significant negative effects on Biodiversity, Landscape and Land use (site is a greenfield over 3ha). Air quality, Geology, Water and Historic environment are neutral.

**SLAA082** - New Place Farm, Ickham: 4.46ha greenfield site. The site is located within the open countryside adjacent to the Village of Ickham. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing and Sustainable communities, and minor positive effects on Employment. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Significant negative effects on Biodiversity, Geology, Landscape and Land use (site is a greenfield over 3ha). Minor negative effects on Historic environment (adjacent to a Locally Listed Building and likely impacts on the asset and / or its setting). Air quality and Water are neutral.

**SLAA083** - Land adjacent to Lamberhurst Farm, Yorkletts: 3.22ha greenfield site. The site is located within the open countryside adjacent to the Hamlet of Yorkletts. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Sustainable communities have mixed impacts with significant positive effects on provision/loss of facilities, minor positive effects on access to GP/open space, and minor negative effects on access to education. Significant negative effects on Biodiversity, Landscape and Land use (site is a greenfield over 3ha). Minor negative effects on Water and Employment. Air quality, Geology and Historic environment are neutral.

**SLAA084** - The Orchard at Cotterell Court: 0.54ha greenfield site. The site is located in the Local Service Centre of Petham. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment, Transport and Sustainable communities, and minor positive effects on Housing. Significant negative effects on Biodiversity, Landscape as the site is within the Kent Downs AONB and Historic environment (adjacent to a Grade 2\* and several Grade 2 Listed Buildings and likely impacts on the assets and / or their setting), and minor negative effects on Water and Land use. Air quality and Geology neutral.

**SLAA085** - Land west of Herne Bay Road, adj to Woodside, Calcott Hill: 0.60ha greenfield site. The site is located in the countryside at Calcott roughly 1 mile to the north of the Local Service Centre of Broad Oak The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Transport and Sustainable communities, and minor positive effects on Housing. Significant negative effects on Biodiversity, Landscape (within Blean Woods LLD) and Land use (some uncertainties as

based on spatial agricultural data as no site-specific data available). Air quality, Geology, Water, Historic environment and Employment are neutral.

**SLAA086** - Land adjacent and rear of The George (Former Public House): 0.68ha mixed greenfield/brownfield site. The site is located adjacent to the south-west of the Rural Service Centre of Chartham. The applicant's submitted proposal is for residential development. Significant positive effects on Employment and Transport. Housing has minor positive and negative effects. Minor positive and minor negative effects on Landscape as would include redeveloping and improving the townscape but projects into the landscape. The Land use of the site is mixed therefore there are significant negative effects as it is possibly best and most versatile agricultural greenfield land, some uncertainties as based on spatial agricultural data as no site-specific data available, and minor positive effects as there is an existing building on part of the site. Sustainable communities have mixed impacts with minor positive effects on access to GP/open space, and minor positive and significant negative impacts on provision/loss of facilities (loss of pub). Significant negative effects on Biodiversity, Geology, Water, Flooding and Historic environment (adjacent to a Grade 2 Listed Building and likely impacts on the asset and / or its setting). Air quality is neutral.

**SLAA087** - Land At Chartham Hatch: 8.05ha greenfield site. The site is located in the open countryside by the Village of Chartham Hatch. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highways (nature of surrounding road network). Significant negative effects on Biodiversity, Landscape and Land use (site is a greenfield over 3ha). Minor negative effects on Water. Air quality, Geology, Historic environment and Employment are neutral.

**SLAA088** - Land South of Thanet Way: 0.30ha mixed greenfield/brownfield site. The site is located adjacent to the Urban Area of Whitstable, within the Green Gap between Herne Bay and Whitstable, with the A299 along the northern boundary and the railway line less than 75m north of the site. The applicant's submitted proposal is for commercial use. Significant positive effects on Employment and Sustainable communities. The Land use of the site is mixed therefore there are minor positive and minor negative effects. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Minor negative effects on Biodiversity, Landscape and Flooding. Air quality, Geology, Water, Historic environment and Housing are neutral.

**SLAA089** - Land South of Thanet Way, Chestfield: 1.57ha mixed greenfield/brownfield site. The site is located adjacent to the Urban Area of Whitstable, within the Green Gap between Herne Bay and Whitstable, with the A299 along the northern boundary and the railway line less than 75m north of the site. The applicant's submitted proposal is for commercial use.

Significant positive effects on Employment and Sustainable communities. The Land use of the site is mixed therefore there are minor positive and minor negative effects (some uncertainties as based on spatial agricultural data as no site-specific data available). Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Significant negative effects on Biodiversity, and minor negative effects on Landscape and Flooding. Air quality, Geology, Water, Historic environment and Housing are neutral.

**SLAA090** - Milton Manor House: 8.00ha mixed greenfield/brownfield site. The site is located in the open countryside roughly 0.12 miles to the west of Thanington, adjacent to the Urban Area of Canterbury City and the Cockerling Road, Thanington 2017 Local Plan strategic allocation. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Sustainable communities. Housing has mixed impacts with significant positive effects and minor negative effects. The Land use of the site is mixed therefore there are significant negative effects as it is a greenfield over 3ha and minor positive effects as there are a couple of existing buildings on the site. Landscape currently has significant negative effects although there are some uncertainties as the site adjacent is a strategic allocation (Cockerling Road, Thanington) in the 2017 Local Plan strategic allocation, so impacts could reduce when considered in that context of the future development. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Significant negative effects on Biodiversity, Geology and Water. Air quality, Historic environment and Employment are neutral.

**SLAA091** - Land adjacent to Milboroughs: 1.07ha greenfield site. The site is located in the countryside in between the Rural Hub of Sturry and Local Service Centre of Broad Oak, in the green gap. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Sustainable communities, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Significant negative effects on Biodiversity, Landscape (the site is within a Green Gap and could lead to settlement coalescence) and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available). Minor negative effects on Historic environment (adjacent to a Locally Listed Building and likely impacts on the asset and / or its setting) . Air quality, Geology and Water are neutral.

**SLAA092** - Land south of Staines Hill, Sturry: 8.16ha greenfield site. The site is adjacent to the Rural Hub of Sturry, wholly within the Green Gap between Sturry and Westbere. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing, Employment. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways.

Sustainable communities have mixed impacts with significant positive effects on access to GP/open space, access to education and provision/loss of facilities, and minor negative effects on neighbouring uses (railway line in close proximity). Significant negative effects on Biodiversity, Geology, Landscape (site is situated within the Green Gap and could lead to coalescence) and Land use (site is a greenfield over 3ha). Minor negative effects on Historic environment (adjacent to a Listed Building and likely impacts on the asset and / or its setting). Air quality and Water are neutral.

**SLAA093** - Former Cricket Pavilion, Calcott: 0.99ha greenfield site. The site is located in the countryside at Calcott roughly 1 mile to the north of the Local Service Centre of Broad Oak. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, and minor positive effects on Housing and Sustainable communities. Transport has mixed impacts as access to public transport is significantly positive and transport highway has minor negative effects (some uncertainties depending where access is provided from). Significant negative effects on Biodiversity, Landscape and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available). Air quality, Geology, Water, Historic environment and Employment are neutral.

**SLAA095** - The Hailey, Beacon Hill: 0.20ha brownfield site. The site is located within the Urban Area of Herne Bay, adjacent to Herne Bay Town Centre. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Transport and Sustainable communities, with minor positive effects on Land use. Housing has minor positive and negative effects. Employment has mixed impacts as the loss of employment land means there are minor negative effects, the level of accessibility to Centres provides significant positive effects and accessibility to employment sites has a minor positive effect. Significant negative effects on Biodiversity. Air quality, Geology, Landscape, Water and Historic environment are neutral.

**SLAA096** - Hawthorn Cottage: 1.43ha mixed greenfield/brownfield site. The site is located in the countryside around 0.25 miles to the south of the Urban Area of Herne Bay (Hillborough), with the Thanet Way 0.05 miles to the south of the site. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Employment. Housing has minor positive and negative effects. The Land use of the site is mixed therefore there are significant negative effects as it is possibly best and most versatile agricultural greenfield land, some uncertainties as based on spatial agricultural data as no site-specific data available, and minor positive effects as there are existing buildings on part of the site. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Sustainable communities have mixed impacts with significant positive effects on access to education, minor positive effects on access to GP/open space and provision/loss of facilities, and significant negative effects on neighbouring uses (wastewater treatment works, railway line and Thanet Way in

close proximity). Significant negative effects on Geology, Water and Historic environment (site contains a Grade 2 Listed Building), and minor negative effects on Biodiversity, Landscape. Air quality is neutral.

**SLAA097** - Land west of the Drove, Chestfield Golf Club: 1.27ha greenfield site. The site is located within the Urban Area of Whitstable, to the north of Chestfield Golf Course. The applicant's submitted proposal is for a mix of housing and golf club house. Significant positive effects on Flooding and Employment, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Sustainable communities have mixed impacts with minor positive effects on access to GP/open space and minor positive and minor negative impacts on provision/loss of facilities. Significant negative effects on Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting), and minor negative effects on Biodiversity, Landscape and Land use. Air quality, Geology and Water are neutral.

**SLAA098** - Land off The Hill, Littlebourne: 15.99ha greenfield site. The site is located in the countryside adjacent to the west of the Rural Service Centre of Littlebourne. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing, Employment and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highways (large-scale car dependent development). Significant negative effects on Biodiversity, Geology, Landscape, Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting) and Land use (site is a greenfield over 3ha). Minor negative effects on Water. Air quality is neutral.

**SLAA099** - 43-45 St George's Place: 0.15ha brownfield site. The site is located within the City Centre of the Urban Area of Canterbury City. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Sustainable communities, with minor positive effects on Land use. Housing has minor positive and negative effects. Employment has mixed impacts as the loss of employment land means there are minor negative effects, the level of accessibility to Centres provides significant positive effects and accessibility to employment sites has a minor positive effect. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways (uncertainties as may be restricted to a car free scheme due to location). Significant negative effects on Air quality and Historic environment (adjacent to a Locally Listed Buildings and likely impacts on the asset and / or its setting, and Archaeology impacts), and minor negative effects on Biodiversity and Water. Geology and Landscape are neutral.

**SLAA102** - Land at the Former Chaucer Technology School, Canterbury, Spring Lane CT1 1SU: 1.66ha brownfield site. The site is located within the south-east of the Urban Area of Canterbury City, with a railway line along the southern boundary. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Land use, Employment and Transport, and minor positive effects on Landscape and Housing. Sustainable communities have mixed impacts with significant positive effects on access to GP/open space and access to education, minor positive effects on provision/loss of facilities, and minor negative effects on neighbouring uses (railway line in close proximity). Significant negative effects on Geology, and minor negative effects on Biodiversity (uncertainties as, with permission, the site has recently been cleared and buildings demolished so unlikely to have any protected species on the site. Situation could change depending on how long the site is left in its current state before developing) and Water. Air quality and Historic environment are neutral.

**SLAA103** - Land to the rear of Inca Geometric, Rear of 137-155 Shalmsford Street, Chartham CT4 7JZ: 0.42ha mixed greenfield/brownfield site. The site is located within the Rural Service Centre of Chartham. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Transport and Sustainable communities, and minor positive effects on Landscape and Housing. Historic environment has mixed effects as there are likely significant negative effects as the site is adjacent to Cross Keys Public House Grade 2 Listed Building (development could have an adverse impact on the asset and / or its setting) and significant positive effects as parts of the current site does not contribute positively to the conservation area so development offers improvement opportunities. The Land use of the site is mixed therefore there are significant negative effects as it is possibly best and most versatile agricultural greenfield land, some uncertainties as based on spatial agricultural data as no site-specific data available, and minor positive effects as there are existing buildings on part of the site. Employment has mixed impacts as the loss of employment land means there are minor negative effects and the level of accessibility to Centres provides significant positive effects. Minor negative effects on Biodiversity and Water. Air quality and Geology are neutral.

**SLAA104** - Brooklands Farm, Whitstable: 79.13ha greenfield site. The site is located adjacent to the Urban Area of Whitstable, with the A299 within 0.1miles to the south-east. The applicant's submitted proposal is for residential led development. Significant positive effects on Housing and Employment (size of employment land proposed is uncertain). Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highways (large-scale car dependent development). Sustainable communities have mixed impacts with significant positive effects on provision/loss of facilities, minor positive effects on access to GP/open space and access to education, and minor negative effects on neighbouring uses (A299 in close proximity). Significant negative effects on Biodiversity, Geology, Landscape, Water, Flooding, Historic

environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting) and Land use (site is a greenfield over 3ha). Air quality is neutral.

**SLAA105** - Land to the north of the railway line and south of Bekesbourne Lane: 34.06ha greenfield site. The site is located adjacent to the east of the Urban Area of Canterbury City, with the Village of Bekesbourne roughly 0.7 miles to the south-east and a railway line along the southern boundary. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing and Employment. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highways (large-scale car dependent development). Sustainable communities have mixed impacts with significant positive effects on access to GP/open space, access to education and provision/loss of facilities, and minor negative effects on neighbouring uses (railway line in close proximity). Significant negative effects on Biodiversity, Geology, Landscape, Water, Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting) and Land use (site is a greenfield over 3ha). Air quality is neutral.

**SLAA106** - Land at Bredlands Lane: 0.20ha greenfield site. The site is located within the open countryside about 0.2 miles to the west of the Rural Service Centre of Hersden. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Sustainable communities, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Significant negative effects on Biodiversity, Landscape, Water, Historic environment (adjacent to a Grade 2 Listed Building and likely impacts on the asset and / or its setting) and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available). Air quality and Geology are neutral.

**SLAA107** - Land west of Rentain Road: 5.76ha greenfield site. The site is located within a green space in the Rural Service Centre of Chartham. The applicant's submitted proposal is for residential development. Significant positive effects on Housing, Employment and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Significant negative effects on Biodiversity, Geology, Landscape (including potential negative impacts on the setting of the Kent Downs AONB), Water, Flooding, Historic environment (within a Conservation Area and likely impacts on the assets and / or their setting) and Land use (site is a greenfield over 3ha). Air quality is neutral.

**SLAA110** - Land to the west of Rattington Street: 10.33ha greenfield site. The site is located within a green space in the Rural Service Centre of Chartham. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing,



Employment and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highways (large-scale car dependent development). Significant negative effects on Biodiversity, Landscape (including potential negative impacts on the setting of the Kent Downs AONB), Water, Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting) and Land use (site is a greenfield over 3ha). Air quality and Geology are neutral.

**SLAA111** - Butlers Court Farm: 0.50ha brownfield site. The site is located in the open countryside roughly 0.2miles outside of the Rural Service Centre of Blean. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Sustainable communities, and minor positive effects on Housing and Land use. Minor positive and minor negative effects on Landscape as would include redeveloping and improving the townscape but flat landscape means there is a chance of far reaching impacts. Employment has mixed impacts as the loss of employment land means there are minor negative effects and the level of accessibility to Centres provides significant positive effects. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Significant negative effects on Biodiversity, and minor negative effects on Water. Air quality, Geology and Historic environment are neutral.

**SLAA112** - Former Highways Depot, Staines Hill: 1.13ha mixed greenfield/brownfield site. The site is located adjacent to the Rural Hub of Sturry, opposite the Local Service Centre of Westbere. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Transport and Sustainable communities, and minor positive effects on Housing. The Land use of the site is mixed therefore there are significant negative effects as it is possibly best and most versatile agricultural greenfield land, some uncertainties as based on spatial agricultural data as no site-specific data available, and minor positive effects as there are previously developed areas on part of the site. There could be significant negative effects on Landscape as the site is within a Green Gap, however there are opportunities to improve the Landscape and provide minor positive effects. Employment has mixed impacts as the loss of employment land means there are minor negative effects, the level of accessibility to Centres provides significant positive effects and accessibility to employment sites has a minor positive effect. Significant negative effects on Biodiversity. Air quality, Geology, Water and Historic environment are neutral.

