



Selection of Site Allocations Housing Sites Addendum

April 2023

Dover District Council

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1. Introduction

1.1 This paper has been produced to supplement the Selection of Site Allocations for the Regulation 19 Local Plan Supporting Document (Appendix D to the Sustainability Appraisal – SD03a) which was prepared at Regulation 19 stage explaining the Council’s process for selecting sites for allocation in the Local Plan and should be read alongside it.

1.2 This paper focuses on the selection of housing sites, and provides further explanation, on a settlement-by-settlement basis, in relation to the scale of housing development proposed across the district. It explains how the settlement hierarchy study, other supporting work, constraints within settlements and the availability and suitability of sites supports the justification of the site allocations in the Plan, drawing together the site appraisal work that has taken place through the Housing and Employment Land Availability Assessment (HELAA) (GEB09) and Sustainability Appraisal (SD03). This includes a settlement-by-settlement summary of why certain sites were selected over others within each settlement.

Distribution informed by SA Strategic Options and Settlement Hierarchy

1.3 The Sustainability Appraisal (SA) assessed five options (summarised in Table 1.1) for the distribution of growth across the District. Options C and D generally performed the best against the SA Objectives, as these options direct development to existing settlements where there is access to existing services and facilities, based upon the settlement hierarchy. These options were also assessed as providing the most opportunity for the use of brownfield sites in Dover and the other towns.

1.4 The main settlements of Dover, Deal and Sandwich are the most sustainable locations for growth in terms of the access to existing services, facilities and infrastructure. However, considering other environmental and planning constraints, means that site options are limited, particularly in Deal and Sandwich. The availability of land and suitability of sites in these locations has therefore influenced the amount of development that needs to be distributed across the rural settlements in the District. In addition, site specific circumstances (such as presence of brownfield land) in some cases have influenced the level of development proposed in the rural settlements.

1.5 At the time the strategic options were assessed (2020), there was a need to identify land in the Plan through allocations and windfall sites, for circa 8,700 dwellings (including a 10% buffer). The SA options were assessed on that basis. This reduced to circa 6,650 (including buffer) for the Regulation 19 Local Plan due to changes in the housing need for the plan period and extant supply of sites. This change between the draft and final stages of the Plan making process enabled draft site allocations to be removed from the Plan, responding to comments received at the Regulation 18 stage. The reasons sites were chosen to be removed is also set out in this paper.

1.6 When determining the total amount of development that would be suitable within the main settlements, a broad range as a % of the total homes that needed to be allocated has been the starting point, rather than a specific amount, and this was based upon the Strategic Options which performed most favourably in the SA assessment – Options C and D. Table 1.2 below sets out the potential distribution based upon a strategy where the scale/proportion of development is determined by the role of the main settlements.

Table 1.1: % distribution Tested through the Sustainability Appraisal, and Local Plan Proposed Distribution

Settlement	SA Option A (suitable sites based upon HELAA 2020)	SA Option B (Population based)	SA Option C (Settlement hierarchy)	SA Option D (Dover Focus)	SA Option E (Even settlement focus)
Dover	76%	38%	45%	70%	20%
Deal	5%	28%	20%	10%	30%
Sandwich	2%	5%	15%	5%	20%
Aylesham	1%	4%	10%	7%	15%
Rural Settlements Total	17%	25%	10%	8%	15%

1.7 In relation to the rural settlements, the Settlement Hierarchy Study and the position of each settlement within that hierarchy has been used to inform the level of development within each settlement. The Council did not identify a specific number or range of number of homes that should be allocated within each rural settlement, as there were other factors that have influenced the suitability of individual settlements to accommodate a certain level of growth, including for example constraints such as the Area of Outstanding Natural Beauty, and the suitability and availability of sites. These matters are identified within the each of the settlement summaries in the next section of this paper. In addition, the number of homes needed to be delivered across the rural area changed across the Plan making process, as a result of changes in the housing need requirement and level of development that could be delivered in the higher order settlements. Therefore, rather than a specific number of homes, the Council considered that for the rural settlements, the Local Centres should accommodate the greatest level of growth within individual settlements and as a group, with the scale of development reducing for the larger villages. In relation to the small villages and hamlets, given the limited range of services and facilities available in these settlement, generally minor development was sought. In addition, due to the number of smaller villages and hamlets (21) it was not considered appropriate to allocate development in all the settlements in this tier.

Table 1.2: Potential Distribution based upon role of settlement in settlement hierarchy, and Actual Plan distribution.

	Settlement description (Bold where allocations proposed)	Potential level of growth based upon settlement hierarchy/access to services and facilities (informed by SA growth options)	Actual Plan distribution of proposed site allocations	Actual Plan distribution including extant permissions¹
Regional Centre	Dover (including Whitfield)	Between 45 and 70% of growth	58%	50%
District Centre	Deal	Between 10 and 20% of growth	4%	11%
Rural Service Centre	Sandwich	Between 5 and 15% of growth	4%	10%
	Aylesham	Between 7 and 10% of growth	11%	10%
Other Rural Settlements	Across all other rural settlements	Up to 25%	23%	19%
Local Centres	Ash² Wingham Eastry St Margaret's at Cliffe Shepherdswell Kingsdown Elvington Eythorne	Local Centres can accommodate the greatest level of growth in the other rural settlements, both individually and as a group of settlements.	17%	12%
Larger Villages	Capel Le Ferne Lydden Preston Worth Alkham East Langdon Northbourne Ripple Goodnestone Guston	Larger villages should accommodate a level of growth between that of the Local Centres and the Smaller Villages and Hamlets.	5%	5%
Smaller Villages and Hamlets	Great Mongeham Denton Finglesham Nonington Tilmanstone Woodnesborough Martin Mill West Hougham Betteshanger Chillenden	Small scale, minor development at these settlements. Based upon settlement specifics, potentially greater where brownfield land identified. However due to the number of smaller villages and hamlets (21) it would not be	1%	2%

¹ Detailed breakdown available in HEB02 Housing Topic Paper March 2023 (Table 12 page 25)

² The Ash Neighbourhood Plan identifies sites allocations in Ash and the settlement is therefore not addressed in this Paper.

	Settlement description (Bold where allocations proposed)	Potential level of growth based upon settlement hierarchy/access to services and facilities (informed by SA growth options)	Actual Plan distribution of proposed site allocations	Actual Plan distribution including extant permissions¹
	Coldred East Studdal Ringwould Wingham Green Barnsole East Stourmouth Staple Wooton Sutton Ashley Martin	appropriate to allocate development in all the settlements, as this would result in a cumulative total scale of development in locations with few or no facilities.		

Other factors influencing site selection

1.8 The Site Selection Paper that was produced at Regulation 19 Stage (Appendix D to the SA (SD03a)) identifies and explains the factors and evidence that have influenced site selection. Further detail is provided on some of those matters below.

Role of Sustainability Appraisal Site Assessments

1.9 The role of the Sustainability Appraisal Site Assessments in site selection is set out at page 8 of the Appendix D to the SA (SD03a). The following additional information is also relevant to the site selection process and role of the SA in deciding which sites to allocate:

1.10 *Mineral Safeguarding Zones (MSZ)* – Whilst some sites score negatively as a result of being located in a MSZ the Council has carried out a Minerals Assessment of sites which has determined that the factor is not a constraint to development (GEB10)

1.11 *Grade of Agricultural Land* – The majority of the agricultural land in Dover District is classified as Best and Most Versatile (BMV), this is therefore a negative effect identified for a number of sites through the SA assessment. In order to meet the housing needs of the district it is not possible to avoid the loss of BMV. The highest-grade land (Grades 1 and 2) is generally located in the northern rural parts of the District, with the lower grade land in the southern parts of the District, around Dover Town. The grade of land has been considered at a site-specific level which has been weighed in the planning balance, and it has not been possible for it to form an over-riding factor at the detailed site selection stage in settlements where all options would result in the loss of the highest grade of Land. Most of the growth set out in the Plan (in and around Dover and Whitfield) is located on lower grades of land.

1.12 *Impact upon Kent Downs Area of Outstanding Natural Beauty* - The assessment of sites in relation to their impact upon the AONB has been informed by on-going consultation with the Kent Downs AONB Unit. This started with carrying out joint site visits with Officers from the Unit to inform the HELAA site assessments. In addition, as well as the formal consultation stages, consultation also took place between these stages to inform the site selection within the Regulation 19 Local Plan. The AONB Units written comments are set out in HELAA Appendices 3A and 3G (GEB09d).

Impact upon the Highway Network

1.13 Constraints on the highways network has been a factor influencing the selection of sites for allocation and has been informed through consultation with Kent County Council Highways (KCC), National Highways (NH) and the Transport Modelling that has been carried out. KCC have provided comments on all HELAA sites subject to the suitability assessment, with updates to their comments being provided following the Regulation 18 consultation and in response to additional information submitted by site promoters, and post Regulation 19 stage. Criteria identified in site policies have been developed in consultation with KCC Highways and are considered to enable suitable mitigation for sites where highways, transport and access issues need addressing.

1.14 Both KCC and NH identified major constraints on the highway network in the early stages of the plan making process, and site-specific comments received from KCC across the District identified the potential cumulative impact upon the highway network as being unacceptable. A number of areas of the District were identified as having junctions which may already be at capacity or nearing capacity, and where mitigation has been difficult to identify in the past and may not be possible in particular the A2 corridor (Whitfield Roundabout and Duke of York Roundabout); Deal area and A257/High Street junction (Wingham). This informed the scale and scope of the transport modelling that has been carried out, in terms of the areas the modelling covers and the level of modelling that has been completed in different areas of the District.

1.15 It has been an iterative process with judgement having to be applied at various stages of the plan making process based upon the evidence and information available at the time. In particular the constraints on the highway network have influenced the amount of development identified for allocation in Deal, Aylesham and Wingham.

1.16 In relation to the constraints at the Whitfield and Duke of York Roundabouts on the A2, wherever development is located in the District it is likely to have some impact upon these junctions. In addition, these junctions are located in the most sustainable location for growth in the District which provides the most opportunity to reduce trips through modal shift. The initial focus of the transport work was therefore the need to identify mitigation solutions for the junctions, as impacts upon these junctions would be unavoidable.

Flood Risk

1.17 In accordance with the requirements of the NPPF the Council has sought to avoid areas at risk of flooding and direct development to areas of the lowest risk of flooding. This includes sites at risk of surface water flooding, where the change to national policy in this regard resulted in changes to the suitability assessment for some sites between the draft and final stages of the Plan. Sites where it was not considered possible to avoid areas identified at risk of surface water flooding were removed from allocation, and other sites have had their indicative capacities reduced to enable the areas at risk of surface water flooding to be avoided.

1.18 The Council's approach to this is set out in the Sequential Approach to Site Selection (CCEB03), which was informed by the Strategic Flood Risk Assessment (CCEB01) and consultation with the Environment Agency.

2. Settlement by Settlement Summary

Introduction

- 2.1 The following section sets out a summary of site options that have been considered for each settlement. The settlements are ordered in terms of their position in the settlement hierarchy, based upon the study that was carried out in 2022 (HEB03).
- 2.2 All sites that have been considered through the Housing and Employment Land Availability Assessment (HELAA) (GEB09) process are identified for each settlement. This was done in several stages. Sites that were eliminated from further consideration through the HELAA are listed in Appendix 1 by Settlement. Further information on the reasons for elimination is explained in the HELAA Main Report September 2022 (GEB09a) at paragraphs 1.11 -1.12. Site specific reasons are set out in Appendices 2a (GEB09c) and 3e (GEB09d)
- 2.3 The table within each settlement section sets out all sites that remained in the survey for the Stage 2 HELAA assessments of suitability, deliverability and achievability. The methodology for this is set out at paragraphs 1.19 – 1.27 of GEB09a.
- 2.4 The tables provide an overview of the assessment of each site through the plan making process from the draft Regulation 18 Local Plan stage to the Regulation 19 Submission Local Plan. The tables show the RAG ratings in relation to the outcome of the suitability assessment in the HELAA and where sites have been subsequently removed from consideration due to a grant of planning permission, these are shown in blue.
- 2.5 The table also includes details of the next stages of site assessment undertaken as part of the SA process and contains the outcome of the SA assessment in terms of ranking of sites within each settlement. The SA assessment was undertaken on all sites that were assessed as being suitable or potentially suitable following the Stage 2 HELAA assessment. Where sites were assessed as unsuitable through the HELAA process, a summary of the reasons is included in the tables.
- 2.6 The table is followed by a commentary on the reasons for the final site selection in that settlement. This includes the reasons why sites have been selected for allocation, and why sites which are considered suitable through the HELAA have not been proposed for allocation.
- 2.7 In some circumstances there are sites that were considered suitable in the HELAA 2020 and have subsequently been identified as unsuitable in HELAA 2022, due to reasons relating to the overall strategy of the Plan (with reference in the HELAA been made to sites not being in accordance with Policy SP4). Sites have been identified as unsuitable where the overall scale of development in the settlement and tier of settlement has been restricted due their role in the hierarchy, and where there were more suitable sites available for allocation. In these cases, explanation is also provided as to why the sites that have been allocated were selected over others in that settlement or tier of the hierarchy, and subsequently identified as being unsuitable in the HELAA.
- 2.8 The locations of sites and HELAA assessment RAG rating for each site can be viewed on a settlement basis using the settlement maps available at the following link:
<https://www.doverdistrictlocalplan.co.uk/my-area>

Dover (including Whitfield, River, Temple Ewell and parts of Guston parish)

Settlement Hierarchy Tier: Secondary Regional Centre

Summary of main constraints at settlement: Setting of Kent Downs Area of Outstanding Natural Beauty and landscape character of edges of town, Heritage Coast, and other heritage assets such as Dover Castle, areas of Archaeological potential and conservation areas. Delivery potential of brownfield land.

Site Options

Table: 2.1 Dover Summary of Site Options

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	SA rank top/bottom	Summary of reason why unsuitable	Reg 19 Allocation
DOV001	Land to the right of Gordon Lodge at the top of Vale View Road	40	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable		Unsuitable Site: - Development here would constitute the loss of public open space - Unacceptable landscape impact - Access issues	N
DOV002	Land on the south side of Elms Vale Road	16	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable		Unsuitable Site: - Unacceptable impact on the AONB - Unacceptable biodiversity impact given the site is a Local Wildlife Site - Poor relationship to settlement given the site is outside confines	N

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	SA rank top/bottom	Summary of reason why unsuitable	Reg 19 Allocation
DOV003	Ferrybridge House, Abbey Road, Dover	33	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable		Unsuitable Site: - Unacceptable impact on the AONB - Access issues - Poor relationship to settlement - Loss of employment land	N
DOV004	Land at Abbey Road, St Radigunds, Dover	Not stated	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable		Unsuitable Site: - Unacceptable impact on the AONB - Access issues - Poor relationship to settlement	N
DOV005	Former tennis courts at Crabble Athletic Ground, Crabble Road, River	Not stated	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable		Unsuitable Site: - Unacceptable landscape impact and impact on the setting of the AONB - Loss of public open space - Access issues - Heritage concerns - Part of the site is a LWS	N
DOV006	Land at Dundedin Drive (south), Dover	Not stated	Suitable	Available	Y	Suitable	Available	Bottom		Y
DOV007	Former Co-op, Castle Street, Dover	Not stated	Suitable	Available	N	Suitable	Available	Top		N
DOV008	Land adjoining 455 Folkestone Road, Dover	5	Suitable	Available	Y	Suitable	Available	Bottom		Y

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	SA rank top/bottom	Summary of reason why unsuitable	Reg 19 Allocation
DOV009	Land at Stanhope Road, Dover	Not stated	Suitable	Available	Y	Site has planning permission	Site has planning permission			N
DOV010	Poultons Family Centre, Vale View Road, Dover	Not stated	Suitable	Unavailable	N	Suitable	Unavailable			N
DOV011	Land to the west of Hillside Road, Dover	30	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable		<p>Unsuitable Site:</p> <ul style="list-style-type: none"> - Unacceptable impact on the setting of the AONB and the adjacent Local Wildlife Site - Access issues - Development here would be against the urban grain of this area - Site was resubmitted for employment use through the targeted call for sites and was found unsuitable 	N
DOV012	Farthingloe	521	Part Suitable/ Part Unsuitable	Available	Y	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable		<p>Unsuitable site:</p> <ul style="list-style-type: none"> - It is considered that the impact upon the AONB can not be mitigated or justified. - The citadel site has now been submitted separately as part of the TC4S and has therefore been assessed independently now (TC4S083). 	N

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	SA rank top/bottom	Summary of reason why unsuitable	Reg 19 Allocation
DOV013	Land and buildings on the east side of Holmestone Road, Dover	12	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable		<ul style="list-style-type: none"> - Unsuitable site: - Unacceptable impact on the AONB - Access concerns - Poor relationship to settlement - Loss of employment land 	N
DOV014	Former Slead Wood Refuse Tip, off Abbey Road, Dover	Not stated	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable		<ul style="list-style-type: none"> Unsuitable Site: - Unacceptable impact on AONB - Site forms part of a Local Wildlife Site - Poor relationship to settlement - Unacceptable access. 	N
DOV015	65 Folkestone Road, Dover	11	Site has planning permission	Site has planning permission	N	Site has planning permission	Site has planning permission			N
DOV016	Land adjacent to allotments, Folkestone Road, Dover	29	Site has planning permission	Site has planning permission	N	Site has planning permission	Site has planning permission			N
DOV017	Dover Waterfront	300 DW 100 BS	Suitable	Available	Y	Suitable	Available	Top		Y
DOV018	Mid Town	100	Suitable	Available	Y	Suitable	Available	Top		Y
DOV019	Albany Place Car Park, Dover	15	Suitable	Available	Y	Suitable	Available	Top		Y

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	SA rank top/bottom	Summary of reason why unsuitable	Reg 19 Allocation
DOV020	Land adjacent to the former Melbourne County Primary School, Dover	10	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable		Unsuitable Site: - Site allocated for development in the Land Allocations Local Plan - The Former Melbourne County Primary School is now re-occupied and access to the site is therefore unachievable as it relies on using the school entrance and car park.	N
DOV021	Former TA Centre, London Road, Dover	10	Suitable	Unavailable	N	Suitable	Unavailable			N
DOV022A	Land in Coombe Valley, Dover	189	Suitable	Unavailable	N	Suitable	Unavailable			N
DOV022B	Land in Coombe Valley, Dover	Not stated	Suitable	Available	Y	Suitable	Available	Top		Y
DOV022C	Land in Coombe Valley, Dover	Not stated	Suitable	Available	Y	Suitable	Available	Bottom		Y
DOV022D	Land in Coombe Valley, Dover	Not stated	Site has planning permission	Site has planning permission	N	Site has planning permission	Site has planning permission			N
DOV022E	Land in Coombe Valley, Dover	Not stated	Suitable	Available	Y	Suitable	Available	Top		Y
DOV023	Buckland Mill, Dover	135	Suitable	Available	Y	Suitable	Available	Bottom		Y

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	SA rank top/bottom	Summary of reason why unsuitable	Reg 19 Allocation
DOV024	Factory building, Lorne Road, Dover	8	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable		<p>Unsuitable Site:</p> <ul style="list-style-type: none"> - Site is allocated in the Land Allocations Local Plan 2015 - Site was vacant at the time, however is now a viable employment site - Loss of employment land should be resisted - Site lies partly or wholly within Flood Zone 2/3 of the River Dour and will need a detailed FRA - Development here should be set back from the river - Heritage concerns 	N
DOV025	Land off Wycherley Crescent, Dover	10	Suitable	Available	Y	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable		<p>Unsuitable Site:</p> <ul style="list-style-type: none"> - Site is a designated Local Wildlife Site and it is considered that the impact cannot be mitigated. 	N
DOV026	Westmount College, Folkestone Road, Dover	100	Suitable	Available	Y	Suitable	Available	Bottom		Y
DOV027	Winchelsea Road, Dover	9	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable		<p>Unsuitable Site:</p> <ul style="list-style-type: none"> - Brownfield site, which is very constrained and considered to be unsuitable for housing due to - Access concerns - Loss of employment land 	N

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	SA rank top/bottom	Summary of reason why unsuitable	Reg 19 Allocation
DOV028	Charlton Shopping Centre, High Street, Dover	Not stated	Suitable	Available	Y	Suitable	Available	Top		Y
DOV029	Industrial Buildings, Poulton Close, Dover	66-87	Suitable	Unavailable	N	Suitable	Unavailable			N
DOV030	Land at Durham Hill, Dover	10	Suitable	Available	Y	Suitable	Available	Top		Y
DOV031	DDC owned site - Land to the south site opposite Recreation Ground, Elms Vale Road, Dover	16	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable		Unsuitable Site: - Unacceptable impact on the AONB - Access issues - Poor relationship to settlement	N
DOV032	Stembrook Car Park, Dover	Not stated	Suitable	Available	N	Suitable	Available	Top		N
DOV033	DDC owned Site - Crabble Athletic Ground - former cricket pitch	Not stated	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable		Unsuitable Site: - Unacceptable landscape impact and impact on the setting of the AONB - Loss of a sporting facility and public open space is contrary to policy - Unacceptable heritage impact (Historic Park and Garden)	N

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	SA rank top/bottom	Summary of reason why unsuitable	Reg 19 Allocation
DOV034	Land at Crabble Lane, River	155	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable		Unsuitable Site: - Unacceptable impact on the AONB - Unacceptable impact on adjoining Local Wildlife Site - Unacceptable access - Heritage concerns	N
DOV035	137-142 London Road, including to the rear	6	Suitable	Unavailable	N	Suitable	Unavailable			N
DOV036	Land north of Melbourne Avenue, Dover	16	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable		Unsuitable Site: - Unacceptable landscape impact - Access issues - Development here would be against the urban grain	N
DOV037	Crabble Athletic Ground, River	83	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable		Unsuitable Site: - Unacceptable landscape impact and impact on the setting of the AONB - Unacceptable biodiversity impact on adjoining Local Wildlife Site - Unacceptable heritage impact - Access issues and highways concerns - Loss of a sporting facility and public open space is contrary to policy	N

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	SA rank top/bottom	Summary of reason why unsuitable	Reg 19 Allocation
DOV038	Land Between Dover Road and Melbourne Avenue, Dover	2574	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable		Unsuitable Site: - Unacceptable landscape impact - Unacceptable biodiversity impact as part of the site is a Local Wildlife Site - Unacceptable heritage impact due to its prominent position in the landscape of Dover - Access and highways concerns - Part of the site in un-developable as there is a ventilation shaft for the railway tunnel that runs under part of the site	N
DOV039	Site bordered by Minnis Lane and to the north of Abbey Road	1294	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable		Unsuitable Site: - Unacceptable impact on the AONB - Poor relationship to any settlement - Unacceptable highways impact - Unacceptable heritage impact	N
TC4S026	Military Road	9	N/A	N/A	N/A	Suitable	Available	Top		Y
TC4S027	Roosevelt Road	10	N/A	N/A	N/A	Suitable	Available	Top		Y
TC4S028	Peverell Road	4 to 6	N/A	N/A	N/A	Suitable	Available	Top		Y
TC4S030	Colton Crescent	10	N/A	N/A	N/A	Suitable	Available	Top		Y

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	SA rank top/bottom	Summary of reason why unsuitable	Reg 19 Allocation
TC4S031	Former Allotment Land, Aycliffe	40	N/A	N/A	N/A	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable		Unsuitable site -Within the AONB - Unacceptable landscape impact - Unacceptable impact on biodiversity - Impact on Western Heights would need to be assessed	N
TC4S058	Land at the west end of Cowper Road River	4 to 5	N/A	N/A	N/A	Potentially suitable	Available	Bottom		N
TC4S083	The Citadel, Western Heights, Dover	100	N/A	N/A	N/A	Potentially suitable	Available	Bottom		Y
TC4S100	Land on the South West side of Hillside Road, Dover		N/A	N/A	N/A	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable		Unsuitable site: - Unacceptable impact on biodiversity. The site is dense wood and scrubland.	N
TC4S115	Land North of Astley Avenue	90	N/A	N/A	N/A	Part Potentially suitable/ Part unsuitable	Available	Bottom		N
GUS002	Connaughts Barracks, Dover	300	Suitable	Available	N	Site has planning permission	Site has planning permission	Bottom		N

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	SA rank top/bottom	Summary of reason why unsuitable	Reg 19 Allocation
GUS004	Land to the west of Duke of York's School, Dover	200	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable		Unsuitable site: - unacceptable heritage impact - loss of sports pitches would be contrary to policy - poor relationship to settlement	N
GUS005	Land adjacent to Burgoyne Heights Community Centre, Dover	40	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable		Unsuitable site: - development here would be not be in keeping with the character of the area - development would lead to loss of public open space which is contrary to policy - Area of Archaeological Potential	N
GUS006	Land to the south of Duke of York's School, Guston, Dover	282	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable		Unsuitable site: - unacceptable heritage impact - the loss of public open space and sports pitches here would be contrary to policy - access issues	N

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	SA rank top/bottom	Summary of reason why unsuitable	Reg 19 Allocation
TEM001	Land to the west of the A2 near Whitfield roundabout	300	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable		<p>Unsuitable site:</p> <ul style="list-style-type: none"> - Access only available from A2 trunk road so Highways England need to be consulted, but appears unlikely to be acceptable. Concern regarding impact on wider KCC highway network including Whitfield roundabout, Duke of York roundabout, Whitfield Hill/London road roundabout and routes to/from town centre. No footways serving site. - Unacceptable landscape impact and impact on the setting of the AONB - Development here would have a poor relationship to the settlement 	N
TEM002	Land at Manor View Nursery, Lower Road, Temple Ewell	25	Site has planning permission	Site has planning permission	N	Site has planning permission	Site has planning permission			N
TEM003	Manor Farmyard, Egerton Road, Temple Ewell	20	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable		<p>Unsuitable site:</p> <ul style="list-style-type: none"> - Unacceptable access and highways impact - Unacceptable landscape impact - Development here would not be in keeping with the character of the settlement 	N

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	SA rank top/bottom	Summary of reason why unsuitable	Reg 19 Allocation
TEM004	Whitfield Valley, Dover	240	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable		Unsuitable site: - Unacceptable landscape impact - part of the site is public open space - Highways concerns - Development here would not be in keeping with the character of the settlement	N
WHI001	Land to the north west of Whitfield's current housing allocation	600	Suitable	Available	Y	Suitable	Available	Bottom		Y
WHI002	Eastling Down Farm, Sandwich Road, Waldershare	27	Suitable	Available	Y	Suitable	Available	Top		Y
WHI003	Eastling Down Farm, Sandwich Road, Waldershare	12	Suitable	Available	Y	Suitable	Available	Bottom		Y
WHI004	Eastling Down Farm, Sandwich Road, Waldershare	24	Suitable	Available	Y	Suitable	Available	Top		Y
WHI005	Field adjacent to Singledge Manor, Singledge Lane, Whitfield	45	Suitable	Available	Y	Suitable	Available	Bottom		Y

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	SA rank top/bottom	Summary of reason why unsuitable	Reg 19 Allocation
WHI006	Guide Hut, Sandwich Road, Whitfield	8	Suitable	Available	Y	Suitable	Unavailable	Top		N
WHI007	Holly Lodge Retirement Community, Holly Lodge, Sandwich Road, Whitfield	111	Suitable	Available	Y	Suitable	Available	Top		Y
WHI008	Managed Expansion of Whitfield	5575	Suitable	Available	Y	Suitable	Available	Top		Y
WHI009	Land to rear of Archers Court Road, Whitfield	28	Site has planning permission	Site has planning permission	N	Site has planning permission	Site has planning permission			N

Dover - Reasons for site selection

Dover (which includes Whitfield, River, Temple Ewell and part of Guston parishes) is the District's largest settlement and only Regional Centre, and accordingly the largest quantum of development is allocated here – at 58% of the Plan's site allocations by dwelling numbers. A total of 3381 homes have been allocated at or close to this settlement. This is underpinned by the conclusions of the Sustainability Appraisal of growth options and spatial options which identified that spatial options C (Settlement Hierarchy) and D (Adopted Core Strategy with Dover focus) generally perform the most strongly against the SA objectives, particularly when delivering the baseline growth scenario.

In Dover 63 sites were considered in Stage 2 of the HELAA. In addition, 5 sites (**DOV015, DOV016, DOV022D, TEM002 and WHI009**) gained planning permission prior to the publication of the Regulation 18 HELAA (2020), 2 sites (**DOV009 and GUS002**) gained planning permission between the Regulation 18 and Regulation 19 Stages.

28 of the sites were considered unsuitable through the HELAA assessment mainly due to impacts on landscape, conflict with Open Space designations, heritage concerns and impacts on biodiversity designations.

6 sites were confirmed as unavailable in Stage 2 of the HELAA. Site **WHI006** was confirmed to be unavailable for development in the availability exercise carried out in 2021 between the Reg18 and Reg19 consultations so was removed as an allocation.

2 sites that were considered suitable/potentially suitable and proposed as draft allocations at the Regulation 18 stage are now considered unsuitable:

Farthingloe (DOV012) – The proposal would constitute major development in the AONB. Objections received from the AONB Unit and Natural England. No clear mitigation or justification provided for major development in the AONB.

Land off Wycherley Crescent (DOV025) – This is a current Land Allocations Local Plan site allocation; however the site is designated as a Local Wildlife Site (LWS) and is now considered unsuitable due to the impacts it would have on the LWS.

There were 29 sites considered to be suitable/potentially suitable, that were then subject to SA.

Land at Whitfield was allocated in the Core Strategy (2010) for an urban expansion of around 5,750 homes alongside a range of physical, social and green infrastructure and a masterplan was produced to guide and inform the development. The development of the site has commenced, with parts of the first phases being complete. The site is still considered the most appropriate allocation to improve Dover's housing offer which will also support the use of Dover town centre and reinforcing its role as a Regional Centre. The site is being delivered as an urban expansion providing new services and facilities to support its needs, as well as being well connected to existing services, facilities and employment opportunities in Dover Town and the wider Whitfield area. Through the HELAA, suitable land to the north-west of the existing allocation (**WHI001**) has been identified to extend the Whitfield Urban Extension to increase the potential capacity of the site to deliver in the region of 6,350 homes and community infrastructure including transport, education, primary, health and social care, utility services and green infrastructure together with retail, leisure and employment uses. Further detail on Whitfield Urban Expansion is set out in the Housing Topic Paper (HEB02).

Dover Waterfront (DOV017 – SAP3) and **Bench Street (DOV017 – SAP7)**: The Plan also retains the Core Strategy's allocation of **Dover Waterfront (DOV017)**, which is the subject of regeneration proposals by Dover Harbour Board in conjunction with the Council via its land at Camden Crescent Car park, and Bench Street. The Dover Waterfront and Bench Street sites present an opportunity to deliver mixed use development (including housing) as part of a regeneration strategy in a highly sustainable location, while also enabling environmental and connectivity benefits between the Waterfront site and Dover Town Centre.

Dover Western Heights site (part of DOV012) is selected for the role it can play in delivering heritage-led benefits. The HELAA assessment for the site covers a much wider site including land to the west known as Farthingloe (referred to above), and due to the site's location in the AONB and Ancient Monument the site has been assessed as being unsuitable in the HELAA conclusions. A Supplementary Planning Document (HEBD01) has been produced for the Dover Western Heights site, and through the master planning process and consultation with Historic England it has been accepted that residential development can be justified on parts of the site in order to support the delivery of heritage benefits. The site is in multiple ownership, and the Council is

co-ordinating work with all landowners to bring forward a revised masterplan for the site. Part of the site (**TC4S083 The Citadel**) was also submitted in response to the targeted call for sites carried out during the Regulation 18 stage for employment use. Notwithstanding the capacity identified in the HELAA, this part of the site is not identified as delivering housing.

Land at Coombe Valley is identified via several sites (**DOV22B - SAP8**, **DOV022E - SAP9** and **DOV022C - SAP13**) which can supplement the housing offer of this area by regenerating brownfield sites located within the urban area of Dover that are well connected by foot and bus to Dover Town Centre.

The site at **Buckland Paper Mill (DOV023 - SAP10)** is selected as it presents an opportunity to provide housing growth on a large brownfield site within Dover's urban area. The former paper mill itself has recently been redeveloped to provide high quality residential, retail and leisure uses and the remainder of the site, through redevelopment, can also provide improved accessibility and enhancements to the River Dour corridor which adjoins the site.

Dover Mid Town (DOV018 - SAP6), **Westmount College (DOV026 - SAP11)** and **Charlton Shopping Centre (SAP12)** are selected due to the opportunities offered to deliver housing growth on brownfield land in highly sustainable town centre locations.

DOV007 Former Co-Op and **DOV032 Stembrook car park** – these sites are identified as a town centre opportunity areas in Policy SP8 Dover Town Centre. Development of the sites is therefore supported by the Plan. Residential development may form part of proposals for mixed use development on these sites, however they do not have specific site policies or indicative development capacities attributed.

Aside from those sites discussed above, allocations are made in Dover on small brownfield sites within Dover Town and on the Buckland Estate. These sites can deliver new housing on sites that are well connected either by foot or by bus to Dover Town Centre.

2 sites that were assessed as suitable or potentially suitable in the HELAA have not been allocated for the following reasons:

TC4S115 (Land North of Astley Avenue, Dover) – Part of this site is assessed as potentially suitable, however access to the site has not been demonstrated to be achievable.

TC4S058 (Land at Cowper Road, River) – Access to the site has not been demonstrated to be achievable.

Deal (including Walmer, Sholden)

Settlement Hierarchy Tier: The town of Deal is the only District Centre in the district and includes the settlements around it which have coalesced over time of Walmer and Sholden.

Summary of main constraints at settlement:

Heritage: Deal's historic assets include major assets of Tudor castles at Deal and Walmer, in addition to five Conservation Areas, including the first to be designated in Kent. Two further Conservation Areas are to be found in Walmer and two in Great Mongeham. Much of the area is within an Area of Archaeological potential.

Highways: There are significant constraints on the local highway network in the London Road/Manor Road area and other locations within the settlement which are unable to be mitigated.

Natural: The northern part of the town is low-lying, flat land which extends into wetlands associated with the estuary of the river Stour and which are protected internationally for their birdlife and wetland habitats. This area, together with the northern part of the town of Deal are subject to flood risk from the sea and there is risk of surface water flooding in some locations. BOA and LWS designations.