**SLAA114** - Land at Sargeants Parade: 0.29ha greenfield site. The site is located within the Urban Area of Canterbury City. The applicant's submitted proposal is for residential (student accommodation) development. Significant positive effects on Employment and Transport (uncertainties around student accommodation proposal being required to be a car free scheme), and minor positive effects on Housing. Sustainable communities have mixed

impacts with significant positive effects on access to GP/open space and access to education, and significant negative effects on provision/loss of facilities (loss of open space). Significant negative effects on Biodiversity, Geology, Water and Flooding, and minor negative effects on Air quality, Landscape and Land use. Historic environment is neutral.

**SLAA115** - Land at Ashford Road: 0.37ha mixed greenfield/brownfield site. The site is located roughly 0.4 miles north-east of the Rural Service Centre of Chartham. The applicant's submitted proposal is for employment use. Significant positive effects on Flooding, and minor positive effects on Employment, Transport and Sustainable communities. Minor positive and minor negative effects on Landscape as would include redeveloping and improving the townscape but flat landscape means there is a chance of far reaching impacts. The Land use of the site is mixed therefore there are significant negative effects as it is possibly best and most versatile agricultural greenfield land, some uncertainties as based on spatial agricultural data as no site-specific data available, and minor positive effects as there are previously developed areas on part of the site. Significant negative effects on Biodiversity, Geology and Water. Air quality, Historic environment and Housing are neutral.

**SLAA116** - Land Rear of 51 Rough Common Road: 1.86ha mixed greenfield/brownfield site. The site is within the Local Service Centre of Rough Common, and projects into the open countryside adjacent to the built confines. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Transport and Sustainable communities. Minor positive and minor negative effects on Landscape as projects into the landscape but could include redeveloping and improving the townscape. Housing has minor positive and negative effects. The Land use of the site is mixed therefore there are significant negative effects as it is possibly best and most versatile agricultural greenfield land, some uncertainties as based on spatial agricultural data as no site-specific data available, and minor positive effects as there are existing buildings on part of the site. Employment has mixed impacts as the loss of employment land means there are minor negative effects and the level of accessibility to Centres provides significant positive effects. Significant negative effects on Biodiversity (previous application on the site was supported by an ecological study which identified protected species, Slow worms, have been found on the site), Geology and Water. Air quality and Historic environment are neutral.

**SLAA117** - Land adjacent to Howletts: 2.39ha mixed greenfield/brownfield site. The site is located in the countryside to the west of the Rural Service Centre of Littlebourne, adjacent to Howletts Wild Animal Park. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment, Transport and Sustainable communities (impact of Animal Park in close proximity is uncertain), and minor positive effects on Housing. The Land use of the site is mixed therefore there are significant negative effects as it is possibly best and most versatile agricultural greenfield land, some uncertainties as based on spatial agricultural data as no site-specific data available, and

minor positive effects as there are previously developed areas on part of the site. Significant negative effects on Biodiversity and Geology, and minor negative effects on Landscape and Water. Air quality and Historic environment are neutral.

**SLAA119** - Martell Lodge and Curtilage: 0.89ha brownfield site. The site is located in the open countryside between the Urban Area of Whitstable to the north, and the A299 (Thanet Way) to the south. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Employment, with minor positive effects on Land use and Sustainable communities. Housing has minor positive and negative effects. Transport has mixed impacts with minor positive effects on access to public transport and minor negative effects on transport highways. Minor negative effects on Biodiversity, Landscape and Water. Air quality, Geology and Historic environment are neutral.

**SLAA120** - Magnolia Gardens: 0.96ha brownfield site. The site is located on Stodmarsh Road, outside of the Urban Area of Canterbury City to the east. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Transport, with minor positive effects on Land use, Employment and Sustainable communities. Housing has minor positive and negative effects. Significant negative effects on Biodiversity and Geology. Air quality, Landscape, Water and Historic environment are neutral.

**SLAA122** - Land south of Littlebourne Road: 77.3ha greenfield site. The site is located adjacent to the east of the Urban Area of Canterbury City, with the Village of Bekesbourne roughly 0.6 miles to the south-east. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing, Employment and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highways (large-scale car dependent development). Significant negative effects on Biodiversity, Geology, Landscape, Water, Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting. Some uncertainties around the possible impacts on the World Heritage Site, its setting or views to and from it) and Land use (site is a greenfield over 3ha). Air quality is neutral.

**SLAA125** - Roman Road: 8.18ha greenfield site. The site is located in the open countryside near the Village of Upper Harbledown, with the A2 within 200m to the south. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing and Employment. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highways (nature and capacity of surrounding road network). Sustainable communities have mixed impacts with significant positive effects on access to education and provision/loss of facilities, minor positive effects on access to GP/open space, and minor negative effects on neighbouring uses (A2 in close proximity). Significant negative effects on Biodiversity,

Geology, Landscape, Water, Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting) and Land use (site is a greenfield over 3ha). Air quality is neutral.

**SLAA126** - Land North of Popes Lane: 9.31ha greenfield site. The site is located in the open countryside adjacent to the north of the Rural Hub of Sturry. The applicant's submitted proposal is for a mix of employment and leisure uses. Significant positive effects on Flooding, Employment and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highways (medium-large scale car dependent development). Significant negative effects on Biodiversity, Landscape, Water, Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting) and Land use (evidence confirming site is comprised of 3a and 3b Agricultural Land). Air quality, Geology and Housing are neutral.

**SLAA127** - Land at Ridlands Farm: 15.28ha greenfield site. The site is located within the Urban Area of Canterbury City, with the A2 within 0.35miles to the south. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Housing, and minor positive effects on Employment. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highways (large-scale car dependent development). Sustainable communities have mixed impacts with significant positive effects on access to GP/open space and access to education, and significant positive effects and minor negative effects on provision/loss of facilities. Significant negative effects on Landscape, Historic environment (uncertainties around the possible impacts on the World Heritage Site, its setting or views to and from it) and Land use (site is a greenfield over 3ha). Minor negative effects on Air quality, Biodiversity, Geology and Water.

**SLAA128** - Land at Langton Lane: 0.64ha greenfield site. The site is located within the Urban Area of Canterbury City, with the A2 to the south. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, and minor positive effects on Housing and Employment. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Sustainable communities have mixed impacts with significant positive effects on access to education, minor positive effects on access to GP/open space, and minor positive effects and minor negative effects on provision/loss of facilities. Significant negative effects on Biodiversity and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available), and minor negative effects on Landscape and Water. Air quality, Geology and Historic environment are neutral.

**SLAA129** - Hoplands East: 2.33ha greenfield site. The site is located adjacent to the Rural Service Centre of Hersden. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Transport, and minor positive effects on Housing. Employment has mixed impacts as the loss of employment land means there are minor negative effects and the level of accessibility to employment sites and Centres provides significant positive effects. Sustainable communities have mixed impacts with significant positive effects on access to GP/open space and access to education, minor positive effects on provision/loss of facilities, and minor negative effects on neighbouring uses (railway line in close proximity). Significant negative effects on Biodiversity (submission was supported by an ecological study identify protected species, bats dormice, breeding birds, and reptiles, have been found on the site), Geology, Water and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available). Air quality, Landscape and Historic environment is neutral.

**SLAA130** - Windleaves: 0.62ha brownfield site. The site is located in the countryside adjacent to the Village of Tyler Hill. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, with minor positive effects on Land use and Sustainable communities. Housing has minor positive and negative effects. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Significant negative effects on Biodiversity and Historic environment (within a Conservation Area and likely impacts on the assets and / or their setting), and minor negative effects on Landscape. Air quality, Geology, Water and Employment are neutral.

**SLAA131** - Land to north of the Care Home, Former Herne Bay Golf Course, CT6 7PG: 0.65ha greenfield site. The site is located within the Urban Area of Herne Bay. The applicant's submitted proposal is for residential development. Significant positive effects on Sustainable communities, and minor positive effects on Housing and Transport. Employment has mixed impacts as the level of accessibility to employment sites provides significant positive effects and the loss of employment land has a minor negative effect which is uncertain as although there is a live planning permission for employment it appears unlikely to build out. Significant negative effects on Water and Flooding, and minor negative effects on Biodiversity and Land use. Air quality, Geology, Landscape and Historic environment are neutral.

**SLAA132** - Land South of Thanet Way: 14.04ha greenfield site. The site is located in the countryside to the south of the Urban Area of Whitstable with the Old Thanet Way along the northern boundary and A299 (Thanet Way) within 0.1 mile of the south of the site. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing and Employment. Transport has mixed impacts with minor positive effects on access to public transport and significant negative effects on transport highways

(large-scale car dependent development). Sustainable communities have mixed impacts with significant positive effects on provision/loss of facilities, and minor positive effects on access to GP/open space and access to education, significant negative effects on neighbouring use (adjacent to Thanet Way and Old Thanet Way). Significant negative effects on Biodiversity, Landscape and Land use (site is a greenfield over 3ha). Minor negative effects on Water. Air quality, Geology and Historic environment are neutral.

**SLAA133** - Former Herne Bay Golf Club - Land at the North Eastern Corner, Braid Drive: 0.61ha greenfield site. The site is located within the Urban Area of Herne Bay. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Transport, and minor positive effects on Housing and Sustainable communities. Employment has mixed impacts as the level of accessibility to employment sites provides significant positive effects and the loss of employment land has a minor negative effect which is uncertain as although there is a live planning permission for employment it appears unlikely to build out. Minor negative effects on Biodiversity, Water and Land use. Air quality, Geology, Landscape, and Historic environment are neutral.

**SLAA134** - The Hoplands, Hersden: 3.32ha greenfield site. The site is located adjacent to the Rural Service Centre of Hersden. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing and Employment. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Sustainable communities have mixed impacts with significant positive effects on access to GP/open space, access to education and provision/loss of facilities, and minor negative effects on neighbouring uses (railway line in close proximity). Significant negative effects on Biodiversity (submission supported by ecological study identifying protected species: bats, dormice, breeding birds, and reptiles as been recorded on site), Water and Land use (site is a greenfield over 3ha). Air quality, Geology, Landscape and Historic environment are neutral.

**SLAA136** - Land to the west of Wraik Hill, Swale Reach: 0.83ha greenfield site. The site is located within the Hamlet of Wraik Hill. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Sustainable communities, and minor positive effects on Housing. Transport has mixed impacts with minor positive effects on access to public transport and minor negative effects on transport highways. Significant negative effects on Biodiversity and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available), and minor negative effects on Landscape. Air quality, Geology, Water and Historic environment are neutral.

**SLAA137A** - Cockerling Farm: 0.99ha greenfield site. The site is within the Cockerling Road, Thanington 2017 Local Plan strategic allocation within the Urban Area of Canterbury City. The applicant's submitted proposal is for residential development. Significant positive effects

on Flooding and Sustainable communities, and minor positive effects on Housing. Transport has mixed impacts as access to public transport has minor positive effects and transport highway has minor negative effects (some uncertainties as there would be less negative impacts when considered in the context of Strategic allocation Site 11: Cockerling Road). Significant negative effects on Biodiversity and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available). Minor negative effects on Water and Employment (uncertain as although there is a live planning permission for employment it appears unlikely to build out). Air quality, Geology, Landscape and Historic environment are neutral.

**SLAA137B** - Cockerling Farm: 1.92ha greenfield site. The site is partially within the Cockerling Road, Thanington 2017 Local Plan strategic allocation within the Urban Area of Canterbury City. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, and minor positive effects on Housing and Sustainable communities. Transport has mixed impacts as access to public transport has significantly positive effects and transport highway has minor negative effects (some uncertainties as there would be less negative impacts when considered in the context of Strategic allocation Site 11: Cockerling Road). Significant negative effects on Biodiversity, Landscape (currently would have a significant negative impact but would have less negative impacts when considered in the context of Strategic allocation Site 11: Cockerling Road, Thanington being adjacent to the site), Water and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available). Air quality, Geology, Historic environment and Employment are neutral.

**SLAA140** - Land at the east of Wraik Hill: 1.16ha greenfield site. The site is located within the Hamlet of Wraik Hill. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Sustainable communities, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Significant negative effects on Biodiversity, Landscape and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available). Air quality, Geology, Water and Historic environment are neutral.

**SLAA141** - Oyster Indoor Bowling Centre and Whitstable Harbour Garage: 0.73ha brownfield site. The site is located within the Town Centre of the Urban Area of Whitstable, with the beach less than 15m to the north and Whitstable Harbour adjacent the west. The applicant's submitted proposal is for a mix of housing and medical facilities. Significant positive effects on Transport, with minor positive effects on Landscape, Housing and Land use. Employment has mixed impacts as the loss of employment land means there are minor negative effects, the level of accessibility to Centres provides significant positive effects and accessibility to employment sites has a minor positive effect. Sustainable communities have mixed impacts

with significant positive effects on access to GP/open space and access to education, minor negative effects on neighbouring use (working harbour in close proximity), and minor positive and significant negative effects on provision/loss of facilities (relocation of sports facilities within the district). Significant negative effects on Biodiversity, Geology and Flooding. Air quality, Water and Historic environment are neutral.

**SLAA142** - Land at Bossington Road: 0.30ha greenfield site. The site is located within the Local Service Centre of Adisham. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment, Transport and Sustainable communities, and minor positive effects on Housing. Significant negative effects on Landscape (within North Downs LLD), Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting) and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available). Minor negative effects on Biodiversity and Water. Air quality and Geology are neutral.

**SLAA143** - Land at Drill Lane: 0.47ha greenfield site. The site is located within the Village of Ickham. The applicant's submitted proposal is for residential development. Significant positive effects on Employment and Sustainable communities, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Significant negative effects on Biodiversity, Geology, Flooding, Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting) and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available), and minor negative effects on Landscape. Air quality and Water are neutral.

**SLAA144** - Old Training Park: 91.55ha greenfield site. The site is located adjacent to the east of the Urban Area of Canterbury City. The applicant's submitted proposal is for residential led development. Significant positive effects on Housing and Employment. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highways (large-scale car dependent development). Sustainable communities have mixed impacts with significant positive effects on access to GP/open space and access to education, and significant positive and significant negative effects on provision/loss of facilities (loss of open space). Significant negative effects on Biodiversity (site contains Chequers Wood & Old Park SSSI), Geology, Landscape, Water, Flooding, Historic environment (uncertainties around the possible impacts on the World Heritage Site, its setting or views to and from it) and Land use (site is a greenfield over 3ha). Minor negative effects on Air quality.

**SLAA145** - Land North of Court Hill, Littlebourne: 1.95ha mixed greenfield/brownfield site. The site is located adjacent to the north of the Rural Service Centre of Littlebourne. The applicant's submitted proposal is for a mix of housing and commercial. Significant positive



effects on Flooding and Sustainable communities, and minor positive effects on Housing. The Land use of the site is mixed therefore there are significant negative effects as it is possibly best and most versatile agricultural greenfield land, some uncertainties as based on spatial agricultural data as no site-specific data available, and minor positive effects as there are existing buildings on part of the site. Landscape has minor negative impacts due to encroachment on the landscape, but there could be minor positive impacts by replacing the existing buildings with something sympathetic to the local character. Employment has mixed impacts as the level of accessibility to Centres provides significant positive effects, and employment land has minor positive and negative effects. Transport has mixed impacts with minor positive effects on access to public transport and minor negative effects on transport highways. Significant negative effects on Biodiversity and Geology, and minor negative effects on Water. Air quality and Historic environment are neutral.

**SLAA146** - Land at Hersden: 1.24ha greenfield site. The site is located in the countryside adjacent to the Rural Service Centre of Hersden. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Sustainable communities, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways (uncertainties around access point and Strategic allocation 8: Land north of Hersden). Significant negative effects on Biodiversity, Landscape (some uncertainties as when considered in the context of the adjacent landscape being Strategic allocation Site 8: Land North of Hersden the site could have less negative impacts in the future), Water and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available). Air quality, Geology and Historic environment are neutral.