Site Options

Table: 2.2: Deal Summary of Site Options

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
DEA001	Land to the west of Golf Road and to the south of Lanfranc Road	30	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	<p>Unsuitable Site:</p> <ul style="list-style-type: none"> - Site to be considered in conjunction with DEA003 and DEA004 and DEA006 - Site lies in Flood Zone 3 and remains at risk in a defended situation with a breach of the defences. Concerns as to whether the site would pass either the Sequential Test or the Exception Test. Area also suffers from Surface Water Flooding. If the site were to come forward a robust Sequential Test and a detailed FRA would need to be undertaken to demonstrate the Exceptions Test can be met. Land raising may however be the only option here, however this may cause impacts elsewhere. Safe access and egress would also have to be demonstrated as being achievable. - Access concerns - Concern over cumulative effect on the highway 		N

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
DEA002	Land behind 281 to 273 St Richards Road, Deal	15	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable Site: - Site to be considered in conjunction with DE011. - Heritage concerns - archaeology - Detrimental impact on the landscape - Site not connected to public highway so it appears access cannot be achieved. Not clear that suitable visibility can be achieved without third party land. Doesn't appear to be sufficient width to provide an adoptable road layout, as would be required for 15 dwellings.		N
DEA003	Land at rear of 87 Golf Road, Deal	59	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable Site: - Site to be considered in conjunction with DEA001 and DEA004 and DEA006 - Site lies in Flood Zone 3 and remains at risk in a defended situation with a breach of the defences. Concerns as to whether the site would pass either the Sequential Test or the Exception Test. Area also suffers from Surface Water Flooding. If the site were to come forward a robust Sequential Test and a detailed FRA would need to be undertaken to demonstrate the Exceptions Test can be met. Land raising may however be the only option here, however this may cause impacts elsewhere. Safe access and egress would also have to demonstrated as being		N

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
								achievable. - Detrimental impact on the landscape - Access concerns - Concern over cumulative effect on the highway		

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
DEA004	Land to the north of West Lea and west of the Fairway (off Golf Road), Deal	59	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	<p>Unsuitable Site:</p> <ul style="list-style-type: none"> - Site to be considered in conjunction with DEA003 and DEA001 and DEA006 - Site lies in Flood Zone 3 and remains at risk in a defended situation with a breach of the defences. Concerns as to whether the site would pass either the Sequential Test or the Exception Test. Area also suffers from Surface Water Flooding. If the site were to come forward a robust Sequential Test and a detailed FRA would need to be undertaken to demonstrate the Exceptions Test can be met. Land raising may however be the only option here, however this may cause impacts elsewhere. Safe access and egress would also have to demonstrated as being achievable. - Access concerns - Concern over cumulative effect on the highway 		N

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
DEA005	Land to the west of Hutchings Timber and Jewsons Build Centre, 79 Albert Road, Deal	68	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	<p>Unsuitable Site:</p> <ul style="list-style-type: none"> - Site lies in Flood Zone 3 and remains at risk in a defended situation with a breach of the defences. Concerns as to whether the site would pass either the Sequential Test or the Exception Test. Area also suffers from Surface Water Flooding. If the site were to come forward a robust Sequential Test and a detailed FRA would need to be undertaken to demonstrate the Exceptions Test can be met. Land raising may however be the only option here, however this may cause impacts elsewhere. Safe access and egress would also have to be demonstrated as being achievable. - Site is currently landlocked with no suitable access demonstrated. - Detrimental impact on the landscape 		N

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
DEA006	Land at Golf Road, Deal	105	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	<p>Unsuitable Site:</p> <ul style="list-style-type: none"> - Site to be considered in conjunction with DEA003 and DEA001 and DEA004 - Site lies in Flood Zone 3 and remains at risk in a defended situation with a breach of the defences. Concerns as to whether the site would pass either the Sequential Test or the Exception Test. Area also suffers from Surface Water Flooding. If the site were to come forward a robust Sequential Test and a detailed FRA would need to be undertaken to demonstrate the Exceptions Test can be met. Land raising may however be the only option here, however this may cause impacts elsewhere. Safe access and egress would also have to be demonstrated as being achievable. - Access concerns - Concern over cumulative effect on the highway 		N
DEA007	Land at the north east of Southwall Road, Deal (Waller's Field)	63	Site has planning permission	Site has planning permission	N	Site has planning permission	Site has planning permission			N
DEA008	Land off Cross Road, Deal	100	Suitable	Available	Y	Suitable	Available	N/A	Bottom (9 of 11)	Y

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
DEA009	Land at Coldblow, Ellens Road, Walmer	66	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable Site: - Unacceptable landscape impact - Limited accessibility - Site poorly relates to Deal		N
DEA010	Land at Marlborough Road, Walmer	39	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable Site: - Detrimental impact on the landscape - Limited accessibility - Highways concerns over cumulative impact of development in this location - Heritage concerns - archaeology		N
DEA011	Land at St Richards Road	310	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Detrimental impact on the landscape - Heritage concerns - impact on Great Mongeham CA, listed buildings and archaeology - Potential for coalescence with Great Mongeham - Provision of a suitable access point to the site would require the use and acquisition of third party land. Subject to overcoming highways concerns. - This site is difficult to access. It would appear that there are two theoretical points of access with the existing highway, however neither of these are particularly suitable as there is insufficient width in order to achieve an adoptable access onto the highway with necessary bellmouth arrangement, which		N

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
								would usually be required for development of this scale. There is concern over the ability of the Local Road network to accommodate the cumulative impact from sites in the locality, particularly around mongeham Road, Manor Road and Station Road		

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
DEA012	Land between the A256 and North Deal	975	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Available	<p>Unsuitable: The site is proposed for mixed use development including 975 residential units to provide an urban extension to the north-west of Deal. The site comprises three main parcels of land that border Betteshanger Country Park, which is also in the ownership of the site promoter. Parcel A is situated adjacent to the existing settlement boundary of Sholden and Deal and is the best connected and related to the existing settlement of the three land parcels. This parcel also has the lowest landscape impact. However constraints exist in relation to cumulative highways impact, heritage, flooding and drainage that would need to be mitigated if this parcel of land were to come forward. The proposed development area is also in close proximity to Cottington Lakes which is identified as a RAMSAR Site and SSSI and adequate mitigation would need to be provided. Landscape mitigation would also be required. Parcel A is therefore considered to be unsuitable. The southern boundary of Parcel D is situated adjacent to the existing settlement confines of Sholden. Parcel D then extends</p>	Bottom (7 of 11)	N

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
								<p>up along the A258 to the entrance road for Betteshanger Country Park. This parcel is rural in character and has a poor relationship to Deal. The development of the site would have a significant landscape impact that would be difficult to mitigate. The proposed development area is also in close proximity to Cottington Lakes which is identified as a RAMSAR Site and SSSI and adequate mitigation would need to be provided. The site also contains the Grade II Cottington Court Farmhouse and a heritage assessment would be required. Other constraints also exist on the site namely highways, drainage and flooding that would need to be mitigated if the parcel were to come forward. Given the location of Parcel D, its relationship to the existing settlement of Deal, concerns over the sustainability of development here, the significant landscape impact and other identified constraints Parcel D is considered to be unsuitable.</p> <p>Parcel E is situated to the north of the access road to Betteshanger Country Park. This parcel is remote from existing settlement confines and has a</p>		

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
								<p>poor relationship with the settlement of Deal. The closest settlement to this parcel is Burgess Green which isn't identified in the settlement hierarchy, but would meet the definition of a hamlet. This parcel is rural in character and development here would have a significant landscape impact that would be difficult to mitigate. The site is in close proximity to a RAMSAR and SSSI and impact on these sites would require mitigation. Furthermore the site is within 400m of a Grade II listed building (Foulmead Farm) and a heritage assessment would be required. Other constraints also exist on the site namely highways, drainage and flooding that would need to be mitigated if the parcel were to come forward. Given the location of Parcel E, its relationship to the existing settlement of Deal, concerns over the sustainability of development here, the significant landscape impact and other identified constraints Parcel E is considered to be unsuitable.</p> <p>All three parcels also fall within a Biodiversity Opportunity Area (Lower Stour Wetlands)</p>		

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
DEA013	Land to the rear of 133-147 St Richard's Road, Deal	21	Site has planning permission	Site has planning permission	N	Site has planning permission	Site has planning permission			N
DEA014	Land at Albert Road, Deal	142	Site has planning permission	Site has planning permission	N	Site has planning permission	Site has planning permission			N
DEA015	Linwood Youth Centre, 92 Mill Road, Deal	6	Site has planning permission	Site has planning permission	N	Site has planning permission	Site has planning permission			N
DEA016	Reservoir St Richards Road, Deal (DO146)	32	Site has planning permission	Site has planning permission	N	Site has planning permission	Site has planning permission			N
DEA017	Alexandra Drive, Deal	725	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable Site: - Landscape concerns - Limited accessibility - Highways concerns over cumulative impact of development in this location - Heritage concerns - archaeology		N
DEA018	Church Lane/Hyton Drive, Deal CT14 9QG	18	Suitable	Available	Y	Site has planning permission	Site has planning permission		Top (1 of 11)	N
DEA019	Land to the rear of Station Road, Walmer	8	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable Site: - Unacceptable access		N
DEA020	Land off Cross Road, Deal	100	Suitable	Available	Y	Site has planning permission	Site has planning permission		Top (4 of 11)	N

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
DEA021	Land off Freeman's Way, Deal	88	Suitable	Available	Y	Site has planning permission	Site has planning permission		Top (3 of 11)	N
TC4S008	Bridleway Riding School, Station Road, Deal	25	N/A	N/A	N/A	Suitable	Available	N/A	Top (5 of 11)	Y
TC4S032	Ethelbert Road garages, Deal	5	N/A	N/A	N/A	Suitable	Available	N/A	Middle (6 of 11)	Y
TC4S047	104 Northwall Road, Deal	8	N/A	N/A	N/A	Suitable	Available	N/A	Top (2 of 11)	Y
TC4S088	115 Station Road, Walmer	0	N/A	N/A	N/A	N/A	N/A	Duplicate site to TC4S008		N
SHO001	Land at Churchfield Farm, Vicarage Lane, Sholden	48	Site has planning permission	Site has planning permission	N	Site has planning permission	Site has planning permission			N

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
SHO002	Land at South West of Sandwich Road, Sholden, Deal	250	Part Suitable/ Part Unsuitable	Available	Y	Part of the site has planning permission/ remainder unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Part of the site has planning permission for 110 units and will not be taken forward in the HELAA. The remainder of the site was previously assessed as unsuitable in the HELAA due to landscape and highways impact. Further information was submitted as part of the Regulation 18 draft Local Plan consultation in respect of the site, promoting a scheme of 250 dwellings across the whole site. The site has been re-assessed as a result of this new information and is still considered to be unsuitable due to landscape impact, potential coalescence with Great Mongeham and highways impact. Here, especially there is concern over the ability of the local road network (particularly at Manor Road and Mongeham Road) to cope with increases in traffic resulting from Local Plan allocations, due to the limited potential for mitigation.	Bottom (8 of 11)	N
SHO003	Elite Car Wash, Sandwich Road, Hacklinge, Sholden	8	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Isolated development - Loss of employment site		N

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
SHO004	Land adjoining Pegasus, Sandwich Road, Sholden	42	Suitable	Available	Y	Site has planning permission	Site has planning permission		Bottom (10 of 11)	N
WAL001	Land off, Station Road, Walmer	223	Site has planning permission	Site has planning permission	N	Site has planning permission	Site has planning permission			N
WAL002	Land at Rays Bottom between Liverpool Road and Hawksdown	75	Potentially Suitable	Available	Y	Suitable	Available		Bottom (11 of 11)	Y
WAL003	Land at the Western end of Hawkshill Road, Walmer	22	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Unacceptable heritage impact - Unacceptable landscape impact - Unacceptable impact on the character of the settlement		N
WAL004	Land to the rear of 20 and 64 Mayers Road, Walmer	21	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Access is not considered to be achievable		N
WAL005	Land rear of Hawks Hill House, Hawkshill Road, Kingsdown	400	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Unacceptable heritage impact in relation to the impact on the setting of Walmer Castle - Unacceptable landscape impact (LWS) - Unacceptable impact on character of settlement		N

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
WAL006	Land off Dover Road, Walmer	85	Site has planning permission	Site has planning permission	N	Site has planning permission	Site has planning permission			N

Deal - Reasons for site selection

Deal is identified as a 'District Centre' and a total of 213 homes have been allocated at or close to this settlement. This number excludes 10 dwellings at Great Mongeham.

If the distribution of housing growth in the district were to purely follow the settlement hierarchy (as set out in Appendix E of the Local Plan) the secondary focus for development should be Deal after Dover Town. However, the settlement has seen high levels of windfall development over the past ten years, at 31% of the total, 5 potential site allocations have also received planning permission during the preparation of the Plan, and the settlement has local highway constraints that cannot be mitigated (as set out in the Infrastructure Delivery Plan Draft 22 - Page 27). These factors have influenced the sites and total amount of development selected in this settlement.

In Deal (with Walmer and Sholden) 16 sites were considered in Stage 2 of the HELAA. 12 of the sites were considered unsuitable through the HELAA assessment mainly for reasons of highways and access concerns, including cumulative impacts on the highway network, environmental and landscape constraints, and heritage constraints. The location of sites in relation to services and built form were also taken into consideration.

There were 11 sites considered to be suitable/potentially suitable, that were then subject to SA. Of those, 3 within the top scoring and 1 in bottom scoring have subsequently obtained planning consent. Of the remaining 7, 2 of the sites were not taken forward for allocation as one gained consent in part and the remainder of the site was considered unsuitable (**SHO002**)³. The other (**DEA012**) was proposed as a strategic allocation. The site was original proposed and assessed in the HELAA 2020 for 3000 dwellings. In response to the Regulation 18 stage consultation a revised and reduced proposal was submitted for 975 dwellings, which after a more detailed review of individual land parcels and their constraints it was assessed as unsuitable for environmental, ecological, landscape, heritage and landscape grounds, in addition to the relationship with the settlement and the capacity of the highway network and feasibility of the required highway mitigation.

³ For part of the remaining area of SHO002, there is a current planning application which is subject to an appeal against non-determination (DOV/22/00652)

5 sites were considered suitable and all 5 suitable sites have been proposed for allocation totalling 223 dwellings.

DEA0008 (SAP14) – Land at Cross Road is considered to be a suitable site for allocation within the Local Plan due its sustainable location and access to services on the edge of the town and to services in Walmer and Deal and Walmer Station. With an indicative capacity of 100 units, this site is located adjacent to an emerging new development on the eastern side of Cross Road which has extant planning consent for 100 dwellings (DOV/20/01125) and will continue this development to form an extension to the south west of the current built settlement. Although the site scored less well than some others in the SA process this was largely due to the greenfield nature of site which does contain woodland, potential heritage impacts in relation to archaeology and due to its location adjoining the countryside. However, there are no significant constraints on the site and where these constraints are identified, the scheme will be able to provide mitigation, particularly in relation to local highway and pedestrian network improvements and with regards to ecology and biodiversity and protection of the woodland/landscape.

WAL002 (SAP15) – Land at Rays Bottom, Walmer is considered to be a suitable site for allocation within the Local Plan due its sustainable location and access to services in the upper Walmer area. It is currently a greenfield site on the edge of built development and in close proximity to some ecological constraints and heritage assets which did reduce its scoring in the SA process. However, these constraints are not significant in that it is considered that impacts can be mitigated through design and layout of a scheme. Development of this site will form a natural extension to the residential built area and fill a ‘gap’ in the current built form in this location.

TCS008 (SAP16) – Bridleway Riding School is one of the higher performing sites in the SA. The site is located on the edge of the built area of Walmer and is within walking distance of services and the train station. There are no significant constraints to the development of this site, and development here can provide mitigation, particularly in relation to local highway and pedestrian network improvements.

TCS4032 (SAP16) – Ethelbert Garages, Deal is one of the higher performing sites in the SA. The site is a brownfield site located in the northern part of the Deal urban area, it is bounded by residential properties on all sides and has good access to local services. There are some constraints in relation to flood risk as the site is within FZ3 (see below).

TCS047 (SAP16) – 104 Northwall Road, Deal scores well in the SA as it is located on the north western edge of the built residential area of Deal. The site is a brownfield site and it is bounded by built development in the form of residential properties and employment uses and has good access to local services. There are some constraints in relation to flood risk as the site is within FZ3 (see below).

In relation to the 2 sites above within FZ3, this is addressed in CCEB03 with the conclusion that: ‘The three sites located within Flood Zone 3 have been considered due to their sustainable location within, or partially within the settlements of Deal and Sandwich and their low levels of impact on other planning matters. Further, Ethelbert Road is brownfield and 104 North Wall Road is partially brownfield, and the redevelopment of these sites provides the

potential for regeneration in those locations. Of the sites considered in Flood Zone 3 the following will need to be subject to the exceptions test: **TC4S032** and **TC4S047.**'

Sandwich

Settlement Hierarchy Tier: Rural Service Centre

Summary of main constraints at settlement:

Heritage: Sandwich has been described as the most complete medieval town in England. Designated as a Conservation Area in 1972, Sandwich contains more than 400 listed buildings, 8 scheduled monuments and a registered garden (grade II). It is defined at local level as an Area of Archaeological Potential.

Wildlife and Flood risk: The town of Sandwich is located in a low-lying landscape which is at high risk of both tidal and fluvial flooding. Much of this landscape is nationally and internationally protected for its bird life and wetland habitats. BOA – Lower Stour Wetlands around the settlement.