**SLAA148** - Hall Place, Harbledown: 3.05ha mixed greenfield/brownfield site. The site is located in the countryside near the Local Service Centre of Harbledown and the Urban Area of Canterbury City. The applicant has submitted several proposals including residential and offices. Significant positive effects on Flooding, Housing (uncertainties as proposal not confirmed) and Sustainable communities. Significant negative effects on landscape and some opportunities for improvement as brownfield so minor positive effects as well. The Land use of the site is mixed therefore there are significant negative effects as it is possibly best and most versatile agricultural greenfield land, some uncertainties as based on spatial agricultural data as no site-specific data available, and minor positive effects as there are existing buildings on part of the site. Employment has mixed impacts as the level of accessibility to Centres provides significant positive effects and the employment land has minor negative effects with some uncertainties around any positive impacts due to the proposed development type being uncertain. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Significant negative effects on Biodiversity, Geology, Water and Historic

environment (within a Conservation Area and likely impacts on the assets and / or their setting). Air quality is neutral.

**SLAA149** - Land adjacent to Phase 6A, Herne Bay Golf Course: 0.61ha greenfield site. The site is located within the Urban Area of Herne Bay. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Sustainable communities, and minor positive effects on Housing and Transport. Significant negative effects on Geology, and minor negative effects on Biodiversity, Water and Land use. Air quality, Landscape and Historic environment are neutral.

**SLAA151** - Merton Park: 99.03ha mixed greenfield/brownfield site. The site is located partly within the Urban Area of Canterbury City, with the A2 along the southern boundary. The applicant's submitted proposal is for residential led development. Significant positive effects on Flooding and Employment (size of employment land proposed is uncertain). Housing has mixed impacts with significant positive effects and minor negative effects. The Land use of the site is mixed therefore there are significant negative effects as it is a greenfield over 3ha and minor positive effects as there are existing buildings on part of the site. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highways (large-scale car dependent development). Sustainable communities have mixed impacts with significant positive effects on access to GP/open space and access to education, minor negative effects on neighbouring uses (A2 in close proximity), and significant positive and significant negative effects on provision/loss of facilities (loss of open space). Significant negative effects on Biodiversity, Geology, Landscape, Water and Historic environment (uncertainties around the possible impacts on the World Heritage Site, its setting or views to and from it). Minor negative effects on Air quality.

**SLAA152** - Land East of Martell Lodge: 0.88ha greenfield site. The site is located in the open countryside between the Urban Area of Whitstable to the north, and the A299 (Thanet Way) to the south. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Employment, and minor positive effects on Housing and Sustainable communities. Transport has mixed impacts with minor positive effects on access to public transport and minor negative effects on transport highways. Significant negative effects on Landscape and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available), and minor negative effects on Biodiversity. Air quality, Geology, Water and Historic environment are neutral.

**SLAA153** - Milton Manor Concrete Batching Plant: 1.65ha brownfield site. The site is located in the open countryside roughly 0.55 miles to the west of Thanington, outside of the Urban Area of Canterbury City, with the Great Stour River along the western boundary. The applicant's submitted proposal is for commercial use. Significant positive effects on Land use

and Transport, and minor positive effects on Sustainable communities. Significant negative effects on Biodiversity, Geology, Water, Flooding and Historic environment (adjacent to Grade 2\* and Grade 2 Listed Building but some uncertainties as the proposed use has been operating for a number of years already). Minor negative effects on Landscape. Air quality, Housing and Employment are neutral.

**SLAA154** - Land at Wallend Farm: 1.94ha greenfield site. The site is located in the open countryside adjacent to the east of the Village of Upstreet. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, and minor positive effects on Housing, Employment and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Significant negative effects on Biodiversity, Landscape, Water, Historic environment (adjacent to Grade 2 Listed Building and likely impacts on the asset and / or its setting) and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available). Air quality and Geology are neutral.

**SLAA155** - Land at Highland Court Farm: 22.43ha greenfield site. The site is located in the open countryside roughly 0.3 miles to the east of the Rural Service Centre of Bridge. The applicant's submitted proposal is for employment use. Significant positive effects on Flooding and Employment, and minor positive effects on Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highways (large-scale car dependent development). Significant negative effects on Biodiversity, Geology, Landscape as the site is within the Kent Downs AONB, Historic environment (adjacent to Grade 2\* and Grade 2 Listed Buildings and likely impacts on the assets and / or their setting) and Land use (site is a greenfield over 3ha). Air quality, Water and Housing are neutral.

**SLAA156** - Canterbury East Station: 0.36ha brownfield site. The site is located within the City Centre of the Urban Area of Canterbury City, with a railway line along the southern boundary. The applicant's submitted proposal is for residential (student accommodation) development. Significant positive effects on Flooding, Employment and Transport (uncertainties around student accommodation proposal being required to be a car free scheme), with minor positive effects on Landscape, Housing and Land use. Sustainable communities have mixed impacts with significant positive effects on access to GP/open space and access to education, significant negative effects on provision/loss of facilities (loss of leisure facility), and minor negative effects on neighbouring uses (railway line in close proximity). Significant negative effects on Historic environment (site contains a grade 2 Listed Building), and minor negative effects on Air quality, Biodiversity and Water. Geology is neutral.

**SLAA158B** - University of Kent Disposal Sites: 63.45ha greenfield site. The site is located in the open countryside between the Rural Service Centre of Blean and the Village of Tyler Hill. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing and Employment. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highways (large-scale car dependent development). Sustainable communities have mixed impacts with significant positive effects on access to GP/open space and access to education, and significant positive effects and minor negative effects on provision/loss of facilities. Significant negative effects on Biodiversity, Geology, Landscape, Water and Historic environment (site contains a Scheduled Ancient Monument and is adjacent to Grade 2\* and Grade 2 Listed Buildings, and likely impacts on the assets and / or their setting), Land use (site is a greenfield over 3ha). Air quality is neutral.

**SLAA158C** - University of Kent Disposal Sites: 7.18ha greenfield site. The site is located in the open countryside between the Rural Service Centre of Blean and the Village of Tyler Hill. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing, Employment and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highways (single track road and the junction between Tyler Hill Road and Blean Common has a poor safety record). Significant negative effects on Geology, Landscape, Historic environment (adjacent to the setting of Grade 2\* and Grade 2 Listed Buildings and likely impacts on the assets setting) and Land use (site is a greenfield over 3ha). Minor negative effects on Biodiversity and Water. Air quality is neutral.

**SLAA158D** - University of Kent Disposal Sites: 22.93ha greenfield site. The site is located in the open countryside between the Rural Service Centre of Blean and the Village of Tyler Hill. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing and Sustainable communities, and minor positive effects on Employment. Transport has mixed impacts with minor positive effects on access to public transport and significant negative effects on transport highways (large-scale car dependent development). Significant negative effects on Biodiversity, Geology, Landscape, Water, Historic environment (uncertainties around the possible impacts on the World Heritage Site, its setting or views to and from it) and Land use (site is a greenfield over 3ha). Air quality is neutral.

**SLAA158E** - University of Kent Disposal Sites: 8.09ha mixed greenfield/brownfield site. The site is in the open countryside to the south of the Village of Tyler Hill, and opposite the road to the west is the University of Kent campus. The applicant's submitted proposal is for residential (student accommodation) development. Significant positive effects on Flooding and Housing. The Land use of the site is mixed therefore there are significant negative effects as it is a greenfield over 3ha and minor positive effects as there is an existing building

in one corner. Transport has mixed impacts with significant positive effects on access to public transport and due to uncertainties around the student accommodation proposal there would be minor negative or neutral effects on transport highways. Sustainable communities have mixed impacts with significant positive effects on access to education, minor positive effects on access to GP/open space, and significant positive and minor negative effects on provision/loss of facilities (uncertainties around the type of development). Significant negative effects on Biodiversity, Landscape and Historic environment (site contains a Scheduled Ancient Monument), and minor negative effects on Employment. Air quality, Geology and Water are neutral.

**SLAA158F** - University of Kent Disposal Sites: 18.4ha greenfield site. The site is in the open countryside to the south of the Village of Tyler Hill, and opposite the road to the west is the University of Kent campus. The applicant's submitted proposal is for residential (student accommodation) development. Significant positive effects on Flooding and Housing. Transport has mixed impacts with significant positive effects on access to public transport and due to uncertainties around the student accommodation proposal there would be significant negative or neutral effects on transport highways. Sustainable communities have mixed impacts with minor positive effects on access to GP/open space, minor negative effects on neighbouring uses (landfill in close proximity) and significant positive and minor negative effects on provision/loss of facilities (uncertainties around the type of development). Significant negative effects on Biodiversity, Landscape, Water, Historic environment (uncertainties around the possible impacts on the World Heritage Site, its setting or views to and from it) and Land use (site is a greenfield over 3ha). Air quality, Geology and Employment are neutral.

**SLAA159** - Milton Manor Farm: 10.76ha mixed greenfield/brownfield site. The site is located in the open countryside roughly 0.35 miles to the west of Thanington, outside of the Urban Area of Canterbury City, with the Great Stour River along the north-west boundary. The applicant's submitted proposal is for residential led development. Significant positive effects on Housing, with some uncertainties due to the proposed development type being uncertain. The Land use of the site is mixed therefore there are significant positive effects as more than 1ha is brownfield and significant negative effects more than 3ha is greenfield. Employment has mixed impacts as employment land has significant negative effects with some uncertainties around the significant positive impacts due to the proposed development type being uncertain. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highways (large-scale car dependent development). Sustainable communities have mixed impacts with significant positive effects on provision/loss of facilities, minor positive effects on access to GP/open space and access to education, and significant negative effects on neighbouring uses (railway line and sewage treatment works in close proximity). Significant negative

effects on Biodiversity, Geology, Landscape, Water, Flooding and Historic environment (site includes two Grade 2 Listed Buildings). Air quality is neutral.

**SLAA160** - St Stephen's Hill: 24.43ha greenfield site. The site is located within the open countryside, adjacent to the north of the Urban Area of Canterbury City. The applicant's submitted proposal is for residential (student accommodation) development. Significant positive effects on Flooding, Housing and Transport (uncertainties around student accommodation proposal being required to be a car free scheme). Sustainable communities have mixed impacts with significant positive effects on access to education, minor positive effects on access to GP/open space and minor negative effects on provision/loss of facilities. Significant negative effects on Biodiversity, Geology, Landscape, Historic environment (site contains a Scheduled Ancient Monument) and Land use (site is a greenfield over 3ha). Air quality, Water and Employment are neutral.

**SLAA162** - Folly Farm: 0.62ha greenfield site. The site is located adjacent to the north-east of the Urban Area of Canterbury City. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Transport, and minor positive effects on Housing. Sustainable communities have mixed impacts with minor positive effects on access to GP/open space and provision/loss of facilities, and minor negative effects on neighbouring uses (railway line within close proximity). Significant negative effects on Biodiversity, Geology, Historic environment (uncertainties around the possible impacts on the World Heritage Site, its setting or views to and from it) and Land use (adjacent to the setting of a Grade 2 Listed Building and likely impacts on the assets setting). Minor negative effects on Landscape. Air quality, Water and Employment are neutral.

**SLAA163** - Bread and Cheese Field: 7.51ha greenfield site. The site is located in the countryside adjacent to the north of the Local Service Centre of Westbere. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing and Employment. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Sustainable communities have mixed impacts with significant positive effects on access to GP/open space, access to education and provision/loss of facilities, and significant negative effects on neighbouring uses (wastewater treatment works and railway line in close proximity). Significant negative effects on Biodiversity, Geology and Land use (site is a greenfield over 3ha). Minor negative effects on Landscape and Water. Air quality and Historic environment are neutral.

**SLAA164** - Westbere Butts: 3.26ha greenfield site. The site is located in the countryside near the Local Service Centre of Westbere, partially within the Green Gap between Sturry and Hersden. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing, Employment and Sustainable communities. Transport

has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Significant negative effects on Biodiversity (submission was supported by an ecological study identify protected species, badgers and reptiles, have been found on the site), Landscape (site is situated within the Green Gap and could lead to coalescence) and Land use (site is a greenfield over 3ha). Air quality, Geology, Water and Historic environment are neutral.

**SLAA165** - Land off Well Lane, Fordwich: 3.63ha greenfield site. The site is located in the countryside adjacent to the south of the Village of Fordwich. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing, Employment and Sustainable communities. Transport has mixed impacts with minor positive effects on access to public transport and significant negative effects on transport highways (size and nature of surrounding road network). Significant negative effects on Biodiversity, Geology, Landscape, Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting) and Land use (site is a greenfield over 3ha). Minor negative effect on Water. Air quality is neutral.

**SLAA167** - Former FDS, Hawthorn Corner: 2.77ha greenfield site. The site is located in the countryside around 0.25 miles to the south of the Urban Area of Herne Bay (Hillborough), with the Thanet Way along the site's southern boundary. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Employment, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Sustainable communities have mixed impacts with significant positive effects on access to education, minor positive effects on access to GP/open space and provision/loss of facilities, and significant negative effects on neighbouring uses (wastewater treatment works, railway line and Thanet Way in close proximity). Significant negative effects on Biodiversity, Geology, Water and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available), and minor negative effects on Landscape. Air quality and Historic environment are neutral.

**SLAA168** - Land at Church Lane, Seasalter: 6.38ha greenfield site. The site is located in the countryside to the south of the Urban Area of Whitstable with the Thanet Way along the south east boundary of the site. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing and Employment. Transport has mixed impacts with minor positive effects on access to public transport and significant negative effects on transport highways (nature of surrounding road network and concerns about the ability to provide safe access). Sustainable communities have mixed impacts with significant positive effects on access to GP/open space and provision/loss of facilities, minor positive effects on access to education, and minor negative effects on neighbouring uses (Thanet Way in close proximity). Significant negative effects on Biodiversity, Landscape and

Land use (site is a greenfield over 3ha). Air quality, Geology, Water and Historic environment are neutral.

**SLAA169** - Land to the south of The Street, Barham: 1.69ha greenfield site. The site is located in the open countryside adjacent to the Local Service Centre of Barham. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Sustainable communities, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Significant negative effects on Landscape as the site is within the Kent Downs AONB, Historic environment (adjacent to Grade 1 Listed Building and likely impacts on the asset and / or its setting) and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available), and minor negative effects on Biodiversity and Water. Air quality and Geology are neutral.

**SLAA170** - Land Adjacent to 30 Calais Hill, Tyler Hill: 1.05ha greenfield site. The site is located on a Local Wildlife Site within the Village of Tyler Hill. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Sustainable communities have mixed impacts with minor positive effects on access to GP/open space, and minor positive and significant negative impacts on provision/loss of facilities (loss of open space). Significant negative effects on Biodiversity (submission supported by ecological study which identified the potential for the site to contain protected species and the site contains Tyler Hill Pastures Local Wildlife Site), Historic environment (within a Conservation Area and likely impacts on the assets and / or their setting) and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available), and minor negative effects on Landscape and Water. Air quality, Geology and Employment are neutral.

**SLAA172** - Land at Golden Hill: 5.50ha mixed greenfield/brownfield site. The site is located in the countryside to the south of the Urban Area of Whitstable with the Old Thanet Way along the northern boundary and A299 (Thanet Way) within 0.25 miles of the south of the site. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Employment. Housing has mixed impacts with significant positive effects and minor negative effects. The Land use of the site is mixed therefore there are significant negative effects as more than 3ha is greenfield land and minor positive effects as there are existing buildings on part of the site. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Sustainable communities have mixed impacts with significant positive effects on provision/loss of facilities, and minor positive effects on access to GP/open space and access to education, and minor negative effects on neighbouring use (adjacent to Old Thanet



Way). Significant negative effects on Biodiversity and Landscape. Air quality, Geology, Water and Historic environment are neutral.

**SLAA173** - Marble Barn: 2.12ha greenfield site. The site is in the open countryside adjacent to the Local Service Centre of Petham. The applicant's submitted proposal is for residential development. Significant positive effects on Employment and Sustainable communities, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Significant negative effects on Biodiversity, Landscape as the site is within the Kent Downs AONB, Flooding, Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting) and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available), and minor negative effects on Water. Air quality and Geology are neutral.

**SLAA174** - Land North East of The Links: 0.49ha mixed greenfield/brownfield site. The site is located within the Urban Area of Herne Bay, with the A299 Thanet Way along the northern boundary. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Employment, and minor positive effects on Housing. The Land use of the site is mixed therefore there are minor positive and negative effects. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Sustainable communities have mixed impacts with minor positive effects on access to GP/open space and provision/loss of facilities, and minor negative effects on neighbouring uses (A299 within close proximity). Significant negative effects on Biodiversity, and minor negative effects on Landscape. Air quality, Geology, Water and Historic environment are neutral.

**SLAA175** - Folly Field: 0.55ha greenfield site. The site is located in the open countryside adjacent to the east of the Village of Chartham Hatch. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Sustainable communities, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Significant negative effects on Biodiversity and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available), and minor negative effects on Landscape and Water. Air quality, Geology, Historic environment and Employment are neutral.

**SLAA176** - Land off Whitstable Road: 4.89ha greenfield site. The site is located on the edge of the north-west of the Urban Area of Canterbury City, near the Local Service Centre of Rough Common, in the Green Gap between Blean and Rough Common. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing, Employment and Sustainable communities. Transport has mixed impacts with

significant positive effects on access to public transport and minor negative effects on transport highways. Significant negative effects on Biodiversity, Geology, Landscape (site is situated within the Green Gap and could lead to coalescence) and Land use (site is a greenfield over 3ha). Air quality, Water and Historic environment are neutral.

**SLAA177** - Honey Hill: 1.52ha greenfield site. The site is located in the open countryside, on Honey Hill, in between the Hamlet of Wraik Hill and the Rural Service Centre of Blean. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Transport, and minor positive effects on Housing and Employment. Sustainable communities have mixed impacts with minor positive effects on access to GP/open space, minor negative effects on access to education, and minor positive and significant negative impacts on provision/loss of facilities (loss of open space). Significant negative effects on Biodiversity, Landscape, Water, Historic environment (adjacent to a Grade 2 Listed Building and likely impacts on the asset and / or its setting) and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available). Air quality and Geology are neutral.

**SLAA178** - Land at Lucketts Farm: 2.56ha greenfield site. The site is located within the open countryside within the Rural Service Centre of Blean. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment, Transport and Sustainable communities, and minor positive effects on Housing. Significant negative effects on Biodiversity, Geology, Landscape (within Blean Woods LLD), Water and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available). Air quality and Historic environment are neutral.

**SLAA179** - Canterbury Trade Park: 1.36ha mixed greenfield/brownfield site. The site is located within the Urban Area of Canterbury City. The applicant's submitted proposal is for commercial use (possibly a skate park). Significant positive effects on Employment, Transport and Sustainable communities, and minor positive effects on Landscape and Flooding. The Land use of the site is mixed therefore there are minor positive and negative effects. Significant negative effects on Biodiversity and Geology, and minor negative effects on Air quality. Water, Historic environment (uncertainties around the possible impacts on the World Heritage Site, its setting or views to and from it) and Housing is neutral.

**SLAA180** - Aylesham South: 123.75ha greenfield site. The site is located adjacent to Aylesham, Dover, with the nearest settlement in Canterbury being the Village of Womenswold which is less than 1 mile to the south. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Housing. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highways (large-scale car dependent development). Sustainable communities have mixed impacts with significant positive effects on

provision/loss of facilities, minor positive effects on access to GP/open space, and minor negative effects on access to education. Significant negative effects on Biodiversity, Landscape (including potential negative impacts on the setting of the Kent Downs AONB), Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting) and Land use (site is a greenfield over 3ha). Minor negative effects on Water. Air quality, Geology and Employment are neutral.

**SLAA181** - Bamboo Tiger, Carpet Right, Beds4Less: 0.32ha brownfield site. The site is located within the Urban Area of Canterbury City, adjacent to Canterbury City Centre. The applicant's submitted proposal is for commercial use (possibly a skate park). Significant positive effects on Transport and Sustainable communities, with minor positive effects on Land use. Employment has mixed impacts as the level of accessibility to Centres provides significant positive effects, and employment land has minor positive and negative effects. Significant negative effects on Geology, Water and Flooding. Minor negative effects on Air quality and Biodiversity. Landscape, Historic environment and Housing neutral.

**SLAA182** - Land at Colewood Road: 6.01ha greenfield site. The site is located adjacent to the Urban Area of Whitstable, within the Green Gap between Herne Bay and Whitstable. The applicant's submitted proposal is for commercial use. Significant positive effects on Employment and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Significant negative effects on Biodiversity, Landscape (site is situated within the Green Gap and could lead to coalescence), Water, Flooding and Land use (site is a greenfield over 3ha). Air quality, Geology, Historic environment and Housing are neutral.

**SLAA183** - Canterbury Golf Club: 7.58ha mixed greenfield/brownfield site. The site is located adjacent to the east of the Urban Area of Canterbury City. The applicant's submitted proposal is for a mix of housing and golf club house. Significant positive effects on Flooding and Housing, and minor positive effects on Employment. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Sustainable communities have mixed impacts with significant positive effects on access to education, minor positive effects on access to GP/open space, and significant positive and significant negative effects on provision/loss of facilities (loss of open space). Significant negative effects on Biodiversity and Geology. The Land use of the site is mixed therefore there are significant negative effects as it is a greenfield over 3ha and minor positive effects as there are a couple of existing buildings on the site. Minor negative effect on Landscape. Air quality, Water and Historic environment are neutral.

**SLAA184** - Kemberland, Herne Bay Road: 1.80ha brownfield site. The site is located in Calcott roughly 0.5 miles to the north of the Local Service Centre of Broad Oak. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding,

Land use and Transport, and minor positive effects on Sustainable communities. Minor positive and minor negative effects on Landscape as would include redeveloping and improving the townscape but projects into the landscape. Housing has minor positive and negative effects. Employment has significant negative effects due to the loss of employment land and minor positive effects due to the accessibility to Centres. Significant negative effects on Biodiversity and Geology. Air quality, Water and Historic environment are neutral.

**SLAA185** - Land west of Cooting Lane, south of Station Road, Adisham: 2.64ha greenfield site. The site is located in the open countryside on the edge of the Local Service Centre of Adisham and the Hamlet of Blooden. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Sustainable communities, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Significant negative effects on Landscape, Historic environment (adjacent to a Grade 2 Listed Buildings and likely impacts on the asset and / or its setting) and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available). Minor negative effects on Biodiversity and Water. Air quality and Geology are neutral.

**SLAA186** - Land on the western side of Pean Hill, Blean: 0.71ha greenfield site. The site is located in the open countryside, on Honey Hill, in between the Hamlet of Wraik Hill and the Rural Service Centre of Blean. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Transport, and minor positive effects on Housing. Sustainable communities have mixed impacts with minor positive effects on access to GP/open space and provision/loss of facilities, and minor negative effects on access to education. Significant negative effects on Biodiversity and Water, and minor negative effects on Landscape and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available). Air quality, Geology, Historic environment and Employment are neutral.

**SLAA187** - Land on the eastern side of Pean Hill, Blean: 0.58ha greenfield site. The site is located in the open countryside, on Honey Hill, in between the Hamlet of Wraik Hill and the Rural Service Centre of Blean. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Transport (uncertainties around the impacts on the bus stop outside the site), and minor positive effects on Housing. Sustainable communities have mixed impacts with minor positive effects on access to GP/open space and provision/loss of facilities, and minor negative effects on access to education. Significant negative effects on Biodiversity and Water, and minor negative effects on Landscape and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available). Air quality, Geology, Historic environment and Employment are neutral.

**SLAA190** - Bobbin Lodge Stud: 1.61ha mixed greenfield/brownfield site. The site is located in the open countryside adjacent to the south of the Rural Service Centre of Chartham. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Sustainable communities, and minor positive effects on Housing. The Land use of the site is mixed therefore there are significant negative effects as it is possibly best and most versatile agricultural greenfield land, some uncertainties as based on spatial agricultural data as no site-specific data available, and minor positive effects as there are existing buildings on part of the site. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Significant negative effects on Landscape (within North Downs LLD), and minor negative effects on Biodiversity and Water. Air quality, Geology and Historic environment are neutral.

**SLAA192** - Land to the rear of 62 Burgate: 0.09ha brownfield site. The site is located within the City Centre of the Urban Area of Canterbury City. The applicant's submitted proposal is for a mix of housing, public W/Cs, retail and office. Significant positive effects on Flooding and Sustainable communities, with minor positive effects on Landscape, Housing and Land use. Employment has mixed impacts as the level of accessibility to Centres provides significant positive effects, accessibility to employment sites has a minor positive effect, and the employment land has minor negative effects with some uncertainties around the minor positive effects due to the proposed development type being uncertain. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways (uncertainties as may be restricted to a car free scheme due to location). Significant negative effects on Historic environment (site is within the World Heritage Buffer Zone and several Listed and Locally Listed Buildings in close proximity and likely impacts on the assets and / or their setting) and minor negative effects on Air quality, Biodiversity and Water. Geology is neutral.

**SLAA196** - Mount Farm: 3.44ha mixed greenfield/brownfield site. The site is located partly within, and part within the open countryside adjacent to, the Village of Herne Common. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Sustainable communities, and minor positive effects on Employment. Housing has mixed impacts with significant positive effects and minor negative effects. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highways (nature and size of surrounding road network). Significant negative effects on landscape and some opportunities for improvement as part of the site is brownfield so minor positive effects as well. The Land use of the site is mixed therefore there are significant negative effects as it is possibly best and most versatile agricultural greenfield land, some uncertainties as based on spatial agricultural data as no site-specific data available, and minor positive effects as there are existing buildings on part

of the site. Significant negative effects on Biodiversity and Historic environment (within a Conservation Area and likely impacts on the assets and / or their setting). Air quality, Geology and Water are neutral.

**SLAA198** - Plots 37 to 46 Abbotswood Estate: 0.64ha greenfield site. The site is located in the open countryside adjacent to the Urban Area of Herne Bay, with the A2 within 100m to the south of the site. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, and minor positive effects on Housing and Employment. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Sustainable communities have mixed impacts with significant positive effects on access to education, minor positive effects on access to GP/open space and provision/loss of facilities, and minor negative effects on neighbouring uses (A2 in close proximity). Significant negative effects on Biodiversity, Landscape (some uncertainties as the adjacent landscape is an existing housing allocation and if considered in this context the site would have less negative impacts in the future) and Land use (some uncertainties based on spatial agricultural data as no site-specific data available). Air quality, Geology, Water and Historic environment are neutral.

**SLAA199** - Land to the south of Church Lane Barham: 0.70ha mixed greenfield/brownfield site. The site is located in the open countryside adjacent to the Local Service Centre of Barham. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Sustainable communities, and minor positive effects on Housing. The Land use of the site is mixed therefore there are significant negative effects as it is possibly best and most versatile agricultural greenfield land, some uncertainties as based on spatial agricultural data as no site-specific data available, and minor positive effects as there is an existing building on part of the site. Transport has mixed impacts with minor positive effects on access to public transport and minor negative effects on transport highways. Significant negative effects on Landscape as the site is within the Kent Downs AONB and Historic environment (within a Conservation Area and likely impacts on the assets and / or their setting), and minor negative effects on Biodiversity and Water. Air quality and Geology are neutral.

**SLAA200** - Land to the south of Green Hills Barham: 1.88ha greenfield site. The site is located in the open countryside adjacent to the Local Service Centre of Barham. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Sustainable communities, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Significant negative effects on Landscape as the site is within the Kent Downs AONB, Historic environment (adjacent to a Grade 2 Listed Building and likely impacts on the asset and / or its setting) and Land use (some

uncertainties as based on spatial agricultural data as no site-specific data available), and minor negative effects on Biodiversity. Air quality, Geology and Water are neutral.

**SLAA202** - Land at Church Farm Hoath: 1.16ha greenfield site. The site is located in the open countryside adjacent to the Local Service Centre of Hoath. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Sustainable communities, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Significant negative effects on Historic environment (adjacent to Grade 2\* Listed Building and likely impacts on the asset and / or its setting) and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available), and minor negative effects on Biodiversity and Landscape. Air quality, Geology and Water are neutral.

**SLAA203** - Land adjacent to the south of Railway Hill Barham: 0.86ha greenfield site. The site is located in the open countryside adjacent to the Local Service Centre of Barham. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Sustainable communities, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highways (nature of surrounding road network and concerns about the ability to provide safe access). Significant negative effects on Landscape as the site is within the Kent Downs AONB and Water, and minor negative effects on Biodiversity and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available). Air quality, Geology and Historic environment are neutral.

**SLAA204** - Land to the east of Crookenden Place Barham: 0.97ha greenfield site. The site is located in the open countryside adjacent to the Local Service Centre of Barham. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment, Transport and Sustainable communities, and minor positive effects on Housing. Significant negative effects on Landscape as the site is within the Kent Downs AONB and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available), and minor negative effects on Biodiversity and Water. Air quality, Geology and Historic environment are neutral.

**SLAA205** - Land at Underdown House Herne Bay: 0.39ha mixed greenfield/brownfield site. The site is located within the Urban Area of Herne Bay. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment, Transport and Sustainable communities, and minor positive effects on Housing. The Land use of the site is mixed therefore there are minor positive and negative effects. Significant negative effects on Water and Historic environment (site contains a Grade 2 Listed Building), and minor negative effects on Biodiversity and Landscape. Air quality and Geology are neutral.

**SLAA206** - Land lying to the east of Canterbury Hill: 12.4ha greenfield site. The site is in the open countryside adjacent to the south of the Village of Tyler Hill, and opposite the road to the west is the University of Kent campus. The applicant's submitted proposal is for residential (student accommodation) development. Significant positive effects on Flooding and Housing. Transport has mixed impacts with significant positive effects on access to public transport and due to uncertainties around the student accommodation proposal there would be significant negative or neutral impacts on transport highway. Sustainable communities have mixed impacts with significant positive effects on access to education, minor positive effects on access to GP/open space, and significant positive and minor negative effects on provision/loss of facilities (uncertainties around the type of development). Significant negative effects on Biodiversity, Geology, Landscape, Water, Historic environment (site contains a Scheduled Ancient Monument) and Land use (site is a greenfield over 3ha). Air quality and Employment are neutral.

**SLAA207** - Land adjoining Bekesbourne Station: 0.99ha greenfield site. The site is located in the Green Gap between Canterbury and Bridge, in the open countryside adjacent to the Village of Bekesbourne, less than 20m south of the railway line. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Transport, and minor positive effects on Housing. Sustainable communities have mixed impacts with minor positive effects on access to GP/open space and provision/loss of facilities, and minor negative effects on neighbouring uses (railway line within close proximity). Significant negative effects on Biodiversity, Geology, Landscape and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available), and minor negative effects on Water. Air quality, Historic environment and Employment are neutral.

**SLAA208** - Land at Golden Hill: 6.42ha greenfield site. The site is located in the open countryside with the A299 (Thanet Way) along the southern boundary and the Urban Area of Whitstable is roughly 0.2miles to the north. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing and Employment. Transport has mixed impacts with minor positive effects on access to public transport and significant negative effects on transport highways (size and nature of surrounding road network and concerns about the ability to provide safe access). Sustainable communities have mixed impacts with significant positive effects on provision/loss of facilities and minor positive effects on access to GP/open space, and minor negative effects on neighbouring uses (Thanet Way in close proximity). Significant negative effects on Landscape, Water and Land use (site is a greenfield over 3ha). Minor negative effect on Biodiversity. Air quality, Geology and Historic environment are neutral.



**SLAA210** - Colins Field: 1.77ha greenfield site. The site is located within the open countryside by the Local Service Centre of Thanington Without. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Employment, and minor positive effects on Housing and Sustainable communities. Significant negative effects on Land use (some uncertainties as based on spatial agricultural data as no site-specific data available), and minor negative effects on Biodiversity, Landscape, Water and Transport. Air quality, Geology and Historic environment are neutral.

**SLAA211** - Land to the East of Westcourt Lane Woolage Green: 0.23ha greenfield site. The site is located in the open countryside within the Village of Woolage Green. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Sustainable communities have mixed impacts with minor positive effects on access to GP/open space and provision/loss of facilities, and minor negative effects on access to education. Significant negative effects on Biodiversity, Landscape (including potential negative impacts on the setting of the Kent Downs AONB), Historic environment (within a Conservation Area and likely impacts on the assets and / or their setting) and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available), and minor negative effects on Employment. Air quality, Geology and Water are neutral.