Site Options

Table 2.3: Sandwich Summary of Site Options

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
SAN001	Bell Trees, Sandown Road	12	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable Site: - Isolated development, unsustainable - Unacceptable landscape impact - Flood zone 2/3.		N
SAN002	Windmill Farm, Ash Road, Sandwich	60	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Unacceptable heritage impact on adjacent Grade II Listed Windmill - Site within Flood Zone 3 - Unacceptable landscape impact		N

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
SAN003	Land at Jubilee Road, Sandwich	7	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Site within Flood Zone 2 - Designated open space that has local amenity value		N
SAN004	Land south of Stonar Lake and to north and east of Stonar Gardens, Stonar Road, Sandwich	40	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Suitable	Available	N/A	Top (2 of 13)	Y
SAN005	Land at St George's Road, Sandwich	75	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Site within Flood Zone 3 and affected by a breach of the defences at Sandwich Bay Estate (200 yr 2115 Climate Change defended). If this site were to come forward a robust Sequential Test and detailed FRA would need to be undertaken to demonstrate the Exceptions Test can be met. - Unacceptable landscape impact - Third party land would be required for access		N
SAN006	Sandwich Highway Depot/Chippies Way, Ash Road, Sandwich	32	Potentially Suitable	Available	Y	Suitable	Available	N/A	Top (3 of 13)	Y

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
SAN007	Land known as Poplar Meadow, Adjacent to 10 Dover Road, Sandwich	35	Potentially Suitable	Available	Y	Suitable	Available	N/A	Middle (7 of 13)	Y
SAN008	Woods' Yard, rear of 17 Woodnesborough Road, Sandwich	35	Potentially Suitable	Available	Y	Suitable	Available	N/A	Top (1 of 13)	Y
SAN009	Harp Meadow (Beers' Yard), land rear of 1 to 13 Woodnesborough Road, Sandwich	10	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	<p>Unsuitable Site:</p> <ul style="list-style-type: none"> - Brownfield Site, subject to constraints - The Council's Heritage Officer has commented that the site is within the Sandwich Walled Town Conservation Area, adjacent to the scheduled monument and within the Area of Archaeological Potential. The development of this site would therefore have an unacceptable heritage impact. - Site is also within Flood Zone 3 and affected by a breach of the defences at Sandwich Bay Estate (200 yr 2115 Climate Change defended). If this site were to come forward a robust Sequential Test and detailed FRA would need to be undertaken to demonstrate the Exceptions Test can be met. - Existing access is narrow and visibility onto Woodnesborough Road is limited/crosses third party land on each side. 		N

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
								Proposals would not be acceptable if they are likely to generate an increase in vehicle movements over that which could be generated by the permitted uses on the site.		
SAN010	Land adjacent to John's Green and Rose Nursey, Dover Road, Sandwich	7	Potentially Suitable	Available	N	Site has planning permission	Site has planning permission		Bottom (13 of 13)	N
SAN011	Discovery Park, Ramsgate Road, Sandwich	500	Site has planning permission	Site has planning permission	N	Site has planning permission	Site has planning permission			N
SAN012	Land to the west of St Bart's Road, Sandwich	156	Site has planning permission	Site has planning permission	N	Site has planning permission	Site has planning permission			N

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
SAN013	Land adjacent to Sandwich Technology School, Deal Road, Sandwich	40	Suitable	Available	Y	Suitable	Available	N/A	Top (4 of 13)	Y
SAN014	Land adjacent to Rope Walk, Whitefriars Meadow, Sandwich	9	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Unacceptable heritage impact in relation to impact on the adjacent Scheduled Monument, impact on the setting of adjacent Listed Buildings and impact on the character of the Sandwich Walled Town Conservation Area - Site within Flood Zone 3 and affected by a breach of the defences at Sandwich Bay Estate (200 yr 2115 Climate Change defended). If this site were to come forward a robust Sequential Test and detailed FRA would need to be undertaken to demonstrate the Exceptions Test can be met. - Unacceptable landscape impact - Unacceptable access		N
SAN015	Kumor Nursery, Sandwich	67	Suitable	Available	Y	Site has planning permission	Site has planning permission		Middle (5 and 6 of 13)	N
SAN016	Poulders Gardens, Sandwich	80	Potentially Suitable	Available	N	Potentially Suitable	Available	N/A	Bottom (8 of 13)	N

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
SAN017	Land South of St Andrews Catholic Church, Sandwich	47	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable Site: - Site in Flood Zone 3, but looks to be outside breach area - Unacceptable landscape impact - Access concerns		N
SAN018	North Poulders Farm, Richborough Road, Sandwich (SAN06)	34	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Heritage concerns in relation to archaeological potential - Site within Flood Zone 3 and lies partly within the breach area. - Development would be detrimental to the setting of the town and the wider landscape by increasing urban sprawl into the countryside		N
SAN019	Sydney Nursery, Dover Road, Sandwich	10	Part suitable/ part unsuitable	Available	Y	Part suitable/ part unsuitable	Available	N/A	Bottom (11 and 12 of 13)	Y
SAN020	Land to the rear of 19-117 Woodnesborough Road, Sandwich	87	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable Site: - Site within Flood Zone 3 and affected by a breach of the defences at Sandwich Bay Estate (200 yr 2115 Climate Change defended). If this site were to come forward a robust Sequential Test and detailed FRA would need to be undertaken to demonstrate the Exceptions Test can be met. - Unacceptable landscape impact - Unacceptable access		N

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
SAN021	Land at Sandwich Industrial Estate, Sandwich	41	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	<p>Unsuitable Site:</p> <ul style="list-style-type: none"> - Site within Flood Zone 3 and affected by a breach of the defences at Sandwich Bay Estate (200 yr 2115 Climate Change defended). If this site were to come forward a robust Sequential Test and detailed FRA would need to be undertaken to demonstrate the Exceptions Test can be met. - Loss of utilised employment land - Site adjacent to a scheduled monument - Unacceptable landscape impact 		N
SAN022	Land to the rear of Sandwich Industrial Estate	108	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	<p>Unsuitable Site:</p> <ul style="list-style-type: none"> - Site within Flood Zone 3 and affected by a breach of the defences at Sandwich Bay Estate (200 yr 2115 Climate Change defended). If this site were to come forward a robust Sequential Test and detailed FRA would need to be undertaken to demonstrate the Exceptions Test can be met. - EA object to the development of this site. River needs to be protected in this area, also flood plain - Unacceptable landscape impact. 		N
SAN023	Land at Archers Low Farm, St George's Road, Sandwich	35	Potentially Suitable	Available	Y	Suitable	Available	N/A	Bottom (9 of 13)	Y

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
SAN024	Land adjacent to John's Green and Rose Nursery, Dover Road, Sandwich	500	Potentially Suitable	Unavailable	N	Potentially Suitable	Unavailable	N/A	Bottom (10 of 13)	N
TC4S046	Jubilee Road Community Centre site, Jubilee Road Sandwich	14	N/A	N/A	N/A	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - The building was listed as an asset of community value in June 2021. Where as this does not mean the site would be sold to a community group, the sale of a site could be delayed by 6 months to allow a community group time to raise funds to buy the asset. The asset of community value listing can also be, at the Councils discretion a material consideration in refusing development of any planning application and in Plan making. This makes it difficult to see how the site or remainder of site not including the buildings can be developed at this time.		N

Sandwich - Reasons for site selection

Sandwich is a highly sustainable town and a key Rural Service Centre and a total of 227 homes have been allocated at or close to this settlement.

Constraints, including flood risk, wildlife sites and heritage, in and around the town limit the availability of suitable sites. In addition, there is extant consent for up to 500 homes on land at Discovery Park.

There were 11 sites considered to be suitable/potentially suitable, that were then subject to SA. 2 of these sites were scored twice under different boundary options so there are 13 SA assessments. Of those 11 sites, 2 sites have subsequently obtained planning consent and 1 was no longer available.

Of the remaining 8 sites which were suitable/potentially suitable, 7 sites suitable sites have been proposed for allocation. 1 site (**SAN016**), which scored in the bottom of the SA assessment was considered 'potentially suitable' originally, was not taken forward to allocation, discounted on the basis that it is poorly related to the settlement and could give rise to an unacceptable impact on the highway network.

All 7 site allocations are in relatively sustainable locations well connected to the town of Sandwich and the services and facilities it provides.

SAN004 (SAP17) – Land South of Stonar Lake scored highly in the SA is located adjoining the current built confines of the settlement in the north, and is a brownfield site. Although the site does have potential constraints such as the Scheduled Monument, and within an area of archaeological potential the development of the site is considered to provide an opportunity to significantly improve the amenity and visual appearance of the areas as well as preserve and enhance those heritage assets. Other constraints such as flooding and biodiversity are considered to be able to be mitigated through appropriate design and layout and mitigation.

SAN006 (SAP18) – Sandwich Highway Depot is located within the current confines of the settlement and is a brownfield site. The site scores well in the SA and the heritage impacts due to the location within the Conservation Area and nearby scheduled monument are considered to be able to be mitigated through appropriate site design and layout.

SAN007 (SAP19) – Land at Poplar Meadow adjoins the current confines of the settlement. It is in close proximity to the train station and a number of other local services. Although there are some natural environment, flood risk and heritage constraints and it is adjoining countryside, these are considered to be able to be mitigated as part of the development. Development of this site also presents an opportunity to formalise a current desire line to access the station.

SAN008 (SAP20) – Wood Yard, Woodnesborough Rd is a brownfield site located within the confines of the settlement and is the highest scoring site in the SA assessment. Although there are flood risk and heritage constraints, these are considered to be able to be mitigated as part of the development.

SAN013 (SAP21) – Land adjacent to Sandwich Technology School is a current allocation which is considered suitable to roll forward for allocation. The site is located to the south of the settlement, adjacent to the current settlement confines. It scores highly within the SA process and although has similar constraints to others in the settlement in relation to BOA, flooding and heritage impacts it is considered that these are able to be mitigated as part of the development. In addition, development of this site presents an opportunity to expand the adjacent secondary school which has been raised as a requirement by the local education authority.

SAN023 (SAP22) – Land at Archers Low Farm scored well in the SA process. There are constraints on this site including landscape impacts which have resulted in refusal and a dismissed appeal on site for a larger number of dwellings (application 21/00274). It is considered that through the reduced capacity proposed in the site allocation and the specific policy requirements of Policy SAP22 (and proposed Additional modification in SD06 to require LVIA) that these constraints can be mitigated through design and layout.

SAN019 (SAP23) – Sydney nursery is currently a green gap in the existing linear development along Dover Road in the southern part of the development. It has residential properties or built development on most boundaries and no significant constraints to development.

Aylesham

Settlement Hierarchy Tier: Rural Service Centre

Summary of main constraints at settlement:

Heritage: Area of Archaeological Potential

Environmental: Woodlands, Surface Water flooding, Groundwater Source Protection Zone.

Highways: Local Highways Authority have identified local highway constraints in and around settlement.

Site Options

Table 2.4: Aylesham Summary of Site Options

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
AYL001	Land at Dorman Avenue North	9	Suitable	Available	Y	Suitable	Available	N/A	Top (1 of 8)	Y
AYL002	Land at Boulevard	17	Suitable	Available	Y	Site has planning permission	Site has planning permission		Top (2 of 8)	N
AYL003	Land to the south of Spinney Lane, Aylesham	640	Potentially Suitable	Available	Y	Suitable	Available	N/A	3 scores (3,4,5 of 8)	Y
AYL004	Farmland lying to the north Aylesham and to the east of the B2046 (Adisham Road)	500	Potentially Suitable	Available	Y	Unsuitable	Available	Unsuitable Site: - Unsuitable on transport grounds. Due to concerns in relation to the cumulative impact upon the highways network. - KCC Highways have expressed serious concerns over the access to the site, impact on the immediate and surrounding highways	2 scores (2 of 8 and 8 of 8)	N

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
								network, and the delivery and cost of potential mitigation - Further transport modelling work, including a merge and diverge assessment of the A2, is necessary.		
AYL005	Land off Holt Street, Snowdown, Aylesham	40	Potentially Suitable	Available	N	Potentially Suitable	Available	N/A	Bottom (7 of 8)	N
AYL006	Site at The Greyhound PH, Dorman Avenue South, Aylesham	8	Site has planning permission	Site has planning permission	N	Site has planning permission	Site has planning permission			N
TC4S114	Land at Ratling Road, Aylesham	44	N/A	N/A	N/A	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Suitable for employment use, it is an existing vibrant employment site, and has potential for intensification of employment use on the site where there is open space and vehicle storage - Unsuitable for housing, isolated in the countryside and need for employment land as set out in EDNA update 2021.		N

Aylesham - Reasons for site selection

Aylesham is a rural service centre and suitable for a scale of development that would reinforce its role as a provider of services to the rural area. A total of 649 homes have been allocated at or close to this settlement.

The settlement has a train station on the Dover to Canterbury line. Cumulative impact upon the rural road network is the main planning constraint affecting this settlement.

In total, 7 sites were considered in Stage 2 of the HELAA. 1 site was considered unsuitable and 1 site obtained planning permission and was removed from further assessment.

5 sites which were considered suitable or potentially suitable. 2 of the sites (**AYL003 and AYL004**) were assessed under different site boundaries as part of the SA so have several different SA scores which is why the scoring is counted out of 8. 1 high scoring site subsequently obtained planning permission and was removed from further assessment (**AYL002**). The other 4 sites were initially considered to be suitable/potentially suitable through the earlier HELAA and went forward to SA assessment.

The Council identified two of the potentially suitable sites as options for strategic site allocations in the Regulation 18 version of the Plan, one to the North of Aylesham (**AYL004**) for the delivery of approximately 500 new homes and the second to the south of Aylesham for the delivery of approximately 640 new homes (**AYL003**). It was identified at that time that further work was required as part of the assessment to identify mitigation for the already known highway constraints.

Following consultation on the Regulation 18 Local Plan in 2021, concerns continued to be raised in relation to cumulative impacts on the highway network by the Local Highway Authority (KCC), with the amount of development proposed within Aylesham from all 4 site allocations. The reduction in the number of homes that needed to be identified through allocations following the consultation on the Regulation 18 Local Plan enabled sites to be removed from allocation in response to concerns raised by consultation responses. Of the remaining 3 suitable/potentially suitable sites, 2 were taken forward to allocation in the Reg 19 Local Plan. Both sites AYL004 and AYL003 were considered suitable for allocation at the Regulation 18 stage, and therefore both presented potentially suitable options for the expansion of Aylesham. AYL003 is considered to provide a more suitable expansion to Aylesham and is preferred over AYL004 for the following reasons:

- In terms of the Sustainability Appraisals for the sites (**AYL004r**) and (**AYL003r2**), the sites score the same on most objectives. **AYL003** scores better in relation to SA2: Access to amenities, SA4: Transport and SA8: Climate Change. This is due to the proximity of the site to the existing services and facilities located in the Aylesham village, and the site being in closer proximity to Aylesham and Snowdown Railway Stations.
- Impact upon the road network – **AYL003** is likely to have a lesser impact upon the A257/High Street junction located in Wingham. Analysis of the Regulation 18 transport models which included both sites show that in the AM and PM peaks **AYL003** generates fewer trips travelling towards this

junction. This is due to the location of the site to the South of Aylesham, being further away from the A257/High Street junction with other alternatives route options being available.

- Relationship with and impact upon existing settlement/residential properties – both sites are in part bounded by existing residential properties in Aylesham. Due to separation provided by Spinney Lane and an area of open space, the development of **AYL003** will have a lesser impact upon those properties than those that bound **AYL004**.
- Landscape impact – the landscape assessment carried out for both **AYL003** and **AYL005** relate to larger sites than those considered for allocation. Both assessments identify significant impacts upon the landscape as a result of residential development in terms of localised impacts. It is considered that **AYL003** is better screened and enclosed by existing landscape features including areas of Woodland (including Ancient Woodland) and field boundary and highway verge landscaping than **AYL004**, and that mitigation in the form of a landscape buffer would more be a more natural feature in the landscape setting for **AYL003** than **AYL004**.

AYL001 is a small site within the built residential area of the existing settlement of Aylesham with excellent access to services, scored the highest in SA terms and is considered suitable for development and is therefore allocated.

Local Centres

Wingham

Settlement Hierarchy Tier: Local Centre

Summary of main constraints at settlement:

Heritage: Conservation Area, Listed Buildings, Scheduled Ancient Monument

Environmental: Flood Zones 1, 2 and 3, Agricultural Land Grade 1 or 2, Mineral Safeguarding Area, village setting and wider local landscape

Highways: The Local Highways Authority identified some concerns. The matters were subjected to further consideration/modelling but some are unresolved at this stage.