**SLAA214** - Land off the Hill Littlebourne: 5.78ha greenfield site. The site is located in the open countryside adjacent to the west of the Rural Service Centre of Littlebourne. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing, Employment and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Significant negative effects on Biodiversity, Geology, Landscape, Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting) and Land use (site is a greenfield over 3ha). Minor negative effect on Water. Air quality is neutral.

**SLAA215** - Meadow: 0.65ha greenfield site. The site is located in the open countryside within the Village of Woolage Green. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Sustainable communities have mixed impacts with minor positive effects on access to GP/open space and provision/loss of facilities, and minor negative effects on access to education. Significant negative effects on Biodiversity, Landscape (including potential negative impacts on the setting of the Kent Downs AONB), Historic environment (adjacent to a Grade 2 Listed Building and likely impacts on the asset and / or its setting) and Land use (some uncertainties as based on spatial

agricultural data as no site-specific data available), and minor negative effects on Water and Employment. Air quality and Geology are neutral.

**SLAA216** - Hillside Farm: 0.55ha mixed greenfield/brownfield site. The site is located in open countryside less than 0.6 miles to the west of the Village of Kingston. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, and minor positive effects on Housing and Sustainable communities. The Land use of the site is mixed therefore there are minor positive and negative effects. Significant negative effects on Biodiversity and Landscape as the site is within the Kent Downs AONB, and minor negative effects on Transport. Air quality, Geology, Water, Historic environment and Employment are neutral.

**SLAA217** - Land adjacent A2 Patrixbourne Road: 5.85ha greenfield site. The site is located in the open countryside adjacent to the Rural Service Centre of Bridge, with the A2 along the northern boundary. The applicant's submitted proposal is for residential development. Significant positive effects on Housing and Employment. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Sustainable communities have mixed impacts with significant positive effects on access to GP/open space and access to education, minor negative effects on neighbouring uses (A2 in close proximity), and significant positive and significant negative effects on provision/loss of facilities (loss of open space). Significant negative effects on Geology, Landscape as the site is within the Kent Downs AONB, Water, Flooding, Historic environment (within a Conservation Area and likely impacts on the assets and / or their setting) and Land use (site is a greenfield over 3ha). Minor negative effects on Biodiversity. Air quality is neutral.

**SLAA218** - Great Pett Farmyard: 0.86ha brownfield site. The site is located adjacent to the Rural Service Centre of Bridge. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Sustainable communities, and minor positive effects on Housing, Land use and Transport. Employment has mixed impacts as the loss of employment land means there are minor negative effects, the level of accessibility to Centres provides significant positive effects and accessibility to employment sites has a minor positive effect. Significant negative effects on Landscape as the site is within the Kent Downs AONB (uncertainties as site is brownfield and adverse impacts could be less) and Historic environment (site contains a Locally Listed Buildings and adjacent to a Grade 2 Listed Building and likely impacts on the assets and / or their setting), and minor negative effects on Biodiversity and Water. Air quality and Geology are neutral.

**SLAA219** - Bifrons Walled Garden: 0.87ha greenfield site. The site is located within the open countryside adjacent to the Village of Patrixbourne. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Transport

(uncertainties around provision of safe access), and minor positive effects on Housing, Employment and Sustainable communities. Significant negative effects on Geology, Landscape as the site is within the Kent Downs AONB, Historic environment (within a Conservation Area and likely impacts on the assets and / or their setting) and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available). Minor negative effects on Biodiversity. Air quality and Water are neutral.

**SLAA220** - Land on western side of Bogshole Lane Whitstable: 8.38ha greenfield site. The site is located in the countryside to the south of the Urban Area of Whitstable with the A299 (Thanet Way) running along the southern boundary. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing and Employment. Transport has mixed impacts with minor positive effects on access to public transport and significant negative effects on transport highways (concerns about the ability to provide safe access). Sustainable communities have mixed impacts with significant positive effects on provision/loss of facilities and minor positive effects on access to GP/open space, and minor negative effects on neighbouring uses (Thanet Way in close proximity). Significant negative effects on Biodiversity, Landscape, Water and Land use (site is a greenfield over 3ha). Air quality, Geology and Historic environment are neutral.

**SLAA221** - Land to the south of Goose Farm Fronting : 1.66ha greenfield site. The site is located in the countryside adjacent to the west of the Local Service Centre of Broad Oak. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Employment, and minor positive effects on Housing and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Significant negative effects on Biodiversity and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available), and minor negative effects on Landscape. Air quality, Geology, Water and Historic environment are neutral.

**SLAA222** - 37 Kingsdown Park: 0.24ha brownfield site. The site is located within the Urban Area of Whitstable. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment, Transport and Sustainable communities, with minor positive effects on Land use. Housing has minor positive and negative effects. Significant negative effects on Biodiversity. Air quality, Geology, Landscape, Water and Historic environment are neutral.

**SLAA223** - St Vincents Centre: 0.29ha brownfield site. The site is located within the Urban Area of Whitstable. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Transport, with minor positive effects on Housing and Land use. Sustainable communities have mixed impacts with significant positive effects on access to GP/open space and access to education, and minor

positive and minor negative effects on provision/loss of facilities (reprovision of community facilities on site). Minor negative effects on Biodiversity. Air quality, Geology, Landscape, Water and Historic environment are neutral.

**SLAA224** - Land to the north of Church Lane Barham: 2.50ha greenfield site. The site is located in the open countryside adjacent to the Local Service Centre of Barham. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Sustainable communities, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Significant negative effects on Landscape as the site is within the Kent Downs AONB, Historic environment (within a Conservation Area and likely impacts on the assets and / or their setting) and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available), and minor negative effects on Biodiversity and Water. Air quality and Geology are neutral.

**SLAA226A** - Altira Park and Blacksole Farm: 1.57ha brownfield site. The site is located within the Urban Area of Herne Bay, with a railway along the northern boundary of the site. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Land use and Transport. Housing and Landscape have minor positive and minor negative effects. Employment has mixed impacts as the loss of employment land means there are minor negative effects, the level of accessibility to employment sites provides significant positive effects and accessibility to Centres has a minor positive effect. Sustainable communities have mixed impacts with significant positive effects on access to GP/open space, minor positive effects on access to education and provision/loss of facilities, and minor negative effects on neighbouring uses (railway line in close proximity). Significant negative effects on Biodiversity, Geology, Water and Historic environment (site contains two Locally Listed Buildings). Air quality is neutral.

**SLAA227** - Bekesbourne Farm: 16.04ha mixed greenfield/brownfield site. The site is located in the open countryside adjacent to the Village of Bekesbourne, less than 80m north of the railway line. The applicant's submitted proposal is for residential led development. Significant positive effects on Flooding, and minor positive effects on Employment. Housing has mixed impacts with significant positive effects and minor negative effects. The Land use of the site is mixed therefore there are significant negative effects as it is possibly best and most versatile agricultural greenfield land, some uncertainties as based on spatial agricultural data as no site-specific data available, and minor positive effects as there are existing buildings on part of the site. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highways (large-scale car dependent development). Sustainable communities have mixed impacts with significant positive effects on provision/loss of facilities, minor positive effects on access to GP/open space and minor negative effects on neighbouring uses (railway line in close

proximity). Significant negative effects on Biodiversity, Geology, Landscape and Historic environment (adjacent to a Grade 2 Listed Building and likely impacts on the asset and / or its setting), and minor negative effects on Water. Air quality is neutral.

**SLAA228** - Land to the North of London Road Upper Harbledown: 0.50ha greenfield site. The site is located in the open countryside by the Village of Upper Harbledown, with the A2 within 55m to the south. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Transport, and minor positive effects on Housing. Sustainable communities have mixed impacts with minor positive effects on access to GP/open space, minor negative effects on neighbouring use (A2 within close proximity), and minor positive and significant negative impacts on provision/loss of facilities (loss of open space). Significant negative effects on Biodiversity and Landscape (within Blean Woods LLD), and minor negative effects on Historic environment (adjacent to Locally Listed Buildings and likely impacts on the assets and / or their setting) and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available). Air quality, Geology, Water and Employment are neutral.

**SLAA229** - Land at Sweech Farm: 6.02ha greenfield site. The site is located in the open countryside adjacent to the north-east of the Rural Hub of Sturry. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing, Employment and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Significant negative effects on Biodiversity, Landscape, Water, Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting) and Land use (site is a greenfield over 3ha). Air quality and Geology are neutral.

**SLAA230** - Land adjacent to 30 Churchwood Close: 1.92ha mixed greenfield/brownfield site. The site is located within the open countryside adjacent to the Local Service Centre of Rough Common. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Sustainable communities, and minor positive effects on Housing. The Land use of the site is mixed therefore there are significant negative effects as it is possibly best and most versatile agricultural greenfield land, some uncertainties as based on spatial agricultural data as no site-specific data available, and minor positive effects as there are existing buildings on part of the site. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Significant negative effects on Biodiversity, Geology and Landscape, and minor negative effects on Water. Air quality and Historic environment are neutral.

**SLAA231** - Land at Womenswold: 2.17ha greenfield site. The site is located within the open countryside within and adjacent to the Village of Womenswold. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, and minor positive effects on Housing and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Significant negative effects on Biodiversity, Landscape as the site is within the Kent Downs AONB, Historic environment (adjacent to several Listed Buildings and likely impacts on the assets and / or their setting) and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available), and minor negative effects on Water. Air quality, Geology and Employment are neutral.

**SLAA233** - Broad Oak Reservoir: 443.63ha mixed greenfield/brownfield site. The site is located in the open countryside to the north of the Local Service Centre of Broad Oak. The applicant's submitted proposal is for a Reservoir. Significant positive effects on Employment, and minor positive effects on Flooding. The Land use of the site is mixed therefore there are significant positive effects as more than 1ha is brownfield and significant negative effects more than 3ha is greenfield. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highways (large-scale car dependent development). Sustainable communities have mixed impacts with minor positive effects on access to GP/open space and access to education, and significant positive and significant negative effects on provision/loss of facilities (loss of open space). Significant negative effects on Biodiversity, Geology, Landscape, Water and Historic environment (contains Grade 2 Listed Buildings and Locally Listed Buildings and likely impacts on the assets and / or their setting), and minor negative effects on Housing. Air Quality is neutral.

**SLAA234** - Ashfield Farm: 0.56ha greenfield site. The site is located within the open countryside to the south of the District, with the District boundary with Folkestone and Hythe Council along the western boundary of the site. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, and minor positive effects on Housing and Transport. Sustainable communities have mixed impacts with minor positive effects on provision/loss of facilities, and minor negative effects on access to education. Significant negative effects on Biodiversity, Geology, Landscape as the site is within the Kent Downs AONB and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available), and minor negative effects on Water and Employment. Air quality and Historic environment are neutral.

**SLAA235** - Land at Goose Farm, Shalloak Road, Broad Oak: 2.11ha brownfield site. The site is located partly within the countryside adjacent to the west of, and part within the Local Service Centre of Broad Oak. The applicant's submitted proposal is for a mix of housing and employment. Significant positive effects on Flooding, Land use and Transport, and minor positive effects on Housing and Sustainable communities. Landscape has minor positive

effects due to redevelopment of the land, but minor negative impacts are also likely. Employment has mixed impacts as the level of accessibility to Centres provides significant positive effects, and employment land has minor positive and negative effects. Significant negative effects on Biodiversity. Air quality, Geology, Water and Historic environment are neutral.

**SLAA236** - Land South East of Port Farm Industrial Units: 1.06ha greenfield site. The site is located within the open countryside adjacent to the Village of Upstreet. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Transport, and minor positive effects on Housing and Employment. Sustainable communities have mixed impacts with minor positive effects on access to GP/open space and provision/loss of facilities, and minor negative effects on neighbouring uses (railway line within close proximity). Significant negative effects on Biodiversity, Water, Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting) and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available), and minor negative effects on Landscape. Air quality and Geology are neutral.

**SLAA237** - Land south of Lovell Road: 0.79ha mixed greenfield/brownfield site. The site is located partially within, and partially adjacent, to the Local Service Centre of Rough Common. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Sustainable communities. Housing has minor positive effects and negative effects. The Land use of the site is mixed therefore there are significant negative effects as it is possibly best and most versatile agricultural greenfield land, some uncertainties as based on spatial agricultural data as no site-specific data available, and minor positive effects as there are existing buildings on part of the site. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Significant negative effects on Biodiversity, Geology and Water, and minor negative effects on Landscape. Air quality and Historic environment are neutral.

**SLAA238** - Land adjacent The Farm House: 0.75ha mixed greenfield/brownfield site. The site is located partially in the countryside, just over 0.4 miles south-east of the Village of Chartham Hatch. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding. Housing has minor positive and negative effects. The Land use of the site is mixed therefore there are significant negative effects as it is possibly best and most versatile agricultural greenfield land, some uncertainties as based on spatial agricultural data as no site-specific data available, and minor positive effects as there is an existing building on part of the site. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Sustainable communities have mixed impacts with minor positive effects on access to

GP/open space, access to education and provision/loss of facilities, and minor negative effects on neighbouring uses (railway line in close proximity). Significant negative effects on Biodiversity, Geology, Landscape and Water. Air quality, Historic environment and Employment are neutral.

**SLAA239** - Becket House: 1.11ha brownfield site. The site is located within the Urban Area of Canterbury City, just outside to the southeast of Canterbury City Centre. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Land use, Transport and Sustainable communities, and minor positive effects on Housing. Employment has mixed impacts as the loss of employment land means there are significant negative effects, the level of accessibility to Centres provides significant positive effects and accessibility to employment sites has a minor positive effect. Significant negative effects on Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting. Uncertainties around the possible impacts on the World Heritage Site, its setting or views to and from it), and minor negative effects on Air quality, Biodiversity and Water. Geology and Landscape (uncertainties due to lack of information about whether the building will be demolished or not) are neutral.

**SLAA240** - Land at Greenhill adjacent Thornden Close: 16.25ha greenfield site. The site is located within the Green Gap between Herne Bay and Whitstable, adjacent, but outside, of the Urban Area of Herne Bay (Greenhill), with the Thanet Way (A299) less than 200m to the north of the site. The applicant's submitted proposal is for residential development. Significant positive effects on Housing and Employment. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highways (large-scale car dependent development). Sustainable communities have mixed impacts with significant positive effects on access to education and provision/loss of facilities, minor positive effects on access to GP/open space, and minor negative effects on neighbouring uses (Thanet Way in close proximity). Significant negative effects on Biodiversity, Geology, Landscape (site is situated within the Green Gap and could lead to coalescence), Water, Flooding and Land use (site is a greenfield over 3ha). Air quality and Historic environment are neutral.

**SLAA241** - Britton Court Farm: 1.30ha brownfield site. The site is located in the open countryside 0.3 miles north of the Village of Tyler Hill. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Land use and Transport. Housing has minor positive and negative effects. Landscape has minor positive effects due to redevelopment of the land, but minor negative impacts are likely due to potential increased density of development. Sustainable communities have mixed impacts with minor positive effects on access to GP/open space and provision/loss of facilities, and minor negative effects on access to education. Significant negative effects on Biodiversity, Historic environment (within a Conservation Area and likely impacts on the assets and / or their



setting) and Employment, and minor negative effects on Water. Air quality and Geology are neutral.

**SLAA243** - Land east of Seasalter Lane Whitstable: 17.12ha greenfield site. The site is located in the open countryside adjacent to the Urban Area of Whitstable. The applicant's submitted proposal is for residential development. Significant positive effects on Housing and Employment. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highways (large-scale car dependent development). Sustainable communities have mixed impacts with significant positive effects on access to GP/open space and provision/loss of facilities, minor positive effects on access to education, and minor negative effects on neighbouring uses (Thanet Way in close proximity). Significant negative effects on Biodiversity, Geology, Landscape, Water, Flooding and Land use (site is a greenfield over 3ha). Air quality and Historic environment are neutral.

**SLAA245** - Grasmere Gardens Chestfield: 1.19ha greenfield site. The site is located within the Urban Area of Whitstable. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Transport and Sustainable communities, and minor positive effects on Housing. Employment has mixed impacts as the loss of employment land means there are minor negative effects and the level of accessibility to employment sites provides significant positive effects. Significant negative effects on Water, and minor negative effects on Biodiversity and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available). Air quality, Geology, Landscape and Historic environment are neutral.

**SLAA246** - Land at Dargate Road Yorkletts: 2.81ha greenfield site. The site is located part within the open countryside adjacent to and part within the Hamlet of Yorkletts. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, and minor positive effects on Housing and Employment. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Sustainable communities have mixed impacts with minor positive effects on access to GP/open space, and minor positive and significant negative impacts on provision/loss of facilities (loss of open space). Significant negative effects on Biodiversity and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available), and minor negative effects on Landscape. Air quality, Geology, Water and Historic environment are neutral.

**SLAA247** - Land east of Bodkin Farm: 24.03ha greenfield site. The site is located in the Green Gap between Whitstable and Herne Bay, in the open countryside. The Urban Area of Whitstable is adjacent to the east and the A2990 (Old Thanet Way) is adjacent to the north of the site. The applicant's submitted proposal is for residential development. Significant

positive effects on Housing and Employment. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highways (large-scale car dependent development). Sustainable communities have mixed impacts with significant positive effects on access to GP/open space and provision/loss of facilities, and minor negative effects on neighbouring uses (Old Thanet Way in close proximity). Significant negative effects on Biodiversity (submission supported by ecological study which identifies protected species Slow worms have been found on the site), Landscape (site is situated within the Green Gap and could lead to coalescence), Water, Flooding and Land use (site is a greenfield over 3ha). Air quality, Geology and Historic environment are neutral.

**SLAA248** - Folly Farm: 2.46ha greenfield site. The site is located adjacent to the north-east of the Urban Area of Canterbury City. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Transport, and minor positive effects on Housing. Sustainable communities have mixed impacts with minor positive effects on access to GP/open space and provision/loss of facilities, and minor negative effects on neighbouring uses (landfill within close proximity). Significant negative effects on Biodiversity, Geology, Landscape, Historic environment (adjacent to the setting of a Grade 2 Listed Building and likely impacts on the assets setting) and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available). Air quality, Water and Employment are neutral.

**SLAA249** - Land South of Five Acres Equestrian Centre: 10.74ha greenfield site. The site is located in the open countryside adjacent to the Urban Area of Whitstable. The applicant's submitted proposal is for residential development. Significant positive effects on Housing and Employment. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highways (large-scale car dependent development). Sustainable communities have mixed impacts with significant positive effects on access to GP/open space and provision/loss of facilities, minor positive effects on access to education, and minor negative effects on neighbouring uses (Thanet Way in close proximity). Significant negative effects on Biodiversity, Geology, Landscape, Water, Flooding and Land use (site is a greenfield over 3ha). Air quality and Historic environment are neutral.

**SLAA250** - Land off Well Lane Fordwich: 2.50ha greenfield site. The site is located in the countryside adjacent to the south of the Village of Fordwich. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Sustainable communities, and minor positive effects on Housing. Transport has mixed impacts with minor positive effects on access to public transport and significant negative effects on transport highways (size and nature of surrounding road network). Significant negative effects on Biodiversity, Geology, Landscape, Historic environment (adjacent to

Grade 2 Listed Buildings and likely impacts on the assets and / or their setting) and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available), and minor negative effects on Water. Air quality is neutral.

**SLAA251** - Land at Barham: 8.31ha greenfield site. The site is located in the open countryside adjacent to the Local Service Centre of Barham. The applicant's submitted proposal is for a mix of housing and employment. Significant positive effects on Housing (proposal is uncertain), Employment (development type and size of employment land proposed is uncertain) and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Significant negative effects on Geology, Landscape as the site is within the Kent Downs AONB, Water, Flooding, Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting) and Land use (site is a greenfield over 3ha). Minor negative effects on Biodiversity. Air quality is neutral.

**SLAA252** - Land West of OastGlen: 0.95ha brownfield site. The site is located in Calcott roughly 0.7 miles to the north of the Local Service Centre of Broad Oak. The applicant's submitted proposal is for residential development. Significant positive effects on Transport, with minor positive effects on Flooding, Housing, Land use and Sustainable communities. Landscape has minor positive effects due to redevelopment of the land, but minor negative impacts are likely due to potential increase in density of development. Significant negative effects on Biodiversity, Geology and Water, and minor negative effects on Employment. Air quality and Historic environment are neutral.

**SLAA253** - Land to the rear of Sondes House: 0.94ha greenfield site. The site is located within the open countryside adjacent to the Village of Patricbourne. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, and minor positive effects on Housing, Employment and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Significant negative effects on Biodiversity, Geology, Landscape (including potential negative impacts on the setting of the Kent Downs AONB), Historic environment (adjacent to a Grade 2 Listed Building and likely impacts on the asset and / or its setting) and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available). Minor negative effects on Water. Air quality is neutral.

**SLAA254** - Maypole Airfield: 19.84ha mixed greenfield/brownfield site. The site is located in the open countryside on the edge of the Village of Maypole. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing and Sustainable communities. The Land use of the site is mixed therefore there are significant positive effects as more than 1ha is brownfield and significant negative effects more than 3ha is greenfield. Employment has mixed impacts as the loss of employment land means

there are minor negative effects and the level of accessibility to Centres provides significant positive effects. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highways (large-scale car dependent development). Significant negative effects on Biodiversity, Landscape and Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting), and minor negative effects on Water. Air quality and Geology are neutral.

**SLAA255** - Field on Marley Lane: 1.31ha greenfield site. The site is located in the open countryside less than 0.1 miles west of the Village of Kingston. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, and minor positive effects on Housing and Sustainable communities. Significant negative effects on Biodiversity, Landscape as the site is within the Kent Downs AONB and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available), and minor negative effects on Transport. Air quality, Geology, Water, Historic environment and Employment are neutral.

**SLAA256** - Land on the West side of Clapham Hill: 0.77ha greenfield site. The site is located within the Hamlet of Wraik Hill. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment, Transport and Sustainable communities, and minor positive effects on Housing. Significant negative effects on Biodiversity, and minor negative effects on Landscape, Historic environment (adjacent to Locally Listed Buildings and likely impacts on the assets and / or their setting) and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available). Air quality, Geology and Water are neutral.

**SLAA258** - Land at Albion Works, Church Lane, Barham: 1.54ha greenfield site. The site is located in the open countryside on the outskirts of the Local Service Centre of Barham. The applicant's submitted proposal is for commercial use. Significant positive effects on Flooding, Employment and Sustainable communities. Transport has mixed impacts with minor positive effects on access to public transport and minor negative effects on transport highways. Significant negative effects on Landscape as the site is within the Kent Downs AONB, Historic environment (adjacent to Grade 2 Historic Park and Garden Broome Park and likely impacts on the asset and / or its setting) and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available), and minor negative effects on Biodiversity and Water. Air quality, Geology and Housing are neutral.

**SLAA259** - Land on the west side of Hollow Lane: 40.89ha greenfield site. The site is located in the open countryside within the Urban Area of Canterbury City, with the A2 within 60m to the north. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing and Employment. Transport has mixed impacts with

minor positive effects on access to public transport and significant negative effects on transport highways (large-scale car dependent development). Sustainable communities have mixed impacts with significant positive effects on access to education and provision/loss of facilities, minor positive effects on access to GP/open space, and minor negative effects on neighbouring uses (A2 in close proximity). Significant negative effects on Biodiversity, Geology, Landscape, Water and Land use (site is a greenfield over 3ha). Air quality and Historic environment (neutral impacts due to existing developments and the topography but some uncertainties around the possible impacts on the World Heritage Site, its setting or views to and from it) are neutral.

**SLAA260** - Land lying on the North West of Stodmarsh Road: 8.46ha greenfield site. The site is located in the open countryside less than 0.3 miles from the Village of Fordwich. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Housing, and minor positive effects on Employment. Sustainable communities have mixed impacts with minor positive effects on access to GP/open space, and significant positive and significant negative effects on provision/loss of facilities (loss of open space). Significant negative effects on Biodiversity, Geology, Landscape, Land use (site is a greenfield over 3ha) and Transport. Air quality, Water and Historic environment are neutral.

**SLAA262** - Land west and East of Cooting Lane, Adisham: 41.17ha greenfield site. The site is located in the open countryside on the edge of the Local Service Centre of Adisham and the Hamlet of Blooden. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing and Employment. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highways (large-scale car dependent development). Sustainable communities have mixed impacts with significant positive effects on provision/loss of facilities, minor positive effects on access to GP/open space and access to education, and minor negative effects on neighbouring uses (railway line in close proximity). Significant negative effects on Landscape and Land use (site is a greenfield over 3ha). Minor negative effect on Biodiversity, Water and Historic environment (adjacent to Locally Listed Buildings and likely impacts on the assets and / or their setting). Air quality and Geology are neutral.

**SLAA263** - Woodcroft: 2.23ha mixed greenfield/brownfield site. The site is located in the Green Gap between Whitstable and Herne Bay, in the open countryside adjacent to the east of the Urban Area of Whitstable. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Employment, and minor positive effects on Sustainable communities. Housing has minor positive and negative effects. The Land use of the site is mixed therefore there are minor positive and minor negative effects. Significant negative effects on Biodiversity and Landscape (site is situated within the Green Gap and could lead to coalescence). Minor negative effects on Transport. Air quality, Geology, Water and Historic environment are neutral.

**SLAA264** - Amery Court Farm: 174.35ha mixed greenfield/brownfield site. The site is located in the open countryside to the north of the Urban Area of Canterbury, and east of the Rural Service Centre of Blean. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Housing. The Land use of the site is mixed therefore there are significant negative effects as the site is a greenfield over 3ha and minor positive effects as there are some small brownfield parcels. Employment has mixed impacts as the level of accessibility to Centres provides significant positive effects and the loss of employment land has minor negative effects. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highways (large-scale car dependent development). Sustainable communities have mixed impacts with significant positive effects on access to GP/open space, and significant positive and significant negative effects on provision/loss of facilities (loss of open space). Significant negative effects on Biodiversity, Geology, Landscape, Water and Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting. Uncertainties around the possible impacts on the World Heritage Site, its setting or views to and from it). Air quality is neutral.

**SLAA265** - Butlers Court Farm: 11.14ha mixed greenfield/brownfield site. The site is located in the open countryside to the north of the Rural Service Centre of Blean. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing and Sustainable communities. The Land use of the site is mixed therefore there are significant negative effects as it is possibly best and most versatile agricultural greenfield land, some uncertainties as based on spatial agricultural data as no site-specific data available, and minor positive effects as there is an existing building on part of the site. Employment has mixed impacts as the loss of employment land means there are significant negative effects and the level of accessibility to Centres provides significant positive effects. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highways (large-scale car dependent development). Significant negative effects on Biodiversity, Geology, Landscape and Water. Air quality and Historic environment are neutral.

**SLAA266** - Land on Bekesbourne Lane at Hoath Farm: 2.46ha greenfield site. The site is located adjacent to the east of the Urban Area of Canterbury City, with the Village of Bekesbourne roughly 1.3 miles to the south-east. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Employment, and minor positive effects on Housing and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Significant negative effects on Geology, Landscape, Water, Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets

and / or their setting) and Land use (site is a greenfield over 3ha). Minor negative effects on Biodiversity. Air quality is neutral.

**SLAA267** - TT21601 - Land at Cooting Farm: 117.41ha greenfield site. The site is located in the open countryside just outside the Hamlet of Blooden, Local Service Centre of Adisham and Aylesham (in Dover District). The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing, Employment and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highways (large-scale car dependent development). Significant negative effects on Biodiversity, Geology, Landscape as the site is within the Kent Downs AONB, Historic environment (adjacent to a Grade 2 Listed Building and likely impacts on the asset and / or its setting) and Land use (site is a greenfield over 3ha). Minor negative effects on Water, and Air quality is neutral.

**SLAA268** - Land On The South East Side Of Cooting Lane, Adisham: 46.36ha greenfield site. The site is located in the open countryside just outside the Hamlet of Blooden and Local Service Centre of Adisham. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing, Employment and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highways (large-scale car dependent development). Significant negative effects on Biodiversity, Landscape (including potential negative impacts on the setting of the Kent Downs AONB), Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting) and Land use (site is a greenfield over 3ha). Minor negative effects on Water. Air quality and Geology is neutral.

**SLAA269** - Howletts Farm: 0.53ha greenfield site. The site is located in the open countryside. The nearest settlement is the Village of Bekesbourne to the south. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, and minor positive effects on Housing. Transport has mixed impacts with minor positive effects on access to public transport and minor negative effects on transport highways. Sustainable communities have mixed impacts with minor positive effects on access to GP/open space and provision/loss of facilities, and minor negative effects on access to education. Significant negative effects on Geology, Landscape, Water, Historic environment (adjacent to a Grade 2 Listed Building and likely impacts on the asset and / or its setting) and Land use (some uncertainties as based on spatial agricultural data as no site-specific data available), and minor negative effects on Biodiversity. Air quality and Employment are neutral.

**SLAA270** - Bigbury Orchard: 9.96ha greenfield site. The site is located within the open countryside, in between the Village of Chartham Hatch and the A2 (with the Local Service Centre of Harbledown further to the north). The applicant's submitted proposal is for

residential development. Significant positive effects on Flooding and Housing. Transport has mixed impacts with minor positive effects on access to public transport and significant negative effects on transport highways (size and nature of surrounding road network). Sustainable communities have mixed impacts with minor positive effects on access to GP/open space, and significant positive and minor negative effects on provision/loss of facilities. Significant negative effects on Biodiversity, Geology, Landscape, Historic environment (site contains a Scheduled Ancient Monument) and Land use (site is a greenfield over 3ha). Minor negative effect on Water. Air quality and Employment are neutral.

**SLAA272** - Land at Bolts Hill, Chartham: 3.26ha greenfield site. The site is located within a green space in the Rural Service Centre of Chartham. The applicant's submitted proposal is for residential development. Significant positive effects on Housing, Employment and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Significant negative effects on Biodiversity, Water, Flooding and Land use (site is a greenfield over 3ha). Minor negative effect on Landscape and Historic environment (in close proximity to Locally Listed Buildings and likely impacts on the assets and / or their setting). Air quality and Geology are neutral.

**SLAA273** - Land at New House Farm: 87.97ha greenfield site. The site is located in the open countryside within the Urban Area of Canterbury City, with the A2 within 60m to the north. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing, Employment and Sustainable communities. Transport has mixed impacts with minor positive effects on access to public transport and significant negative effects on transport highways (large-scale car dependent development). Significant negative effects on Biodiversity, Geology, Landscape, Historic environment (contains a Grade 2 Listed Building) and Land use (site is a greenfield over 3ha), and minor negative effects on Water. Air quality is neutral.

**SLAA274** - Barham Parkland & Land, Valley Road Barham: 7.91ha greenfield site. The site is located in the open countryside adjacent to the Local Service Centre of Barham. The applicant's submitted proposal is for residential development. Significant positive effects on Housing and Employment. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Sustainable communities have mixed impacts with significant positive effects on access to education, minor positive effects on access to GP/open space, and significant positive and significant negative effects on provision/loss of facilities (loss of sports facility). Significant negative effects on Geology, Landscape as the site is within the Kent Downs AONB, Water, Flooding, Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets



and / or their setting) and Land use (site is a greenfield over 3ha). Minor negative effects on Biodiversity, and Air quality is neutral.