Site Options

Table 2.5: Wingham Summary of Site Options

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
WIN001	Land off Preston Hill	60	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Detrimental impact on the character and appearance of the village setting and the wider local landscape to the west		N
WIN002	Land off Preston Hill Road	20	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Detrimental impact on the character and appearance of the village setting and the wider local landscape to the west		N

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
WIN003	Land adjacent to Staple Road	20	Suitable	Available	Y	Suitable	Available	N/A	Top (ranked 1/4)	Y
WIN004	Land adjacent to White Lodge, Preston Hill	8	Suitable	Available	Y	Suitable	Available	N/A	Top (ranked 2/4)	Y
WIN005	Old Railway Station, Canterbury Road, Wingham	6	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Disconnected from the existing built form. Development here would urbanise the existing soft semi-rural edge to the settlement. - Site is partially within Flood Zones 2/3 - Heritage concerns in relation to impact on adjacent scheduled monument and the conservation area opposite		N
WIN006	Land at Broomhill, Gobery Hill, Wingham	11	Potentially Suitable	Available	N	Potentially Suitable	Available	N/A	Bottom (ranked 4/4)	N
WIN007	Wingham Engineering Works and land to the east, Goodnestone Road, Wingham	162	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Site clips Flood Zone 3 so an FRA is required, but site is predominantly in Flood Zone 1 - Whilst redevelopment of this industrial site could improve longer landscape views. This would however be outweighed by loss of employment and potential harm to amenity of future occupiers.		N

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
WIN008	Land lying on the north eastern fringe of Wingham and north of the A257	105	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Detrimental impact on the character and appearance of the village setting and the wider local landscape. - Medium High landscape sensitivity		N
WIN009	Land at Cedar Lodge, Canterbury Road, Wingham	50	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Unacceptable heritage impact (part of the site is a Scheduled Monument) - KCC have advised that access does not appear achievable.		N
WIN010	Land east of Adisham Road, Wingham	40	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Unacceptable heritage impact in relation to the impact on the setting of the Listed church - Unacceptable landscape impact and impact on the setting of the village - Access concerns		N
WIN011	Land west of Adisham Road, Wingham	50	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Unacceptable heritage impact in relation to the impact on the setting of the Listed church - Unacceptable landscape impact and impact on the setting of the village - Access concerns		N

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
WIN012	Land to the rear of The Paddock and either side of Petts Lane (track), Wingham	64	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Heritage concerns in relation to impact on the character of the adjacent conservation area - Unacceptable landscape impact and setting of the village - Site partially within Flood Zone 2/3 - KCC have advised that access does not appear achievable - The site was resubmitted for the targeted call for sites as two sub parcels predominately 50% of the southern half of the sites and 50% northern half. The overall unsuitable assessment for the site applied to the sub parcels.		N
WIN013	Land fronting Gobery Hill, Wingham	29	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Unacceptable heritage impact in relation to the setting of the Grade I Listed Church and the character of the adjacent conservation area - Unacceptable landscape impact and impact on the setting of the village.		N
WIN014	Footpath Field, Staple Road, Wingham,	50	Suitable	Available	Y	Suitable	Available	N/A	Bottom (ranked 3/4)	Y
WIN015	Former Gregory's Yard, rear of 67 High Street, Wingham	10	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site - Site lies in Flood Zone 3 so an FRA is required. Any development would also need to take account of the 8m Byelaw margin.		N

Wingham - Reasons for site selection

Wingham is as a Local Centre within the Settlement Hierarchy because the village provides facilities and services for the local rural area. A total of 103 homes have been allocated at or close to this settlement.

In total 15 sites were considered at Stage 2 of the HELAA process. 11 sites were considered to be unsuitable due to reasons including heritage impacts, relationship and setting of village, flood risk and highways concerns.

Three sites were assessed as being suitable and available. **WIN006** was assessed as being potentially suitable however was not allocated due to concerns about highways access, with a planning application being refused on highway grounds. The remaining 3 suitable sites have been allocated. The presence of Grade 1 or 2 agricultural land and mineral safeguarding zones resulted in significant negative in the SA assessment for all 3 sites.

Site **WIN003 (SAP 42) Land adjacent to Staple Road** is allocated for approximately 20 dwellings. The site scored most favourably in the SA assessment, and is logical extension to the settlement located between existing built form with limited wider impacts upon the setting of the village. Key considerations identified through the HELAA included the cumulative impact on the road network, including Adisham Rd/ Staple Rd and Adisham Rd/A257 junction and landscape impact can be mitigated through the development.

Site **WIN004 (SAP 42) land adjacent to White Lodge, Preston Hill** is allocated for approximately 8 dwellings. Key considerations identified through the HELAA included heritage, contamination, landscape, traffic speed and visibility, which can all be addressed and mitigated through development of the site.

Site **WIN014 (SAP 41) Footpath Field, Staple Road**. The site capacity was increased from 50 to 75 dwellings following the Regulation 18 stage and further assessment of potential capacity. Whilst the site was assessed ranked the lowest due to proximity of Dambridge Waste Water Treatment Works and potential landscape impact, it is considered that these matters can be addressed through detailed design, layout and mitigation. The site forms a logical extension to the existing built form of the village, and a residential estate which is a relatively recent addition to the village, and is well connected to the services and facilities in the village.

Eastry

Settlement Hierarchy Tier: Local Centre

Summary of main constraints at settlement:

Heritage: Conservation Area, Listed Buildings, Area of Archaeological Potential.

Environmental: Flood Zone 3, Ground Source Protection Zone 3.

Highways: The Local Highways Authority originally identified concerns regarding the Dover Road/A256 roundabout and cumulative impact on the wider network. The matters were subjected to further consideration/modelling that demonstrated the sites were suitable for allocation.

Site Options

Table 2.6: Eastry Summary of Site Options

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
EAS001	Land at Lower Street, Eastry	120	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable Site: - Site has a poor relationship to Eastry. - Unacceptable landscape impact - high landscape sensitivity - Development here would impact on the setting of Eastry Conservation Area - Concern about potential impact at Dover Road/A256 roundabout. - Concern regarding the cumulative impact on the wider highway network from potential allocation sites within the village		N

EAS002	Land at Buttsole Pond, Lower Street, Eastry	80	Potentially Suitable	Available	Y	Suitable	Available	N/A	Top (2 of 6)	Y
EAS003	The Pines, Thornton Lane, Eastry	18	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable Site: - Development of this site would be incongruous and would encourage the urbanisation of this part of Eastry that is predominantly rural in character. - Poor connectivity to amenities of Eastry. - Highways concerns		N
EAS004	land at Woodnesborough Lane, Eastry	28	Site has planning permission	Site has planning permission	N	Site has planning permission	Site has planning permission			N
EAS005	The storage depot at The Pines, Thornton Lane, Eastry	50	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable Site: - Development of this site would be incongruous and would encourage the urbanisation of this part of Eastry that is predominantly rural in character. - Poor connectivity to amenities of Eastry. - Highways concerns		N
EAS006	Land at Liss Road, Eastry	20	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable Site: - Unacceptable landscape impact - medium-high landscape sensitivity - Unacceptable access and wider highways concerns.		N
EAS007	Land east of Foxborough Hill, Eastry	13	Potentially Suitable	Available	N	Potentially Suitable	Available	N/A	Top (3 of 6)	N
EAS008	Gore Field, Gore Lane, Eastry	55	Site has planning permission	Site has planning permission	N	Site has planning permission	Site has planning permission			N

EAS009	Eastry Court Farm, Eastry	5	Suitable	Available	Y	Suitable	Available	N/A	Bottom (5 of 6)	Y
EAS010	Eastry Hospital, Mill Lane, Eastry	80	Site has planning permission	Site has planning permission	N	Site has planning permission	Site has planning permission			N
EAS011	The Old Chalk Pit, Heronden Road, Eastry	20	Suitable	Unavailable	N	Site has planning permission	Site has planning permission			N
EAS012	Lower Gore Field, Lower Gore Lane, Eastry	35	Suitable	Available	Y	Suitable	Unavailable	N/A	N/A	N
EAS013	Land at Heronden Road, Eastry (EAS06)	82	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Unacceptable landscape impact and impact on setting of the village. - Unsuitable access.		N
EAS014	Land at Heronden Road, Eastry (EAS04)	13	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Unacceptable landscape impact and impact on setting of the village. - Unsuitable access.		N
EAS015	Land adjoining Walton Cottages, Woodnesborough Lane, Eastry	88	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable Site: - Unacceptable impact on heritage assets (impact on setting of listed building and conservation area)		N
EAS016	Land adj to Thornton Lane, Eastry	150	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable Site: - Unacceptable heritage impact - Unacceptable access		N

EAS017	Land at Walton House and Walton Lea, Sandwich Road, Eastry	15	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable Site: - Unacceptable landscape impact and impact on setting of Heritage assets.		N
TC4S023	Land adjacent to Cross Farm	10	N/A	N/A	N/A	Suitable	Available	N/A	Bottom (4 of 6)	Y
TC4S110	Green Oak Farm, Statenborough Lane, Eastry	110	N/A	N/A	N/A	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site - unacceptable large development into the countryside and impact on the setting of the village - Pedestrian safeguarding issues - unacceptable loss of hedgerow required to achieve visibility from a new access on all sides.		N

Eastry - Reasons for site selection

Eastry is a Local Centre within the Settlement Hierarchy because the village provides facilities and services for the local rural area. A total of 95 homes have been allocated at or close to this settlement.

A total of 19 sites were assessed in Stage 2 of the HELAA process. Of those 4 sites have subsequently been granted planning permission. 1 site (**EAS012**) which was proposed as a draft allocation in the Regulation 18 Plan is no longer available and has been removed as an allocation. 10 sites were considered to be unsuitable for reasons including impacts upon heritage, setting of and relationship with the village and highway constraints. Three sites were assessed as being suitable and have been selected for allocation.

One site has been assessed as potential suitable (**EAS007**) was not proposed for allocation as it is relatively detached from the existing settlement and was proposed primarily for employment development. The site has now received planning permission for office and light industrial use and 6 dwellings.

EAS002 (SAP 32) Land at Buttsole Pond, Lower Street - 80 dwellings. The site was ranked as the most sustainable, with no significant negative impacts identified. Key considerations identified through the HELAA are all able to be mitigated through the development. The site is located to the south of the village located adjacent to an emerging development of the Former Eastry Hospital site and forms a logical extension to the south of the existing village, with good access onto the highway network and connections into the services available in the village.

EAS009 (SAP 33) Land at Eastry Court Farm – unimplemented 2015 Local Plan allocation for 5 dwellings. The site was ranked lowest in the SA assessment for the settlement, however is a site located within the existing confines of the village, the development of which would improve the visual amenity of the area, which has some existing built development on it associated within its farm use. The site also contains land with a 1 in 30 year risk of surface water flooding, which can be mitigated through site layout.

TC4S023 (SAP 33) Land adjacent to Cross Farm – 10 dwellings. The site was added as one of the new housing allocations in the Regulation 19 Local Plan, following the Targeted Call for Sites undertaken at Regulation 18. The site was allocated to meet the NPPF requirement to accommodate at least 10 per cent of the housing requirement on sites no larger than one hectare and was ranked second in the SA assessment. The site comprises a gap in the current built form fronting Lower Street, adjoining the existing settlement confines. The development would be set behind the trees on the street frontage maintaining the landscape feature.

St Margaret's at Cliffe

Settlement Hierarchy Tier: Local Centre

Summary of main constraints at settlement:

Heritage: Conservation Area, Listed Buildings.

Environmental: AONB, Heritage Coast, SAC, SSSI, Groundwater Protection Zones 1, 2 and 3, Flood Zone 3, Coastal Change Management Area, *Highways:* The Local Highway Authority raised matters were subjected to further consideration/modelling that demonstrated the sites were suitable for allocation.

Site Options

Table 2.7: St Margaret's at Cliffe Summary of Site Options

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
STM001	Land adjacent to Sea Street and backing onto rear of properties at Lighthouse Rd	80	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable Site: - Unacceptable landscape impact and impact on the setting of the AONB - Unacceptable impact on the character and identity of the settlement through the erosion of this important green wedge between St Margaret's at Cliffe and St Margaret's Bay.		N
STM002	Land adjacent to junction of Station Road and Dover Road	50	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Unacceptable impact on the AONB - medium high landscape sensitivity - Unacceptable heritage impact in relation to views of the Grade I Listed church of St		N

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
								Margaret of Antioch. - Constrained access		
STM003	Land adjacent to Reach Road bordering Reach Court Farm and rear of properties on Roman Way	40	Part Suitable/ Part Unsuitable	Available	Y	Part Suitable/ Part Unsuitable	Available	N/A	Middle (4 of 7)	Y
STM004	Land adjacent to Seaways, Bay Hill	2	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Unacceptable access - Unacceptable impact on the conservation area - Unacceptable landscape impact.		N
STM005	South Goodwin House, 69 Granville Road, St Margaret's	5	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Unacceptable landscape impact - Unacceptable impact on the setting of the AONB and heritage coast - Coastal Change Management Area.		N
STM006	Land at New Townsend Farm, Station Road, St Margaret's	10	Part Suitable/ Part Unsuitable	Available	Y	Part Suitable/ Part Unsuitable	Available	N/A	Bottom (5 of 7)	Y

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
STM007	Land to the west of Townsend Farm Road, St Margaret's (Site B)	18	Potentially Suitable	Available	Y	Suitable	Available	N/A	Bottom (6 of 7)	Y
STM008	Land to the west of Townsend Farm Road, St Margaret's at Cliffe (site A)	18	Potentially Suitable	Available	Y	Suitable	Available	N/A	Bottom (7 of 7)	Y
STM009	DDC owned site - Land on west side, south of Portal School, Sea Street, St Margaret's	17	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable Site: - Unacceptable landscape impact and impact on the setting of the AONB - Unacceptable impact on the character and identity of the settlement through the erosion of this important green wedge between St Margaret's at Cliffe and St Margaret's Bay.		N
STM010	Land located between Salisbury Road and The Droveaway, St Margaret's-at-Cliffe	10	Potentially Suitable	Available	N	Suitable	Available	N/A	Top (1 of 7)	Y
STM011	Land to the north of Salisbury Road, St Margaret's-at-Cliffe	5	Potentially Suitable	Unavailable	N	Potentially Suitable	Unavailable	N/A	N/A	N

St Margaret's at Cliffe - Reasons for site selection

St Margaret's-at-Cliffe is described as a Local Centre within the Settlement Hierarchy because the village provides facilities and services for the local rural area. A total of 96 homes have been allocated at or close to this settlement.

A total of 11 sites were assessed in Stage 2 of the HELAA process. 5 sites were assessed as being unsuitable mainly due to their impact upon the Kent Downs AONB. 1 site which was assessed as being potentially suitable subsequently became unavailable. Five sites were assessed as being suitable and available and all are allocated (as 4 sites). The sites identified as being suitable in St Margaret's are those which do not have an unacceptable impact upon the Kent Downs AONB and its setting, and have been informed by consultation with the Kent Downs AONB Unit. The presence of Grade 1 or 2 agricultural land, mineral safeguarding zones and groundwater source protection zones resulted in significant negative effects in the SA assessment for 4 of the 5 sites assessed - **STM003, STM006, STM007 and STM008**.

STM003 (SAP 38) Land adjacent to Reach Road bordering Reach Court Farm and rear of properties on Roman Way – 40 dwellings. The site was ranked in the top half of sites in this settlement for the SA scoring. Part of the site lies within the Kent Down AONB and Heritage Coast, however the development of the site would form a logical extension to the built form of the settlement in this location, following the line of built form to the north. The site is partly enclosed by hedgerows. A sensitive landscaping scheme, in addition to a landscape buffer covering the portion of the site within the AONB, can be delivered to mitigate impact.

STM006 (SAP 40) Land at New Townsend Farm, Station Road - 10 dwellings on only a small part of the site. The majority of the site is considered unsuitable due to the site location in the Kent Downs AONB. The part of the site proposed for allocation is located behind existing residential development and between agricultural buildings, meaning the site is relatively enclosed, and a sensitive landscaping scheme can be delivered to mitigate.

STM007 and STM008 (SAP 39) Land to the west of Townsend Farm Road (Site B) – 36 dwellings. These sites were assessment separately in the HELAA and SA and scored lowest in the SA assessment.. The site is adjacent to the Conservation Area and it is considered any impacts upon its setting can be addressed through the design and layout of development. Development of the site would provide a logical extension and be well-connected to the settlement. The site lies partly within the AONB and a sensitive landscaping scheme can be delivered to mitigate.

STM010 (SAP 40) Land located between Salisbury Road and The Droveway – 10 dwellings. The site was added as one of the new housing allocations in the Regulation 19 Local Plan, following the Targeted Call for Sites undertaken at Regulation 18. The site was best performing in the SA assessment. The site comprises agricultural land with an area of trees in the southern corner and forms part of the AONB and Heritage Coast. The site is partly enclosed by hedgerows and existing residential development but is more open to the north-east, where it connects with the wider AONB and Heritage Coast.

Development of the site would provide a logical extension to the settlement with development proposed to be confined to the street frontage of Salisbury Road, most of the site would remain as landscape buffer.

Shepherdswell

Settlement Hierarchy Tier: Local Centre

Summary of main constraints at settlement:

Heritage: Conservation Area, Listed Building.

Environmental: Risk of surface water flooding.

Highways: Local Highway Authority concerns were subjected to further consideration/modelling that demonstrated the sites were suitable for allocation.

Site Options

Table 2.8: Shepherdswell Summary of Site Options

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
SHE001	Land off Mill Lane	100	Part Potentially Suitable/ Part Unsuitable	Unavailable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable Site: - Due to concerns in relation to the cumulative impact upon the highways network. - Development does not accord with Local Plan Strategic Policy SP4 in that potential development would not be commensurate in scale with the existing settlement.		N
SHE002	Upton House, 4 Mill Lane, Shepherdswell	20	Site has planning permission	Site has planning permission	N	Site has planning permission	Site has planning permission			N

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
SHE003	Land to the north of Westcourt Lane, Shepherdswell	100	Part Potentially Suitable/ Part Unsuitable	Available	Y	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Due to highway safety concerns raised by KCC highways. - Risk of surface water flooding		N
SHE004	Land to the north and east of St Andrew's Gardens, Shepherdswell	40	Part Potentially Suitable/ Part Unsuitable	Available	Y	Suitable	Available	N/A	Top (4 of 9)	Y
SHE006	Land at Botolph Street Farm, Shepherdswell	10	Suitable	Available	Y	Suitable	Available	N/A	Bottom (9 of 9)	Y
SHE007	Land east of Coxhill Road, Shepherdswell	20	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Unacceptable heritage impact in relation to the setting of the adjacent Grade II Listed Buildings and Listed boundary wall		N
SHE008	Land off Mill Lane, Shepherdswell	10	Suitable	Available	Y	Suitable	Available	N/A	Top (1 of 4)	Y

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
SHE009	Land to the rear of 23 Mill Lane, Shepherdswell	12	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable Site: - Access is not considered to be achievable - Development of this site would have an adverse impact on the wider landscape as well as changing the character and grain of the village		N
SHE010	Land at 50 Mill Lane, Shepherdswell	22	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable Site: - Access is not considered to be achievable - Development of this site would have an adverse impact on the wider landscape as well as changing the character and grain of the village		N
SHE011	Land to rear of 25 Mill Lane, Shepherdswell	6	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable Site: - Access is not considered to be achievable - Development of this site would have an adverse impact on the wider landscape as well as changing the character and grain of the village		N
TC4S082	Land Adjacent Mill House, Shepherdswell	10	N/A	N/A	N/A	Suitable	Available	N/A	Top (2 of 9)	Y

Shepherdswell - Reasons for site selection

Shepherdswell is a Local Centre within the Settlement Hierarchy because the village provides facilities and services for the local rural area. A total of 70 homes have been allocated at or close to this settlement. The settlement also has a train station on the Dover to Canterbury Line.