**SLAA300** - Land West of Adisham and south of Railway: 247.54ha mixed greenfield / brownfield site. The site is located in the open countryside just outside the Local Service Centre of Adisham. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Employment. Housing has mixed impacts with significant positive effects and minor negative effects. The Land use of the site is mixed therefore there are significant negative effects as it is a greenfield over 3ha and minor positive effects as there are a couple of existing buildings on the site. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highways (large scale car dependent development). Sustainable communities have mixed impacts with minor positive effects on access to GP/open space and access to education, significant positive effects on provision/loss of facilities and minor negative effects on neighbouring uses (railway line adjacent to the site). Significant negative effects on Biodiversity, Landscape (including potential negative impacts on the setting of the Kent Downs AONB), Water and Historic environment (site contains a Grade 2 Listed Building). Minor negative effects on Geology. Air quality is neutral.

**SLAA301** - Land at Thanet Way: 1.86ha mixed greenfield/brownfield site. The site is located within the Urban Area of Herne Bay, in between a railway line to the north, the (Old) Thanet Way A2990 to the south and a stream to the west. Half the site is covered by Pasture at Chestfield and Greenhill, Thanet Way Local Wildlife Site. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Transport. Housing has mixed impacts with minor positive and negative effects. The Land use of the site is mixed therefore there are minor positive and minor negative effects. Sustainable communities have mixed impacts with significant positive effects on access to GP/open space and access to education, minor positive effects on provision/loss of facilities and significant negative effects on neighbouring uses (railway line and Old Thanet Way (A2990) adjacent to the site). Significant negative effects on Biodiversity, and minor negative effects on Landscape and Water. Air quality, Geology and Historic environment are neutral.

**SLAA302** - Land to the north of the railway line and south of Bekesbourne Lane: 43.35ha greenfield site. The site is located adjacent to the east of the Urban Area of Canterbury City, with the Village of Bekesbourne roughly 0.7 miles to the south-east and a railway line along the southern boundary. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing and Employment. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highways (large scale car dependent development). Sustainable communities have mixed impacts with significant positive effects on access to GP/open space, access to education and provision/loss of facilities, and minor negative effects on

neighbouring uses (railway line adjacent to the site). Significant negative effects on Biodiversity, Geology, Landscape, Water, Historic environment (site is adjacent to Grade 2 Listed Buildings) and Land use (site is a greenfield over 3ha). Air quality is neutral.

**SLAA303** - Land East of Bogshole Lane: 5.5ha greenfield site. The site is located in the open countryside on the edge of the Urban Area of Herne Bay (at Broomfield), with the A299 (Thanet Way) along the northern boundary of the site. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing and Employment. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highways (access concerns and medium scale car dependent development). Sustainable communities have mixed impacts with significant positive effects on access to education and provision/loss of facilities, and minor positive effects on access to GP/open space, and minor negative effects on neighbouring uses (Thanet Way adjacent to the site). Significant negative effects on Geology, Landscape, Water and Land use (site is a greenfield over 3ha). Minor negative effects on Biodiversity and Historic environment (in close proximity to Locally Listed Buildings and likely impacts on the assets and / or their setting). Air quality is neutral.

**SLAA304** - Land between A2990 and A299 Thanet Way, Whitstable: 1.81ha mixed greenfield/brownfield site. The site is located in the countryside to the south of the Urban Area of Whitstable with the Old Thanet Way along the northern boundary and A299 (Thanet Way) along the southern boundary of the site. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Employment. Landscape, Housing and Land use have mixed minor positive and minor negative effects. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Sustainable communities have mixed impacts with minor positive effects on access to GP/open space and provision/loss of facilities, and significant negative effects on Neighbouring uses (adjacent to Old Thanet Way and Thanet Way). Significant negative effects on Biodiversity. Air quality, Geology, Water and Historic environment are neutral.

**SLAA305** - Heymar: 4.54ha greenfield site. The site is located in the Green Gap between Whitstable and Herne Bay, in the countryside adjacent to the west of the Urban Area of Herne Bay. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing, Employment and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways (medium scale car dependent development). Significant negative effects on Biodiversity, Landscape and Land use (site is a greenfield over 3ha). Air quality, Geology, Water and Historic environment are neutral.

**SLAA306** - Land south and west of 62 Burgate: 0.09ha brownfield site. The site is located within the City Centre of the Urban Area of Canterbury City. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Sustainable communities, and minor positive effects on Landscape, Housing and Land use. Employment has mixed impacts as the loss of employment land means there are minor negative effects while the development type and size of employment land proposed being uncertain means there is also a chance of minor positive effect, the level of accessibility to Centres provides significant positive effects, and the level of access to existing employment has minor positive effects. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways (uncertainties as may be restricted to a car free scheme due to location). Significant negative effects on Historic environment (site is within the World Heritage Buffer Zone and several Listed and Locally Listed Buildings in close proximity and likely impacts on the assets and / or their setting), and minor negative effects on Air quality, Biodiversity and Water. Geology is neutral.

**SLAA307** - Chartham Paper Mill: 10.93ha brownfield site. The site is located within the Rural Service Centre of Chartham. The applicant's submitted proposal is for residential and employment development. Significant positive effects on Housing, Land use and Sustainable communities. Significant positive effects on Landscape as opportunities to improve the townscape, with significant negative effects as would start to project into the countryside and potential negative impacts on the setting of the Kent Downs AONB. Employment has mixed impacts as the loss of employment land means there are significant negative effects while the development type and size of employment land proposed being uncertain means there is also a chance of significant positive effect, and the level of accessibility to Centres provides significant positive effects. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highways (medium-large scale car dependent development). Significant negative effects on Biodiversity, Geology, Water, Flooding and Historic environment (Locally Listed Building within the site and likely impacts on the asset and / or its setting). Air quality is neutral.

**SLAA308** - Abbottswood: 16ha mixed greenfield/brownfield site. The site is located in the open countryside adjacent to the Urban Area of Herne Bay, with the A299 (Thanet Way) along the southern boundary. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, and minor positive effects on Employment. Housing has mixed impacts with significant positive effects and significant negative effects. The Land use of the site is mixed therefore there are significant positive effects as more than 1ha is brownfield and significant negative effects more than 3ha is greenfield. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highways (access concerns and medium scale car dependent development). Sustainable communities have mixed impacts with significant positive effects on access to education and provision/loss of facilities, and

minor positive effects on access to GP/open space, and minor negative effects on neighbouring uses (Thanet Way adjacent to the site). Significant negative effects on Biodiversity, Geology, Landscape (some uncertainties as the adjacent landscape is an existing housing allocation and if considered in this context the site would have less negative impacts in the future) and Water. Air quality and Historic environment are neutral.

**SLAA309** - Nackington Police Station: 0.75ha brownfield site. The site is located partly within the Urban Area of Canterbury City, with the A2 along the southern boundary. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Transport, and minor positive effects on Landscape, Housing and Land use. Sustainable communities have mixed impacts with minor positive effects on access to GP/open space, access to education and provision/loss of facilities, and minor negative effects on neighbouring uses (A2 adjacent to the site). Significant negative effects on Historic environment (adjacent to a Grade 2 Listed Building and likely impacts on the asset and / or its setting), and minor negative effects on Biodiversity and Water. Air quality, Geology and Employment are neutral.

**SLAA310** - Land East of Chestfield Road: 7.26ha greenfield site. The site is located adjacent to the Urban Area of Whitstable, with the A299 along the southern boundary. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Housing, and minor positive effects on Employment. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways (medium scale car dependent development). Sustainable communities have mixed impacts with significant positive effects on provision/loss of facilities, minor positive effects on access to GP/open space, neutral effects on access to education, and minor negative effects on neighbouring uses (Thanet Way adjacent to the site). Significant negative effects on Biodiversity, Landscape, and Land use (site is a greenfield over 3ha), and minor negative effects on Water. Air quality, Geology and Historic environment are neutral.

**SLAA311** - Land at Ashford Road: 0.73ha mixed greenfield/brownfield site. The site is located roughly 0.35 miles north-east of the Rural Service Centre of Chartham. The applicant's submitted proposal is for employment development. Significant positive effects on Flooding, and minor positive effects on Transport and Sustainable communities. Housing and Land use have mixed impacts with minor positive effects and minor negative effects. Employment has mixed impacts as the level of accessibility to employment sites provides minor positive effects and the loss of employment land has a minor negative effect. Significant negative effects on Biodiversity, Geology and Water, and minor negative effects on Landscape. Air quality and Historic environment are neutral.

**SLAA312** - Land West of Bodkin Farm, Thanet Way, Chestfield: 4.59ha mixed greenfield/brownfield site. The site is located adjacent to the Urban Area of Whitstable, within the Green Gap between Herne Bay and Whitstable, with the A299 along the northern boundary and the railway line less than 75 m north of the site. The applicant's submitted proposal is for residential development. Significant positive effects on Housing and Employment. The Land use of the site is mixed therefore there are minor positive effects as less than 1ha is brownfield and significant negative effects more than 3ha is greenfield. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highways (access and capacity of local highway network concerns and medium scale car dependent development). Sustainable communities have mixed impacts with significant positive effects on access to GP/open space, access to education and provision/loss of facilities, and minor negative effects on neighbouring uses (Old Thanet Way adjacent to the site). Significant negative effects on Biodiversity, Landscape (site is situated within the Green Gap and could lead to coalescence), Water and Flooding. Air quality, Geology and Historic environment are neutral.

**SLAA313** - Goose Farm: 0.43ha brownfield site. The site is located within the Local Service Centre of Broad Oak. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Employment, and minor positive effects on Land use and Sustainable communities. Housing has mixed impacts with minor positive effects and minor negative effects. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Significant negative effects on Biodiversity. Air quality, Geology, Landscape, Water and Historic environment are neutral.

**SLAA314** - Land off Well Lane, Forwich: 21.12ha greenfield site. The site is located in the countryside adjacent to the south of the Village of Fordwich. The applicant's submitted proposal is for residential development. Significant positive effects on Housing and Employment. Transport has mixed impacts with minor positive effects on access to public transport and significant negative effects on transport highways (nature and size of surrounding road network and large scale car dependent development). Sustainable communities have mixed impacts with minor positive effects on access to GP/open space and access to education, and significant positive and significant negative effects on provision/loss of facilities (loss of open space). Significant negative effects on Biodiversity, Geology, Landscape, Water, Flooding, Historic environment (close proximity to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting) and Land use (site is a greenfield over 3ha). Air quality is neutral.

**SLAA315** - Land west of Herne Bay Road, Sturry: 9.64ha greenfield site. The site is located in the open countryside adjacent to the north of the Local Service Centre of Broad Oak. The applicant's submitted proposal is for residential development. Significant positive effects on

Flooding, Housing, Employment and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways (surrounding road network and medium scale car dependent development). Significant negative effects Biodiversity, Landscape, Water, Historic environment (opposite to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting) and Land use (site is a greenfield over 3ha). Air quality and Geology are neutral.

**SLAA316** - Land south of Staines Hill, Sturry: 15.75ha greenfield site. The site is adjacent to the Rural Hub of Sturry, wholly within the Green Gap between Sturry and Westbere. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing and Employment. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways (medium scale car dependent development). Sustainable communities have mixed impacts with significant positive effects on access to GP/open space, access to education and provision/loss of facilities, and minor negative effects on neighbouring uses (Railway line adjacent to the site). Significant negative effects on Biodiversity, Geology, Landscape (site is situated within the Green Gap and could lead to coalescence) and Land use (site is a greenfield over 3ha), and minor negative effects on Historic environment (in close proximity to a Locally Listed Building and likely impacts on the asset and / or its setting). Air quality and Water are neutral.

**SLAA317** - Land at Reculver Caravan Park: 3.23ha mixed greenfield/brownfield site. The site is located in the countryside between the Urban Area of Herne Bay and Birchington-on-Sea in Thanet District. The applicant's submitted proposal is for sports, leisure and hotel development. Significant positive effects on Sustainable communities. The Land use of the site is mixed therefore there are minor positive and minor negative effects. Employment has mixed impacts as the development type and size of employment land proposed is uncertain but likely to be less than 1ha so minor positive effects, and the level of accessibility to Centres provides minor negative effects. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highways (medium-large scale car dependent development). Significant negative effects on Biodiversity, Landscape, Water and Flooding. Air quality, Geology, Historic environment and Housing are neutral.

**SLAA318** - Canterbury West Station: 0.78ha brownfield site. The site is located partly within the Urban Area of Canterbury City, with a railway line within the site. The applicant's submitted proposal is for transport infrastructure. Significant positive effects on Flooding, Employment and Sustainable communities, and minor positive effects on Landscape and Land use. Transport has mixed impacts with significant positive effects on access to public transport and mixed minor negative and minor positive effects on transport highways due to

uncertainties around the impacts of the proposal). Significant negative effects on Geology and Historic environment (adjacent to a Grade 2 Listed Building, and in close proximity to other Grade 2 Listed Buildings, and likely impacts on the assets and / or their setting), and minor negative effects on Air quality, Biodiversity and Water. Housing is neutral.

**SLAA319** - Land north of University of Kent: 102.3ha predominately greenfield with a small section of brownfield site. The site is located in the open countryside between the Rural Service Centre of Blean and the Village of Tyler Hill, partially within the Green Gap between Blean and Rough Common. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing, Employment and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highways (large-scale car dependent development). Significant negative effects on Biodiversity, Geology, Landscape, Water and Historic environment (site contains a Scheduled Ancient Monument and is adjacent to Grade 2\* and Grade 2 Listed Buildings, and likely impacts on the assets and / or their setting), Land use (site is a greenfield over 3ha). Air quality is neutral.

## Local Plan (2017) sites

**124 & adjoining Middle Wall, Whitstable:** 0.15ha brownfield site. The site is located within the Urban Area of Whitstable, partially within Whitstable Town Centre. The site is allocated in the 2017 Local Plan for 7 dwellings. Significant positive effects on Transport and Sustainable communities, and minor positive effects on Landscape, Housing and Land use. Employment has mixed impacts as the level of accessibility to Centres provides significant positive effects, and due to loss of employment land there are minor negative effects. Significant negative effects on Biodiversity, Geology, Flooding and Historic environment (contains Grade 2 Listed Buildings and likely impacts on the assets and / or their setting). Air quality and Water are neutral.

**Altira:** 7.01ha greenfield site. The site is located within the Urban Area of Herne Bay, with a railway along the northern boundary of the site. The site is allocated in the 2017 Local Plan for employment use. Significant positive effects on Flooding, Employment and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Significant negative effects on Biodiversity, Geology, Water and Land use (site is a greenfield over 3ha), and minor negative effects on Landscape. Air quality, Historic environment and Housing are neutral.

**Barham Court Farm, Barham:** 1.46ha brownfield site. The site is located within the Urban Area of Herne Bay, with a railway along the northern boundary of the site. The site is allocated in the 2017 Local Plan for 25 dwellings. Significant positive effects on Land use,

Transport and Sustainable communities, and minor positive effects on Housing. Significant negative effects on landscape as within Kent Downs AONB and some opportunities for improvement as brownfield so minor positive effects as well. Employment has mixed impacts as the level of accessibility to Centres provides significant positive effects, and employment land has significant negative effects. Significant negative effects on Geology, Water, Flooding and Historic environment (site contains, and is adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting), and minor negative effects on Biodiversity. Air quality is neutral.

**Beach Street, Herne Bay:** 0.33ha brownfield site. The site is located within the Herne Bay Town Centre. The site is allocated in the 2017 Local Plan for 33 dwellings. Significant positive effects on Transport and Sustainable communities, and minor positive effects on Landscape and Land use. Housing has mixed minor positive and negative effects. Employment has mixed impacts as the level of accessibility to Centres provides significant positive effects, and due to loss of employment land there are minor negative effects. Significant negative effects on Biodiversity, Geology, Water and Flooding, and minor negative effects on Historic environment (adjacent to Locally Listed Buildings and likely impacts on the assets and / or their setting). Air quality is neutral.

**Canterbury East Station (North Side) Car Park:** 0.48ha brownfield site. The site is located within the Urban Area of Canterbury City, with the railway line along the southern boundary. The site is allocated in the 2017 Local Plan for 24 dwellings. Significant positive effects on Flooding, Employment and Transport, and minor positive effects on Landscape, Housing and Land use. Sustainable communities have mixed impacts with significant positive effects on access to GP / open space and access to education, minor positive effects on provision/loss of facilities, and minor negative effects on neighbouring uses (railway line in close proximity). Significant negative effects on Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting. Uncertainties around the possible impacts on the World Heritage Site, its setting or views to and from it), and minor negative effects on Air quality, Biodiversity and Water. Geology is neutral.