In total, 11 sites were assessed in Stage 2 of the HELAA process. Six sites were assessed as unsuitable for reasons including unacceptable site access and the impact of the development on the wider landscape and character of the village. This included one site (**SHE003**) which was proposed as an allocated in the Regulation 18 draft Plan but was removed due to concerns relating to highway safety raised by KCC. 1 site gained planning permission. Five sites were assessed as being suitable or potentially suitable, of which four were allocated (2 as one site):

SHE001 was considered to be potentially suitable in the conclusions of the HELAA 2020, however this site was considered to be the least favourable of the site options in the village, as whilst it scored relatively highly in the SA, the site would have the most impact upon the setting of the village, and would have the most impact upon the wider landscape and countryside. It was therefore not proposed for allocation.

SHE004 and TC4S082 (SAP 36) Land to the north and east of St Andrew's Gardens and land Adjacent Mill House - 40 dwellings. Part of the site has been added as one of the new housing allocations in the Regulation 19 Local Plan, following the Targeted Call for Sites undertaken at Regulation 18. The sites were assessed separately under the SA and score relatively well. The sites relate well to the existing settlement and would form a logical extension with good access to the station, shops and services.

SHE006 (SAP 37) Land at Botolph Street Farm - site capacity was reduced from 20 to 10 dwellings following the Regulation 18 stage and further assessment regarding the area at risk from surface water flooding. Whilst the site scored lowest in the SA, due to the site be classified as Grade 1 or 2 agricultural land and part of the site being at risk of surface water flooding, these are not overriding factors with the latter being mitigated by the proposed reduction in site capacity. The site is relatively well-contained and forms a logical extension to the settlement continuing the built form to north of the site.

SHE008 (SAP 37) Land off Mill Lane - 10 dwellings. This is a site which is currently allocated in the Land Allocations Local Plan 2015. It scores most favourably in the SA assessment, with no significant negative impacts identified. The site is located within the existing confines of the village and is a strip of undeveloped land between residential development.

Kingsdown

Settlement Hierarchy Tier: Local Centre.

Summary of main constraints at settlement:

Heritage: Conservation Area, Area of Archaeological Potential.

Environmental: AONB, Heritage Coast, SAC, SSSI, Flood Zone 2 and 3, risk of surface water flooding, contaminated land, Coastal Change Management Area.

Highways: Local Highway Authority concerns were subjected to further consideration/modelling that demonstrated the sites were suitable for allocation.

Site Options

Table 2.9: Kingsdown Summary of Site Options

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
KIN001	Land to the east of Granville Road (south of Morningside), Kingsdown	5	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable Site: - Unacceptable impact on the AONB - Unacceptable access - Development here would have a poor relationship to the settlement and would not be in keeping with the character of the village		N
KIN002	Land at Woodhill Farm, Ringwould Road, Kingsdown	50	Unsuitable	Available	Y	Suitable	Available	N/A	Bottom (2 of 2)	Y

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
KIN003	Kingsdown Park Holiday Village, Upper Street, Kingsdown	150	Potentially Suitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Heritage concerns relating to impact on the adjacent Conservation Area - Loss of employment/ tourism facilities - Adjacent to Coastal Change Management Area - Unacceptable landscape impact - Access concerns		N
KIN004	Site to the west of Kingsdown Park Holiday Village, Kingsdown	45	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable Site: - Unacceptable landscape impact - Access concerns - Development here would have a poor relationship to the settlement and would not be in keeping with the character of the village		N
KIN005	The former Scout Camp buildings and land running southwards from Woodlands, The Avenue to the junction of Kingsdown Hill & Oldstairs Road, Kingsdown	112	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Loss of employment/ tourism facilities - Adjacent to Coastal Change Management Area - Unacceptable landscape impact - Access concerns		N

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
KIN006	Land to the south of Northcotre Road, Kingsdown	36	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable Site: - Development here would have a poor relationship to the settlement and would not be in keeping with the character of the village - Unacceptable access and highways impact - Unacceptable landscape impact		N
KIN007	Former Scout Camping Ground, The Avenue, Kingsdown	294	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Loss of employment/ tourism facilities - Adjacent to Coastal Change Management Area - Unacceptable landscape impact - Access concerns		N
KIN008	Land off Glen Road (Knights Hill), Kingsdown	5	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable Site: - Development here would have a poor relationship to the settlement and would not be in keeping with the character of the village - Unacceptable access and highways impact - Unacceptable landscape impact		N
TC4S074	Land adjacent Courtlands, Kingsdown	5	N/A	N/A	N/A	Suitable	Available	N/A	Top (1 of 2)	Y

Kingsdown - Reasons for site selection

Kingsdown is a Local Centre within the Settlement Hierarchy because the village provides facilities and services for the local rural area. A total of 55 homes have been allocated at or close to this settlement.

In total, 9 sites were assessed in Stage 2 of the HELAA process. Seven sites were assessed as unsuitable for a range of reasons including impact upon the AONB, landscape impacts, relationship with and character of village and access and highways concerns. Two sites were assessed as being suitable and were allocated:

KIN002 (SAP 34) Land at Woodhill Farm, Ringwould Road – 50 dwellings. As the only suitable site that could deliver a scale of development considered appropriate for the role of the settlement, this site forms a logical extension to the settlement is located outside of the AONB. Whilst within the setting of the AONB, the site capacity has been reduced from 90 to 50 dwellings following the Regulation 18 stage and further assessment to mitigate visual and landscape impact on the AONB. Sensitive design and screening would be required. Other key considerations and negative effects in the SA can be mitigated through the design and layout of development.

TC4S074 (SAP 35) Land adjacent Courtlands – 5 dwellings. The site was added as one of the new housing allocations in the Regulation 19 Local Plan, following the Targeted Call for Sites undertaken at Regulation 18. The site forms a logical extension to the settlement located between existing built form and scored highly in the sustainability appraisal, and is a small site which contributes to the 10% small sites requirement.

Eythorne and Elvington

Settlement Hierarchy Tier: Local Centre.

Summary of main constraints at settlement:

Heritage: Listed Registered Park, Conservation Area, Listed Buildings.

Environmental: Surface water flooding, Agricultural Land, Mineral Safeguarding.

Highways: Local Highway Authority concerns were subjected to further consideration/modelling that demonstrated the sites were suitable for allocation.

Site Options

Table 2.10: Eythorne and Elvington Summary of Site Options

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
EYT001	Land at Monkton Court Lane	20	Suitable	Available	Y	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - The site is covered by a surface water flow path which constrains development.		N
EYT002	Farm land behind and accessed from Adelaide Road	120	Potentially Suitable	Available	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Impact of development on highways grounds and cumulative impact on highways network. - Level of development would not be commensurate with the size of existing settlement. - Not in accordance with the Local Plan growth strategy.		N

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
EYT003	Land adjoining Terrace Road, Elvington	125	Suitable	Available	Y	Suitable	Available	N/A	Top (2 of 7)	Y
EYT004	Land adjoining Adelaide Road, Elvington	180	Potentially Suitable	Available	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Impact of development on highways grounds and cumulative impact on highways network. - Level of development would not be commensurate with the size of existing settlement. - Not in accordance with the Local Plan growth strategy.		N
EYT005	Land At Shooters Hill, Eythorne	20	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable Site: - Does not appear to be a connection to the highway in Shooters Hill available without using third party land. Also appears suitable visibility not available. New Road to east of site not suitable to serve additional 25 dwellings.		N
EYT006	Land off Kennel Hill, Eythorne	80	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable Site: - Unacceptable heritage impact in relation to the Grade II listed Registered Park - Not clear that suitable visibility could be achieved as Kennel Hill derestricted and bends reduce available visibility. - Connection to existing footway network in Kennel Hill could be achieved, however it appears there may be problems achieving a crossing point to the westbound bus stop.		Y

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
EYT007	Land to the west of Coldred Road, Eythorne	10	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable Site: - Unacceptable heritage impact in relation to the adjacent Conservation Area and Grade II Listed Building		N
EYT008	Land on the south eastern side of Roman Way, Elvington	50	Suitable	Available	Y	Suitable	Available	N/A	Top (1 of 7)	Y
EYT009	Land to the east of Terrace Road, Elvington	125	Suitable	Available	Y	Suitable	Available	N/A	Bottom (5 of 7)	Y
EYT010	Land lying to the south east of Eythorne Village	100	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable Site: - Unacceptable heritage impact in relation to the setting of the Grade II Listed Registered Park, the adjacent Conservation Area and Grade II Listed Building		N
EYT011	Land adjacent to Coldred Road and Flax Court Lane, Eythorne	20	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable Site: - Unacceptable heritage impact in relation to the setting of adjacent Listed Buildings and Conservation Area		N
EYT012	Sweetbriar Lane, Elvington	50	Suitable	Available	Y	Suitable	Available	N/A	Top (3 of 7)	Y

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
EYT013	Land at Homeside, Eythorne	25	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable Site: - Site allocated for housing in the Land Allocations Local Plan 2015 - Does not appear to be a connection to the nearest highway in Sun Valley Way without using third party land.		N
EYT014	Land North of Elmton Lane, Eythorne (EYT11)	77	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable Site: - Unsuitable Access - Site is poorly related to the settlement		N
EYT015	Play area to the west of Adelaide Road, Elvington	5	Potentially Suitable	Unavailable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Impact of development on highways grounds and cumulative impact on highways network. - Level of development would not be commensurate with the size of existing settlement. - Not in accordance with the Local Plan growth strategy.		N
EYT016	Land to the rear of St Peter's and St Paul's Church, Church Hill, Eythorne	17	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable Site: - Unacceptable heritage impact in relation to the adjacent Grade II* Listed Church		N

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
EYT017	Land between properties on Wigmore Lane and railway line Eythorne	63	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable Site - Unacceptable landscape impact and setting of the village. - Access concerns.		N
EYT018	Land off Barville Road, Tilmanstone	480	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable Site: - Isolated development unsustainable		N
EYT019	DDC owned site - land to east of Adelaide Road, Eythorne	6	Suitable	Available	Y	Suitable	Unavailable	N/A	N/A	N
EYT020	Shooters Hill, Eythorne	75	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable Site: - Unacceptable Heritage impact. - Unacceptable landscape impact and setting of the village. - Access concerns.		N
EYT021	Land off Shooters Hill, Eythorne	48	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable Site: - Unacceptable Heritage impact. - Unacceptable landscape impact and setting of the village. - Access concerns.		N

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
TC4S039	Chapel Hill	5	N/A	N/A	N/A	Suitable	Available	N/A	Top (1 of 4)	Y
TC4S048	West View, Chapel Hill, Eythorne	1	N/A	N/A	N/A	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Below HELAA site size/capacity threshold - Unachievable access		N

Eythorne and Elvington - Reasons for site selection

The villages of Elvington and Eythorne are identified as a Local Centres within the Settlement Hierarchy because the villages provide facilities and services for the local rural area. A total of 355 homes have been allocated at or close to these settlements. Of the settlements within the Local Centre tier of the settlement hierarchy, Elvington had suitable and potentially suitable sites to deliver the greatest scale of development. This provides the opportunity to delivery additional services and facilities alongside new homes, to strengthen the role of the two settlements within the Local Centres tier.

In total 23 sites were assessed in Stage 2 of the HELAA process. 18 sites were assessed as unsuitable. 3 of these sites (**EYT002, 004 and 0015**) were considered to be potentially suitable at the Regulation 18 but have subsequently been considered unsuitable due to the scale of development appropriate to this settlement. These sites were considered less favourable than the allocated sites selected due to their relationship with the existing settlement and the wider landscape impact, and they score less favourably in the SA assessments for Elvington. Five sites were assessed as being suitable and available and were allocated.

EYT 003/009/012 (SAP 28) Land between Eythorne and Elvington – Suitable sites identified which have a good relationship with both settlements of Elvington and Eythorne, with limited constraints. The sites are relatively well contained between the 2 settlement and with employment development to the north. The sites provide a logical extension to Elvington whilst maintaining the visual separation between the 2 settlements. Due to their scale they provide the opportunity to deliver additional services and facilities for the villages to strengthen their roles as local centres. The site capacity was reduced from 350 to 300 dwellings following the Regulation 18 stage to reduce cumulative impact on the highway network and following further master planning of

the site. Parts of **EYT009** are at risk of surface water flooding resulting in a significant negative effect for Flood Risk in the SA assessment. This constraint can be avoided through the sequential approach to the layout of development on site.

EYT008 (SAP 29) Land on the south-eastern side of Roman Way, Elvington – 50 dwellings. The site would form a logical extension to Elvington village squaring off the existing built form, with minimal wider impact on the setting on the village or wider countryside.

TC4S039 (SAP 30) Chapel Hill - 5 dwellings. The site was added as one of the new housing allocations in the Regulation 19 Local Plan, following the Targeted Call for Sites undertaken at Regulation 18 and the review of existing HELAA sites based on comments made at Regulation 18. The allocation is a small brownfield site in the built-up area of the village and assists in contributing to the NPPF requirement to accommodate at least 10 per cent of the housing requirement on sites no larger than one hectare, and scores highly in the SA assessment.

Larger Villages

Alkham

Settlement Hierarchy Tier: Larger villages

Summary of main constraints at settlement:

Heritage: Much of the village is closely related to the Alkham Conservation Area, Listed Buildings, and Areas of Archaeological Potential. Kearsney Court Registered Historic Park and Garden is located to the east of the village close to Temple Ewell.

Environmental: There are some areas of Surface Water Flood Risk. Broadly, and the predominant Agricultural Land Classification (from the published 1:250,000 map) is Grade 3 and Grade 4.

Landscape and wildlife: The settlement is within the Kent Downs AONB, and there are nature conservation designations in the locality (including SSSI, Ancient woodland and Local wildlife sites). The Dungeness, Romney Marsh and Rye Bay SPA Zone of Influence is relevant.

Site Options

Table 2.11: Alkham Summary of Site Options

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
ALK001	Land south of Bushy Ruff, Dover	20	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable Site: - unacceptable impact on the adjacent historic park and garden - unacceptable impact on the AONB - poor relationship to any settlement, isolated development (site adjacent to Bushy Ruff, shown on Dover Map)		N
ALK002	Land at Fernfield Lane, Hawkinge	19	Site has planning permission	Site has planning permission	N	Site has planning permission	Site has planning permission			N

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
ALK003	Land at Short Lane, Alkham	10	Suitable	Available	Y	Suitable	Available	N/A	Only suitable site	Y
ALK004	Land to the south of Short Lane, to east of Beachwood, Alkham	5	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable Site: - The site is at high risk of surface water flooding; concern as to whether this could be mitigated. - Unacceptable landscape impact, site in AONB - Site was reassessed as part of the Targeted Call for Sites for Gypsy and Traveller use and was found suitable for pitches but not for housing		N
ALK005	Hill View House, Short Lane, Alkham	8	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable Site: - unacceptable impact on the AONB with limited scope for mitigation - unacceptable impact on the setting of the conservation area - development here would not be in keeping with the character of the village - unsuitable access - private single track drive		N
ALK006	Malmains Farm Land, Alkham	285	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable Site: - unacceptable impact on the AONB with limited scope for mitigation - unacceptable impact on the setting of the conservation area - development here would not be in keeping with the character of the village		N

Alkham – Reasons for site selection

Alkham is identified as one of the ‘larger villages’ (which work as sustainable settlements containing a range of key services), and a total of 10 homes have been allocated at this settlement.

In and at Alkham 6 sites were considered in Stage 2 of the HELAA. **ALK001** is located some distance from Alkham village, close to Kearsney Court. Assessing the site according to proximity to a different settlement would not have affected the outcome of this assessment. **ALK002** is also not closely related to the settlement, but benefits from planning permission (DOV/16/01450 and DOV/21/00224) for 19 homes.

4 of the sites were considered unsuitable through the HELAA assessment at the Regulation 19 Stage. The reasons relate to unacceptable landscape impact (impact on the AONB) and impact on setting/character of village or Conservation Area, unsuitable access, poor relationship to the settlement, access concerns, and proximity to a Registered Historic Park or Garden. One of the sites (ALK004) has been considered suitable for a Gypsy and Traveller site, but not housing.

There was 1 site (**ALK003**) considered to be suitable at Regulation 19 and was subject to Sustainability Appraisal. This site has been proposed for allocation in the local plan at **SAP43 (Land at Short Lane, Alkham)**. The AONB Unit agree that impact on the AONB can be mitigated through layout, design and landscaping. The SA identified significant negative impacts in terms of surface water flooding, but this relates to a small part of the site and can be resolved through careful site layout. The site is identified as having more than 25% Grade 3 agricultural land. Although there are minor negative scores against sustainability objectives relating to access to services and transport, the site is adjacent to the existing settlement confines, there is a bus stop close by and it will be possible to provide access to the footpath on Alkham Valley Road to the village.

Please note that **ALK004** is missing from the housing tab 'settlement maps'. It is the same as site GT5 on the Gypsy and Traveller sites tab.

Capel Le Ferne

Settlement Hierarchy Tier: Larger villages

Summary of main constraints at settlement:

Environmental: There are some areas of Surface Water Flood Risk. Broadly, the predominant Agricultural Land Classification (from the published 1:250,000 map) is Grade 2 and Grade 3.

Landscape and wildlife: The Kent Downs AONB and/or its setting is relevant (note that of most of the settlement is inset from the AONB). The cliffs and coastline to the south are designated as the Dover -Folkestone Heritage Coast. Coastal constraints also include a Coastal Change Management Area. There are designated nature conservation sites in the locality (including SSSI) and the Dungeness, Romney Marsh and Rye Bay SPA Zone of Influence is relevant. The coastline to the south of Capel-Le-Ferne is in the Folkestone and Hythe District

Site Options:

Table 2.12: Capel Le Ferne Summary of Site Options

Settlement	Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable	SA rank top/bottom	Reg 19 Allocation
Capel-Le-Ferne	CAP001	Land Adj to 101 New Dover Rpad	10	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	1. Unacceptable impact on AONB and setting of Heritage Coast. 2. Access is constrained. 3. Continued linear development along the New Dover Rd could lead to potential coalescence with development in Folkestone and Hythe District		N
Capel-Le-Ferne	CAP002	Site adj Capel garage, Old Dover Road	9	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	1. Unacceptable impact on the AONB and the heritage coast. 2. Unacceptable biodiversity impact. 3. Concern as to whether access is achievable		N

Settlement	Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable	SA rank top/bottom	Reg 19 Allocation
Capel-Le-Ferne	CAP003	Land at New Dover Road	5	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	1. Poor relationship to settlement. 2. Unacceptable impact on the setting of the AONB and heritage coast	.	N
Capel-Le-Ferne	CAP004	Lane south of New Dover Road and east of Winehouse Lane	31	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	1. Poor relationship to settlement. 2. Unacceptable impact on the setting of the AONB and heritage coast.		N
Capel-Le-Ferne	CAP005	Land at New Dover Road	142	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	1. Site is located in the AONB, with high landscape sensitivity and the AONB unit have commented that they would strongly object to this site coming forward		N
Capel-Le-Ferne	CAP006	Land to east of Great Cauldham Farm	50 (reg 18) 70 (reg 19)	Part suitable/ Part unsuitable	Available	Y	Part suitable/ Part unsuitable	Available		Bottom (ranked 3 of 4)	Y
Capel-Le-Ferne	CAP007	Land north west of New Dover Road	60	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	1. Unacceptable impact on the AONB and its setting (half of the site is in the AONB). 2. site is in a very prominent position and development here would have a poor relationship to the existing settlement. 3 constrained access		N

Settlement	Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable	SA rank top/bottom	Reg 19 Allocation
Capel-Le-Ferne	CAP008	Land on the south side of Winehouse Lane	45	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	1. Poor relationship to settlement. 2. constrained access. 3. Unacceptable impact on the setting of the AONB.		N
Capel-Le-Ferne	CAP009	Longships, Cauldham Lane	10	Suitable	Available	Y	Suitable	Available		Top (ranked 1 of 4)	Y
Capel-Le-Ferne	CAP010	Land between 107 and 127 Capel Street	40	Site has planning permission	Site has planning permission	N	Site has planning permission	Site has planning permission			N
Capel-Le-Ferne	CAP011	Land known as the former Archway Filling Station , New Dover Road	18 (reg 18) 10 (reg 19)	Potentially suitable	Available	Y	Suitable	Available		Bottom (ranked 4 of 4)	Y
Capel-Le-Ferne	CAP012	White Cliffs Caravan Park, New Dover Road	142	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	1. Unacceptable impact on the AONB and heritage coast. 2. A large development here would not be sustainable and would have a poor relationship to the settlement. 3. Southern part of site borders a coastal change management area.		N
Capel-Le-Ferne	CAP013	Land at Cauldham Lane	15 (reg 18) 5 (reg 19)	Suitable	Available	Y	Suitable	Available		Top (ranked 2 of 4)	Y

Settlement	Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable	SA rank top/bottom	Reg 19 Allocation
Capel-Le-Ferne	CAP014	Old Dover Road Site	26	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	1. Unacceptable impact on the setting of the AONB and heritage coast. 2. Development here would have a poor relationship to the settlement. 3. southern part of site borders a coastal change management area.		N
Capel-Le-Ferne	CAP015	38 Cauldham Lane	6	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	1. Site is on the edge of Capel and detached from the Centre. 2. Constrained access. 3. Unacceptable impact on the setting of the AONB		N
Capel-Le-Ferne	CAP016	Land at New Dover Road	29	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	1. Unacceptable impact on the AONB. 2. Development here would have a poor relationship to the settlement.		N

Capel Le Ferne – Reasons for site selection

Capel-Le-Ferne is identified as one of the ‘larger villages’ (which work as sustainable settlements containing a range of key services), and a total of 95 homes have been allocated at or close to this settlement. The settlement is located close to the town of Folkestone.

In Capel-Le-Ferne 16 sites were considered in Stage 2 of the HELAA

11 of the sites were considered unsuitable through the HELAA Assessment at the Regulation 19 stage. The reasons include unacceptable landscape impact (impact on the AONB or its setting), impact on Heritage Coast, and impact on setting/character of village or Conservation Area, unsuitable access, poor relationship to the settlement, access concerns, unacceptable biodiversity impact, relationship to the Coastal Change Management Area, and possible coalescence with development in Folkestone and Hythe District. 1 site (**CAP010**) benefits from planning permission.

4 sites at Capel-Le-Ferne were suitable (including partially or potentially suitable) for housing development. All 4 sites were subject to Sustainability Appraisal. The Sustainability scores were similar, with any differences focused on SA objectives relating to landscape and flood risk. All of the sites were identified as having over 25% of the sites classified as Grade 3 agricultural land. All four sites are proposed for allocation.

CAP006 (SAP44 Land to the East of Great Cauldham Farm) is the largest proposed allocation in this settlement, with an identified capacity of 70 dwellings. The proposed allocation was reduced in size compared to the original landowner submission (and a subsequent reduction in capacity from 100 dwellings to 70 dwellings). The reduction in site capacity was primarily required to resolve highways concerns and impact upon the setting of the AONB. KCC Highways are satisfied with 70 units provided there is an adoptable internal loop with a short connection to the highway and a secondary emergency access that could serve primarily as a pedestrian/cycle route. The AONB unit is satisfied that the site with its reduced boundary is well contained in the landscape. The original site submission included an area of Surface Water Flood Risk and the amendment to the site boundary excluded the area affected. This benefited the scoring of the site in the Sustainability Appraisal against the Climate Change Adaptation objective, but it is likely this part of the site could have been avoided in either version of the allocation.

CAP009 (SAP45 Longships Cauldham Lane) is subject to a planning application (DOV/20/01569), with a resolution to Grant, for 15 apartments (for residents aged 55 and over). The proposed plans include provision of footpath along the front of the site.

CAP11 (SAP45 Land known as the Archway Filling Station) scored the lowest of the proposed allocations in the Sustainability Appraisal due to an uncertain minor impact on landscape objective. It is in the AONB on the site of a former petrol filling station, so is brownfield, however, has undergone ecological regeneration. It also scores a minor negative impact relating to flood risk. However, the site is adjacent to existing dwellings and has been allocated for only 10 dwellings (reduced from the submitted 18 units). This reduction will assist to ensure that the impact on the AONB and flood risk can be mitigated. Only part of the site is at risk of surface water flooding and most of this is at low risk (both depth and velocity). The AONB unit are concerned the site is unrelated to the settlement, is not complementary to local settlement pattern and would fail to conserve or enhance the landscape and scenic beauty of the AONB. They do, however, agree that the site is minor development in the AONB.

CAP13 (SAP45 Land at Cauldham Lane) is located adjacent to the AONB and capacity has been reduced compared to the suggested number of units in the site proposal. The proposed allocation is for 5 units (compared to the submitted 22 units) and this will ensure that suitable layout and screening can be achieved to avoid harm to the AONB and its setting. The AONB unit supported the site-specific requirements. KCC Highways have queried the footpath link to Capel Street and the existence of an agreement with the site promoter for **CAP009**. It is, however, confirmed that the resolution to Grant for Planning Application DOV/20/01569 (on **CAP009**) includes the following proposed condition: The offsite footpath and highway works shown on the approved plan shall be fully operational prior to the first occupation of the development.

East Langdon

Settlement Hierarchy Tier: Larger villages

Summary of main constraints at settlement:

Heritage: East Langdon Conservation Area, listed buildings, Areas of Archaeological Potential.

Environmental: There are Areas at risk of surface water flooding. Broadly, the predominant Agricultural Land Classification (from the published 1:250,000 map) is Grade 2 and Grade 3.

Site options

Table 2.13: East Langdon Summary of Site Options

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
LAN001	Land adjacent to Church Lane and Waldershare Lane, East Langdon	80	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Unacceptable heritage impact in relation to the impact on the character of the conservation area - Unacceptable landscape impact		N
LAN003	Land adjacent Langdon Court Bungalow, The Street, East Langdon	40	Suitable	Available	Y	Suitable	Available	N/A	Top (Ranked 1 of 1)	Y
LAN004	Site at Langdon Court Farm, East Langdon	18	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Heritage concerns in relation to impact on the adjacent Grade II Listed Building and character of the conservation area - Unacceptable landscape impact - Poor relationship to settlement		N

LAN005	Land at Eastside Farm, The Street, East Langdon	10	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Development here would have a poor relationship to the settlement and would not be in keeping with the character of the village - Unacceptable heritage impact - Unacceptable landscape impact - Highways concerns		N
LAN007	Land adjoining East Langdon and Martin Mill	500	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable Site: - Unacceptable landscape impact - Unacceptable impact on character of settlement - Heritage and highways concerns		N

East Langdon – Reasons for Site Selection

East Langdon is identified as one of the ‘larger villages’ (which work as sustainable settlements containing a range of key services), and a total of 40 homes have been allocated at this settlement. A neighbourhood plan is at early stages of preparation for this settlement.

In and at East Langdon 5 sites were considered in Stage 2 of the HELAA.

4 of the sites were considered unsuitable through the HELAA assessment at the Regulation 19 Stage. The reasons include unacceptable landscape impact and impact on setting/character of village, unacceptable impact on heritage assets, poor relationship to the settlement, and highway or access concerns.

There was 1 site (**LAN003**) considered to be suitable at Regulation 19 that was subject to Sustainability Appraisal. The site is allocated in the Local Plan at **Policy SAP46 (Land adjacent Langdon Court Bungalow, The Street, East Langdon)**. The Sustainability Appraisal notes that over 25% of the site is classified as Grade 1 or 2 agricultural land and identifies some minor negative impacts on Sustainability Objectives relating to accessibility and transport. The site is, however, close to a number of village services, including the village hall, and the primary school and development might improve pedestrian accessibility to the Langdon Playing Field. It is considered that landscape impact can be mitigated by boundary screening and a landscape buffer focussed to the north and north-west of the site. There has been no overriding objection from KCC Highways, although they do note that the lanes in this location are narrow. Comments include widening ‘The Street’/East Langdon Road at the access point and providing a pedestrian connection to the existing adjacent footway on The Street. The site is in an Area of Archaeological Potential and further assessment will be required at the application stage. A planning application has been submitted for this site (DOV/23/00370) and has not been determined (as of 2 May 2023).

Goodnestone

Settlement Hierarchy Tier: Larger villages

Summary of main constraints at settlement:

Heritage: Goodnestone is a settlement with significant historic interest. Constraints include the Goodnestone Conservation Area, Goodnestone Park (Registered Historic Park and Gardens), numerous historic buildings including Grade I listed Church of the Holy Cross. The locality is also designated as an Area of Archaeological Potential.

Environmental: Risk of surface water flooding. Broadly, the predominant Agricultural Land Classification (from the published 1:250,000 map) is Grade 1 and Grade 2.

Wildlife: There is a Local Wildlife Site and numerous priority habitats close to the settlement

Site Options

Table 2.14: Goodnestone Summary of Site Options

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
GOO002	Yew Tree Farmhouse, Boyes Lane, Goodnestone	5	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Unacceptable heritage impact in relation to the setting of the adjacent listed building and the character of the conservation area - Access with suitable visibility does not appear achievable without third party land. Concern regarding poor visibility at the Boyes Lane/Saddlers Hill junction		N

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
GOO003	Land adjacent to Fitzwalters Meadow and Boyes Lane, Goodnestone	5	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Unacceptable heritage impact in relation to the impact on the character of the conservation area - Access with suitable visibility does not appear achievable without third party land. Concern regarding poor visibility at the Boyes Lane/Saddlers Hill junction		N
GOO004	Land adjacent to The Street, Goodnestone	3	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Unacceptable heritage impact in relation to the setting of the adjacent listed buildings and the character of the conservation area - Access with suitable visibility does not appear achievable without third party land and removal of existing on-street parking. Concern regarding very narrow width of Boyes Lane. No footways serving the site or within the village		N
GOO005	Bonnington Farmyard, Goodnestone	15	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Unacceptable Heritage impact in relation to the setting of the adjacent Listed Buildings - Constrained access concerns - Site detached from settlement		N
TC4S025	1 IVY COTTAGES, GOODNESTONE, CANTERBURY KENT	5	N/A	N/A	N/A	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: Unacceptable impact on the setting of a Listed Building and Conservation Area - Access arrangements need clarification		N

Goodenstone – Reasons for site selection

Goodnestone is identified as one of the ‘larger villages’ (which work as sustainable settlements containing a range of key services). 0 homes have been allocated at or close to this settlement.

In and at **Goodnestone** 5 sites were considered in Stage 2 of the HELAA.

None of the submitted sites at Goodnestone were considered suitable. The reasons include impact on setting/character of the Conservation Area, impact on setting of a Listed / Building, access concerns. As a result, none of these sites considered ‘reasonable site options’ subject to Sustainability Appraisal. None were allocated.

Guston

Settlement Hierarchy Tier: Larger villages

Summary of main constraints at settlement:

Heritage: There are Listed Buildings in the village and Areas of Archaeological Potential in the locality

Environmental: There are areas at risk of surface water flooding. Broadly, the predominant Agricultural Land Classification (from the published 1:250,000 map) is Grade 2 and Grade 3.

Site Options

Table 2.15: Guston Summary of Site Options

Settlement	Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	SA rank top/bottom	Summary of reason why unsuitable	Reg 19 Allocation
Guston	GUS001	Site between play area at Guston and Meadowcroft	20	Potentially Suitable	Available	N	Potentially Suitable	Available	Top (1of 1)		N
Guston	GUS003	Land North of Junction between A2 and A258	1000	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable		Unsuitable site: - unacceptable heritage impact in relation to the impact on the setting of the Grade II Listed Swingate Mill - unacceptable landscape impact - poor relationship to settlement -	N

Settlement	Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	SA rank top/bottom	Summary of reason why unsuitable	Reg 19 Allocation
										access is constrained	

Guston – Reasons for site selection

Guston is identified as one of the ‘larger villages’ (which work as sustainable settlements containing a range of key services). Zero homes have been allocated at this settlement. This settlement summary relates to site to the north and east of the A2. Due to the proximity to Dover, some sites have also been included in the Dover Assessment.

In and at **Guston** 2 sites was considered in Stage 2 of the HELAA.

1 of the sites was considered unsuitable through the HELAA assessment at the Regulation 19 Stage. The reasons include impact on the setting of a Listed Building, poor relationship to the settlement, access and landscape concerns.

There was 1 site (GUS001) considered to be potentially suitable at Regulation 18 and 19 and was subject to Sustainability Appraisal. Notable negative scores against SA objectives includes Surface Water Flood Risk at the site frontage, proximity to services, and potential to moderately affect the landscape and heritage assets. The site is in a sensitive location at the edge of the village, characterised by sporadic linear development and there is a Grade II Listed Building (Pear Tree Cottage) opposite. Removal of hedgerows to improve access visibility would have an impact on rural character. This site was therefore not allocated.

Lydden

Settlement Hierarchy Tier: Larger villages

Summary of main constraints at settlement:

Heritage: Listed buildings, including the Grade 2* listed Church of St Mary. There are also Area of Archaeological Potential locally.

Environmental: Some areas are at risk of surface water flooding. Broadly, the predominant Agricultural Land Classification (from the published 1:250,000 map) is Grade 3 and Grade 4.

Landscape and wildlife: Kent Downs AONB (mostly AONB 'setting' due to most of the settlement being immediately north of the AONB boundary). Partly due to the steep sided valley landscape of the locality, there are international, national and local wildlife designation in the area, including the Tempel Ewell SAC to the north and east of the village. The Lydden and Temple Ewell Zone of Influence is relevant.

Site Options

Table 2.16: Lydden Summary of Site Options

Settlement	Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	SA rank top/bottom	Summary of reason why unsuitable	Reg 19 Allocation
Lydden	LYD001	Bosney Banks	15	Potentially suitable	Available	N	Potentially suitable	Available	Bottom (ranked 2 of 2)		N
Lydden	LYD002	Land to the north and west of Broadacre, Stonhall Lane	40	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable		1. Unacceptable heritage impact in relation to the impact on the setting of the Grade II Listed Church and the character of the adjacent Conservation Area. 2. Concerns raised by KCC in relation to achieving suitable access and visibility	N
Lydden	LYD003	Land adjacent to Lydden Court Farm, Church Lane	65 (Reg 18) 30 (Reg 19)	Suitable	Available	Y	Suitable	Available	Top (ranked 1 of 2)		Y

Settlement	Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	SA rank top/bottom	Summary of reason why unsuitable	Reg 19 Allocation
Lydden	LYD004	Land at Lydden	78	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable		1. Unacceptable heritage impact (on setting of Grade II* Listed Church and character of the Conservation Area). 2. Unacceptable landscape impact. 3. Constrained access	N
Lydden	LYD005	Land rear of 114 Canterbury Road	44	Site has planning permission	Site has planning permission		Site has planning permission	Site has planning permission			

Lydden – Reasons for site selection

Lydden is identified as one of the ‘larger villages’ (which work as sustainable settlements containing a range of key services), and a total of 30 homes have been allocated at this settlement.