**Castle Street Car Park, Canterbury:** 0.28ha brownfield site. The site is located within the Urban Area of Canterbury City. The site is allocated in the 2017 Local Plan for 54 dwellings. Significant positive effects on Flooding, Employment, Transport and Sustainable communities, and minor positive effects on Landscape, Housing and Land use. Significant negative effects on Historic environment (contains Scheduled Ancient Monument and is adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting. Uncertainties around the possible impacts on the World Heritage Site, its setting or views to and from it), and minor negative effects on Air quality, Biodiversity and Water. Geology is neutral.



**Eddington Business Park:** 6.33ha mixed greenfield / brownfield site. The site is located within the Urban Area of Herne Bay, with a railway along part of the northern boundary. The site is allocated in the 2017 Local Plan for employment use, and possible additional housing development being considered. Significant positive effects on Employment, and minor positive effects on Housing (inclusion of housing in proposal is uncertain). Minor positive and negative effects on Landscape as opportunities for improvement. The site has a mixed Land use as over 1ha is brownfield there are significant positive effects and significant negative effects as it is possibly best and most versatile agricultural greenfield land, some uncertainties as based on spatial agricultural data as no site-specific data available. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Sustainable communities have mixed impacts with significant positive effects on access to GP / open space and access to education, significant negative effects on neighbouring uses (railway line and Thanet Way in close proximity. Uncertainties as would only have negative impacts if housing came forward as part of the scheme), and minor positive or neutral effects on provision/loss of facilities (uncertainties as positive effects would occur if residential development came forward as part of the proposal). Significant negative effects on Biodiversity, Geology, Water, Flooding and Historic environment (within a Conservation Area and likely impacts on the assets and / or their setting). Air quality is neutral.

**Garage Site, Kings Road, Herne Bay:** 0.13ha brownfield site. The site is located within the Urban Area of Herne Bay. The site is allocated in the 2017 Local Plan for 43 dwellings. Significant positive effects on Transport and Sustainable communities, and minor positive effects on Landscape, Housing and Land use. Employment has mixed impacts as the level of accessibility to employment sites and Centres provides significant positive effects, and due to loss of employment land there are minor negative effects. Significant negative effects on Water and Flooding, and minor negative effects on Biodiversity. Air quality, Geology and Historic environment are neutral.

**Hawks Lane, Canterbury:** 0.03ha brownfield site. The site is located within Canterbury City Centre. The site is allocated in the 2017 Local Plan for 9 dwellings. Significant positive effects on Flooding, Employment, Transport and Sustainable communities, and minor positive effects on Landscape, Housing and Land use. Significant negative effects on Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting. Uncertainties around the possible impacts on the World Heritage Site, its setting or views to and from it), and minor negative effects on Air quality, Biodiversity and Water. Geology is neutral.

**Holmans Meadow Car Park, Canterbury:** 0.54ha brownfield site. The site is located within the Urban Area of Canterbury City, adjacent to Canterbury City Centre. The site is allocated in the 2017 Local Plan for 20 dwellings. Significant positive effects on Flooding, Employment,

Transport and Sustainable communities, and minor positive effects on Landscape, Housing and Land use. Significant negative effects on Air quality and Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting. Uncertainties around the possible impacts on the World Heritage Site, its setting or views to and from it), and minor negative effects on Biodiversity and Water. Geology is neutral.

**Ivy Lane North, Canterbury:** 0.08ha brownfield site. The site is located within the Urban Area of Canterbury City. The site is allocated in the 2017 Local Plan for 10 dwellings. Significant positive effects on Flooding, Employment, Transport and Sustainable communities, and minor positive effects on Landscape, Housing and Land use. Significant negative effects on Historic environment (within the World Heritage Site Buffer Zone and adjacent to Grade 2 Listed Buildings so likely impacts on the assets and / or their setting), and minor negative effects on Air quality, Biodiversity and Water. Geology is neutral.

**Land adjacent to Canterbury West Station, Canterbury:** 0.28ha brownfield site. The site is located within the Urban Area of Canterbury City, with the railway line along the north-west boundary. The site is allocated in the 2017 Local Plan for 20 dwellings. Significant positive effects on Flooding, Employment and Transport, and minor positive effects on Landscape, Housing and Land use. Sustainable communities have mixed impacts with significant positive effects on access to GP / open space and access to education, minor positive effects on provision/loss of facilities, and minor negative effects on neighbouring uses (railway line in close proximity). Significant negative effects on Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting. Uncertainties around the possible impacts on the World Heritage Site, its setting or views to and from it), and minor negative effects on Air quality, Biodiversity and Water. Geology is neutral.

**Land at and adjacent to Herne Bay Golf Driving Range, Greenhill:** 2.88ha greenfield site. The site is located within the Urban Area of Herne Bay. The site is allocated in the 2017 Local Plan for 38 dwellings. Significant positive effects on Flooding and Employment, and minor positive effects on Housing. Minor positive and negative effects on Landscape as opportunities for improvement. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Sustainable communities have mixed impacts with significant positive effects on access to GP / open space and access to education, and mixed minor positive effects and significant negative effects (loss of sports facilities) on provision/loss of facilities. Significant negative effects on Biodiversity, Geology and Land use (possibly best and most versatile agricultural greenfield land, some uncertainties as based on spatial agricultural data as no site-specific data available). Air quality, Water and Historic environment are neutral.

**Land at Bullockstone Road, Herne Bay:** 5.65ha greenfield site. The site is located in the countryside adjacent to the Urban Area of Herne Bay. The site is allocated in the 2017 Local

Plan for 190 dwellings. Significant positive effects on Flooding and Housing, and minor positive effects on Employment. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Sustainable communities have mixed impacts with significant positive effects on access to education and provision/loss of facilities, and minor positive effects on access to GP / open space, and minor negative effects on neighbouring uses (Thanet Way in close proximity). Significant negative effects on Biodiversity, Geology, Landscape, Water and Land use (greenfield over 3ha). Air quality and Historic environment are neutral.

**Land at Herne Bay Station:** 0.58ha brownfield site. The site is located within the Urban Area of Herne Bay. The site is allocated in the 2017 Local Plan for 35 dwellings. Significant positive effects on Flooding, Employment and Transport, and minor positive effects on Landscape, Housing and Land use. Sustainable communities have mixed impacts with significant positive effects on access to GP / open space and access to education, minor positive effects on provision/loss of facilities, and minor negative effects on neighbouring uses (railway line in close proximity). Significant negative effects on Historic environment (within a Conservation Area and likely impacts on the assets and / or their setting), and minor negative effects on Biodiversity. Air quality, Geology and Water are neutral.

**Land at Ladysmith Grove:** 0.54ha greenfield site. The site is located within the Urban Area of Whitstable. The site is allocated in the 2017 Local Plan for 31 dwellings. Significant positive effects on Employment and Sustainable communities, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Significant negative effects on Biodiversity and Flooding, and minor negative effects on Landscape and Land use. Air quality, Geology, Water and Historic environment are neutral.

**Land to rear of 51 Rough Common Road, Rough Common:** 1.11ha greenfield site. The site is within the Local Service Centre of Rough Common, and projects into the open countryside adjacent to the built confines. The site is allocated in the 2017 Local Plan for 28 dwellings. Significant positive effects on Flooding, Employment, Transport and Sustainable communities. Minor positive and negative effects on Landscape as opportunities for improvement. Minor positive and negative effects on Housing. The site has a mixed Land use as less than 1ha is brownfield there are minor positive effects and significant negative effects as it is possibly best and most versatile agricultural greenfield land, some uncertainties as based on spatial agricultural data as no site-specific data available. Significant negative effects on Biodiversity and Water. Air quality, Geology and Historic environment are neutral.

**Northgate Car Park, Canterbury:** 0.21ha brownfield site. The site is located within Canterbury City Centre. The site is allocated in the 2017 Local Plan for 21 dwellings. Significant positive effects on Employment, Transport and Sustainable communities, and

minor positive effects on Landscape, Flooding, Housing and Land use. Significant negative effects on Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting. Uncertainties around the possible impacts on the World Heritage Site, its setting or views to and from it), and minor negative effects on Air quality, Biodiversity and Water. Geology is neutral.

**Rosemary Lane Car Park, Canterbury:** 0.27ha brownfield site. The site is located within the Urban Area of Canterbury City, adjacent to Canterbury City Centre. The site is allocated in the 2017 Local Plan for 20 dwellings. Significant positive effects on Employment, Transport and Sustainable communities, and minor positive effects on Landscape, Housing and Land use. Significant negative effects on Flooding and Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting. Uncertainties around the possible impacts on the World Heritage Site, its setting or views to and from it), and minor negative effects on Air quality, Biodiversity and Water. Geology is neutral.

**Site 1 Land at South Canterbury:** 229.08ha greenfield site. The site is located in the countryside adjacent to the Urban Area of Canterbury City. The site is allocated in the 2017 Local Plan for 4000 dwellings. Significant positive effects on Flooding and Employment. Significant positive and minor negative effects on Housing. Land use is mixed with significant negative effects (greenfield over 3ha) and minor positive effects as there are small areas of brownfield land. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highways (large-scale car dependent development). Sustainable communities have mixed impacts with significant positive effects on access to GP / open space and access to education, significant positive and minor negative effects on provision/loss of facilities due to loss of open space and potential for new facilities within the proposal, and significant negative effects on neighbouring uses (A2 and railway line in close proximity). Significant negative effects on Biodiversity, Geology, Landscape, Water and Historic environment (contains Grade 2 Listed Buildings and likely impacts on the assets and / or their setting. Uncertainties around the possible impacts on the World Heritage Site, its setting or views to and from it). Air quality is neutral.

**Site 5 Land at Strode Farm, Herne Bay:** 37.39ha mixed greenfield / brownfield site. The site is located in the countryside adjacent to the Urban Area of Herne Bay. The site is allocated in the 2017 Local Plan for 797 dwellings. Significant positive effects on Employment. Significant positive and minor negative effects on Housing. Land use is mixed with significant negative effects (greenfield over 3ha) and minor positive effects as there are small areas of brownfield land. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highways (large-scale car dependent development). Sustainable communities have mixed impacts with significant positive effects on access to education and provision/loss of facilities, and minor positive

effects on access to GP / open space, and minor negative effects on neighbouring uses (Thanet Way in close proximity). Significant negative effects on Biodiversity, Geology, Landscape, Water, Flooding and Historic environment (adjacent to Grade 2 Listed Building and likely impacts on the asset and / or its setting), and minor negative effects on Air quality.

**Site 8 Land North of Hersden:** 62.09ha mixed greenfield / brownfield site. The site is located in the countryside adjacent to the Rural Service Centre of Hersden. The site is allocated in the 2017 Local Plan for 800 dwellings. Significant positive effects on Flooding, Employment and Sustainable communities. Significant positive and minor negative effects on Housing. Land use is mixed with significant negative effects (greenfield over 3ha) and minor positive effects as there are small areas of brownfield land. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highways (large-scale car dependent development). Significant negative effects on Biodiversity, Geology, Landscape, Water and Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting). Air quality is neutral.

**St John's Lane Car Park, Canterbury:** 0.06ha brownfield site. The site is located within the Urban Area of Canterbury City, adjacent to Canterbury City Centre. The site is allocated in the 2017 Local Plan for 5 dwellings. Significant positive effects on Flooding, Employment, Transport and Sustainable communities, and minor positive effects on Landscape, Housing and Land use. Significant negative effects on Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting). Uncertainties around the possible impacts on the World Heritage Site, its setting or views to and from it), and minor negative effects on Air quality, Biodiversity and Water. Geology is neutral.

**St Johns Lane Employment Exchange, Canterbury:** 0.08ha brownfield site. The site is located within the Urban Area of Canterbury City. The site is allocated in the 2017 Local Plan for 24 dwellings. Significant positive effects on Flooding and Sustainable communities, and minor positive effects on Housing and Land use. Employment has mixed impacts as the level of accessibility to Centres provides significant positive effects, access to employment sites has minor positive effects, and due to loss of employment land there are minor negative effects. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways (uncertainties as may be a car free scheme due to Canterbury City Centre location). Significant negative effects on Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting). Uncertainties around the possible impacts on the World Heritage Site, its setting or views to and from it), and minor negative effects on Air quality, Biodiversity and Water. Geology and Landscape are neutral.

**St Martin's Hospital, Canterbury:** 6.39ha brownfield site. The site is located within the Urban Area of Canterbury City. The site is allocated in the 2017 Local Plan for 164 dwellings.

Significant positive effects on Flooding, Land use and Employment. Minor positive and negative effects on Landscape as opportunities for improvement. Housing has mixed significant positive effects and minor negative effects. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highways. Sustainable communities have mixed impacts with significant positive effects on access to GP / open space and access to education, and mixed significant positive effects and significant negative effects on provision/loss of facilities (loss of hospital facilities). Significant negative effects on Biodiversity, Geology and Historic environment (site is within St Martins Hospital Conservation Area and likely impacts on the asset and / or its setting. Uncertainties around the possible impacts on the World Heritage Site, its setting or views to and from it). Air quality and Water are neutral.

**St Radigund's Place, Canterbury:** 0.07ha brownfield site. The site is located within the Urban Area of Canterbury City. The site is allocated in the 2017 Local Plan for 7 dwellings.

Significant positive effects on Employment, Transport and Sustainable communities, and minor positive effects on Landscape, Housing and Land use. Significant negative effects on Biodiversity, Geology, Flooding, Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting. Uncertainties around the possible impacts on the World Heritage Site, its setting or views to and from it), and minor negative effects on Air quality and Water.

**Tankerton Rd car park & garage, Whitstable:** 0.19ha brownfield site. The site is located within the Urban Area of Whitstable. The site is allocated in the 2017 Local Plan for 17 dwellings. Significant positive effects on Flooding, Employment, Transport and Sustainable communities, and minor positive effects on Landscape, Housing and Land use. Significant negative effects on Biodiversity. Air quality, Geology, Water and Historic environment are neutral.

**Whitstable Harbour:** 8.84ha brownfield site. The site is located within the Urban Area of Whitstable, partially within Whitstable Town Centre. The site is allocated in the 2017 Local Plan for employment and / or commercial uses. Significant positive effects on Land use and Transport, and minor positive effects on Landscape and Housing (inclusion of housing in proposal is uncertain). Employment has mixed impacts as the level of accessibility to Centres provides significant positive effects, access to employment sites has minor positive effects and employment land has significant positive and negative effects (uncertainties as exact proposal is uncertain). Sustainable communities have mixed impacts with significant positive effects on access to GP / open space and access to education, mixed minor negative and neutral effects on neighbouring uses (Working Harbour in close proximity. Uncertainties as would only have negative impacts if housing came forward as part of the scheme), and minor positive and significant negative effects on provision/loss of facilities due to loss of open space and potential for new facilities within the proposal. Significant negative effects

on Biodiversity, Geology, Water and Flooding, and minor negative effects on Historic environment (site is adjacent to Locally Listed Building and likely impacts on the asset and / or its setting). Air quality is neutral.

**Wincheap:** 14.96ha brownfield site. The site is located within the Urban Area of Canterbury City. The site is allocated in the 2017 Local Plan for retail, and possible additional housing development being considered. Significant positive effects on Housing and Land use, and minor positive effects on Landscape. Employment has mixed impacts as the level of accessibility to Centres provides significant positive effects and employment land has significant positive and negative effects (uncertainties as exact proposal is uncertain). Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highways (large-scale car dependent development). Sustainable communities have mixed impacts with significant positive effects on access to GP / open space, access to education and provision/loss of facilities, and significant negative effects on neighbouring uses (A2 and railway line in close proximity). Significant negative effects on Biodiversity, Geology, Water, Flooding and Historic environment (adjacent to Grade 2 and 2\* Listed Buildings and likely impacts on the assets and / or their setting. Uncertainties around the possible impacts on the World Heritage Site, its setting or views to and from it), and minor negative effects on Air quality.