In and at Lydden 5 sites were considered in Stage 2 of the HELAA.

2 of the sites were considered unsuitable through the HELAA assessment at the Regulation 19 Stage. The reasons include unacceptable landscape impact (impact on the AONB) and impact on setting/character of the Conservation Area, impact on the setting of a Grade II* Listed building unsuitable access, poor relationship to the settlement, and access concerns.

Two submitted sites at Lydden were suitable or potentially suitable for housing development suitable at Regulation 18 and 19 and were subject to Sustainability Appraisal.

LYD003 (SAP47 Land adjacent to Lydden Court Farm) is proposed for allocation with an identified capacity of 30 dwellings. The Capacity was reduced compared to the original landowner submission of 65 dwellings. This was to ensure scope in the site layout and design to avoid harm to the AONB (and its setting in particular), the significance of heritage assets, and to take account of that part of the site at risk of surface water flooding. There was also minor

boundary alteration to exclude 'Glebe House' which was not available for development. The AONB unit supports the proposed allocation, which is adjacent to the AONB, but contained in the wider landscape with limited intervisibility with the AONB. The sustainability objective relating to minerals, soils and water identifies that this site has more than 25% Grade 3 agricultural land.

LYD001 was not proposed for allocation. It scored less well than LYD003 on a number of sustainability objectives. Most notably, it is less well connected to some key village services. This site scored better on the sustainability objective relating minerals soils and water (land **LYD003**) because it was not identified to have Grade 1, 2 or 3 agricultural land. This did not override other the sustainability benefits of **LYD003**.

LYD005 has planning permission (DOV/05/1437) for 31 dwellings.

Northbourne

Settlement Hierarchy Tier: Larger villages

Summary of main constraints at settlement:

Heritage: Listed Buildings, Northbourne Conservation Area and Areas of Archaeological Potential, and Northbourne Court, a registered Historic Park and Garden.

Environmental: Some areas are at risk of surface water flooding. There is a limited area of further flood risk (Flood Zones 2 and 3) to east of the settlement. Broadly, the predominant Agricultural Land Classification (from the published 1:250,000 map) is Grade 1, 2 and 3.

Landscape and wildlife: The Thanet Coast and Sandwich Bay SPA zone of influence is relevant. There are some priority habitats locally.

Site Options

Table 2.17: Northbourne Summary of Site Options

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
NOR002	The Former Packhouse, The Drove, Northbourne	60	Potentially Suitable	Available	N	Potentially Suitable	Available	N/A	Top (1 of 2)	N
NOR004	Home Farm at Little Betteshanger, Northbourne	68	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Heritage concerns - Unacceptable landscape impact - Poor relationship to settlement - Highways concerns		N
NOR005	Betteshanger Colliery, Betteshanger, Deal	210	Potentially Suitable	Available	Y	Site has planning permission	Site has planning permission		Bottom (2 of 2)	N

Northbourne – Reasons for site selection

Northbourne is identified as one of the ‘larger villages’ (which work as sustainable settlements containing a range of key services). Zero homes have been proposed for allocation at or close to this settlement.

In and at Northbourne 3 sites were considered in Stage 2 of the HELAA. 2 of the proposed sites are located a distance from Northbourne village.

1 site was considered unsuitable through the HELAA assessment at the Regulation 19 Stage. The reasons include heritage concerns, landscape impact, poor relationship to settlement and highways concerns.

1 site (**NOR005**) already has planning permission DOV/20/00419 for 210 homes.

Setting aside the above site with planning permission there was 1 remaining site considered to be potentially suitable at Regulation 18 and 19 and was subject to Sustainability Appraisal. This site is not a proposed local plan allocation for development, in part because 210 houses are being delivered on an adjacent site, such that sufficient homes are being delivered in the locality relative to the position of Northbourne in the settlement hierarchy and the services available locally. Furthermore, the site is sensitive in landscape terms and there are also some significant heritage matters that would need further assessment at this site. The site is adjacent to a Conservation Area, and Northbourne Lodge, (a Registered Historic Park and Garden). There is also an undesignated heritage asset on the site.

Preston

Settlement Hierarchy Tier: Larger villages

Summary of main constraints at settlement:

Heritage: Listed Buildings, Preston - The Street and Preston Court Conservation Areas and Areas of Archaeological Potential.

Environmental: There are areas at risk of surface water flooding. There is a limited area of further flood risk (Flood Zones 2 and 3) to west of the settlement. Broadly, the predominant Agricultural Land Classification (from the published 1:250,000 map) is Grade 1.

Landscape and wildlife: The Stodmarsh SPA, SAC, Ramsar to the west and Preston falls within the Zone of Influence for this site. There are some Local Wildlife Sites closer to the settlement, including the Chislet Marshes, Sarre Penn and Preston Marshes LWS.

Site Options

Table 2.18: Preston Summary of Site Options

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable	SA rank top/bottom	Reg 19 Allocation
PRE001	Land to the north of Court Lane	20	Potentially suitable	Available	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	1. Impact on transport grounds. Due to concerns in relation to the cumulative impact upon the highways network. 2. Risk of surface water flooding.	Bottom (Ranked 4 of 6)	N
PRE002	Land to the south of Court Lane	31	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unacceptable landscape impact and impact on setting of village.		N

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable	SA rank top/ bottom	Reg 19 Allocation
PRE003	Apple Tree Farm, Stourmouth Road	12 (reg 18) 5 (reg 19)	Suitable	Available	Y	Suitable	Available		Top (Ranked 1 of 6)	Y
PRE004	Land to the rear of Lucketts Oast and Lucketts Cottages, The Street	100	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	1. Unacceptable heritage impact in relation to the impact on the setting of the adjacent Listed Buildings and impact on the character of the conservation area		N
PRE005	Land to the south east of Preston Garden Centre, The Street	5	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	1. Unacceptable landscape impact and impact on setting of village. 2. Highways concerns.		N
PRE006	Cobb's Yard, Longmete Road	29	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	1. Development here would urbanise a part of the village that is rural in character and would be divorced from the existing settlement. 2. Additionally, planning permission for gypsy and traveller accommodation was granted at this site and a change of use would result in a loss of this type of accommodation		N

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable	SA rank top/ bottom	Reg 19 Allocation
PRE007	Land lying at the west side of Preston Lane	30	Potentially suitable	Unavailable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	1. Impact on transport grounds. Due to concerns in relation to the cumulative impact upon the highways network. 2. Risk of surface water flooding	Bottom (Rank 6 of 6).	N
PRE008	Hardacre Farm, Mill Lane	3	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	1. Unacceptable landscape impact and impact on setting of village. 2. Unacceptable heritage impact. 3. Highways concerns.		N
PRE009	Preston Garden Centre, The Street	41	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	1. Unacceptable heritage impact in relation to the impact on the setting of the adjacent Listed Buildings and impact on the character of the conservation area		N
PRE010	Land to the north of Preston Primary School, Mill Lane	14	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	1. Unacceptable landscape impact and impact on setting of village. 2. Highways concerns.		N
PRE011	Lane to the west of Grove House, Grove Way	9	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	1. Unacceptable landscape impact and impact on setting of village. 2. Highways concerns.		N

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable	SA rank top/ bottom	Reg 19 Allocation
PRE012	Land adjoining Downs Cottage, Grove Road	9	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	1. Unacceptable landscape impact and impact on setting of village. 2. Highways concerns.		N
PRE013	Land adjoining Downs Cottage, Grove Road	11	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	1. Unacceptable landscape impact and impact on setting of village. 2. Highways concerns.		N
PRE014	Land to the north of Salvatori Depot, Grove Road	183	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	1. Site borders Flood Zone 3, but is predominantly in Flood Zone 1. 2 Development of this site would further change the character and grain of the village at this location.		N
PRE015	Harnden Farm, Stourmouth Road, Preston	10	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	1. Unacceptable landscape impact and impact on setting of village. 2. Highways concerns.		N
PRE016	Site north of Discovery Drive	35 (reg 18) 20 (Reg 19)	Suitable	Available	Y	Suitable	Available		Top (Ranked 2 of 6)	Y

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable	SA rank top/ bottom	Reg 19 Allocation
PRE017	Site north-west of Appletree Farm, Stourmouth Road	75 (reg 18) 40 (reg 19)	Suitable	Available	Y	Suitable	Available		Bottom (Ranked 5 of 6)	Y
TC4S099	Land to the east of The Street	19				Potentially suitable	Available		Top (Ranked 3 of 6)	N
TC4S112	Land rear of Meadow Cottage, The Street	54				Unsuitable		Unsuitable site - unacceptable landscape impact from south west -access issues - requires demolition of Meadow Cottage and access to wider part of the site -site has considerable tree coverage and habitats - unacceptable impact on the conservation area		N

Preston – Reasons for site selection

Preston is identified as one of the 'larger villages' (which work as sustainable settlements containing a range of key services), and a total of 65 homes have been allocated at or close to this settlement.

In and at **Preston** 19 sites were considered in Stage 2 of the HELAA.

15 of the sites were considered unsuitable through the HELAA assessment at the Regulation 19 Stage. The reasons include unacceptable landscape impact and impact on setting/character of village, divorced from village, unacceptable impact on heritage assets, impact on habitats, and highway or access

concerns. 2 of these sites (**PRE001 and PRE007**) had been considered potentially suitable at Regulation 18 stage but were discounted at Regulation 19 stage on transport grounds, in particular (concerns in relation to the cumulative impact upon the highways network and access). Furthermore, a planning application on part of **PRE007** (DOV/12/1022) has previously been refused on highway grounds (access and visibility). There is also some risk of surface water flooding.

There were 4 sites considered to be suitable/potentially suitable at Regulation 19 that were subject to Sustainability Appraisal. Of those, 3 have been proposed for allocation. The site capacities for **PRE003, 016, 017** have reduced to clarify the landowner aspirations for the site.

PRE003, PRE016 and PRE017 are all proposed for allocation in the same policy: **SAP48 (Apple Tree Farm and north west of Apple Tree Farm, Stourmouth Road, Preston)**. The 3 allocated sites are adjacent to each other and are located to the north of the village. The results of the Sustainability Appraisal were the same on all three sites with the exception a small area of surface water flood risk on PRE017. Allocating the sites together will assist delivery (highway access) and ensure there is overall enhancement of the landscape. The proposed allocation is on Grade 1 agricultural land, but this is the predominant agricultural land classification in Preston.

TC4S099 is not proposed for allocation in the local plan. There were some highway concerns, including the lack of a footpath along The Street at the access point and the impact on heritage assets would require further assessment.

Ripple

Settlement Hierarchy Tier: Larger villages

Summary of main constraints at settlement:

Heritage: Listed Buildings, Ripple (Chapel Lane) Conservation Area, and Areas of Archaeological Potential.

Environmental: Areas at risk of surface water flooding. Broadly, the predominant Agricultural Land Classification (from the published 1:250,000 map) is Grade 2 and Grade 3.

Landscape and wildlife: The Thanet Coast and Sandwich Bay SPA Zone of Influence is relevant.

Site Options

Table 2.19: Ripple Summary of Site Options

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
RIP001	Coldblow, Ripple Road	100	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Development in this location would be in an isolated position, removed from the village and not sustainable - Unacceptable highways impact, which cannot be mitigated - Size of proposed development is not in keeping with the character of the village		N

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
RIP002	Land off Chapel Lane, Ripple	50	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Unacceptable landscape impact and impact on the setting of the village - Unacceptable heritage impact (on adjoining CA, setting of nearby Listed Buildings, also Area of Archaeological Potential) - Unacceptable highways impact		N
RIP003	Land off Church Lane, Ripple	60	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Unacceptable landscape impact and impact on the setting of the village - Unacceptable heritage impact (setting of nearby Listed Buildings, also Area of Archaeological Potential) - Constrained access		N
RIP004	Land at Ripple Farm, Crooked S Road, Ripple	12	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Unacceptable landscape impact and impact on the setting of the village - Unacceptable heritage impact (on CA, setting of nearby Listed Buildings, also Area of Archaeological Potential) - Constrained access		N

Ripple – Reasons for site selection

Ripple is identified as one of the 'larger villages' (which work as sustainable settlements containing a range of key services), and a total of 0 homes have been allocated at or close to this settlement.

In and at Ripple 4 sites were considered in Stage 2 of the HELAA.

All 4 sites were considered unsuitable through the HELAA assessment at the Regulation 19 Stage. The reasons include unacceptable landscape impact and impact on setting/character of village, and unacceptable impact on heritage assets, and highway or access concerns. One site was considered to be isolated and not a sustainable location.

Worth

Settlement Hierarchy Tier: Larger villages

Summary of main constraints at settlement:

Heritage: Listed Buildings, Worth Conservation Area, and Areas of Archaeological Potential.

Environmental: There are areas at risk of surface water flooding. Land to the east of the settlement is affected by flood zones 2 and 3. Broadly, the predominant Agricultural Land Classification (from the published 1:250,000 map) is Grade 2 and Grade 3 to the east.

Landscape and wildlife: There are nationally and internationally designated wildlife sites close to the village, including Sandwich Bay and Hackling Marshes SSSI to the east, west and south of the settlement. The Thanet Coast and Sandwich Bay SPA Zone of Influence is relevant.

Site Options

Table 2.20: Worth Summary of Site Options

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
WOR001	Land to the rear of The Street	5	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Development would result in loss of designated local green space that provides a degree of separation between parts of the built up area.		N
WOR002	Land that lies between A258 Deal Road and Jubilee Road	150	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Unacceptable landscape impact and impact on setting of village.		N

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
WOR003	Land off southern side of Felderland Lane	12	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Unacceptable heritage impact in relation to the impact on the setting of the adjacent Listed Buildings		N
WOR004	Land at Jubilee Road, Worth	94	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Unacceptable landscape impact and impact on setting of village.		N
WOR005	Land west of Mill Lane, Worth	100	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Site is not well located in relation to the existing village.		N
WOR006	Land to the east of Jubilee Road	10	Part Suitable/ Part Potentially Suitable	Available	Y	Part Suitable/ Part Potentially Suitable	Available	N/A	Bottom (3 of 3)	Y
WOR007	Land to the rear of Jubilee Road, Worth	20	Suitable	Available	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site. - Development here wouldn't be in accordance with Local Green Space policy PM5		N

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
WOR008	Land north of glasshouses, Worth	302	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Heritage concerns in relation to impact on the character of the adjacent conservation area - Development of the site, together with the necessary highway improvements, would have a detrimental impact on the local landscape character		N
WOR009	Land to the East of former Bisley Nursery, The Street, Worth	15	Suitable	Available	Y	Suitable	Available	N/A	Middle (2 of 3)	Y

Worth – Reasons for Site Selection

Worth is identified as one of the ‘larger villages’ (which work as sustainable settlements containing a range of key services), and a total of 25 homes have been allocated at or close to this settlement.

In and at Worth 9 sites were considered in Stage 2 of the HELAA.

7 of the sites were considered unsuitable through the HELAA assessment at the Regulation 19 Stage. The reasons include unacceptable landscape impact and impact on setting/character of village, unacceptable impact on heritage assets and loss of designated Local Green Space. 1 of these sites (**WOR007**) had been considered potentially suitable at Regulation 18 stage but was discounted at Regulation 19 stage due to loss of a local Green Space designated by the Worth Neighbourhood Plan.

There were 2 sites considered to be suitable at Regulation 19 that were subject to Sustainability Appraisal. Both been proposed for allocation.

WOR006 (SAP49 Land to the East of Jubilee Road, Worth) was considered to be part suitable, part unsuitable. Only the western part of the site has been proposed in the submitted local plan, as a result the site is closely related to the road. The site forms a current gap in street frontage development along this part of Jubilee Road, and whilst there would be some impact upon the rural setting this is not considered to be significant. The Sustainability Appraisal highlights flood risk on part of the site which can be mitigated through the layout of development.

WOR009 (SAP49 Land to the East of former Bisley Nursery, the Street) is also proposed for allocation. The site would form an extension to a relatively completed housing development in the village and forms a logical extension well connected to the village. Potential impacts on heritage due to the proximity to the Worth Conservation Area (abuts) and Listed building, can be mitigated through the design and layout of the development. The policy requests a Heritage Assessment is submitted with the application. The site is well contained with limited wider landscape impact. The site is also within the consultation area for Sandwich Bay to Hackling Marshes SSSI Impact Risk Zone. Natural England will be consulted at the planning application stage, but there have been no concerns raised to date.

Smaller Villages and Hamlets:

Due to the settlements in this tier having a limited range of services and facilities, it would not be appropriate to identify sites for allocation in all settlements. Therefore, as well as considering the potential sites for allocation in the smaller villages and hamlets on an individual settlement basis, consideration has also been given to which sites are the most suitable across this tier of settlements. The Council therefore made judgements based on the characteristics of individual settlements and sought to identify potential for development on brownfield land, sites within the existing settlement boundaries or well related to the existing built form of the settlements.

In summary, a total of 80 sites in the smaller villages and hamlets were assessed at Stage 2 of the HELAA process.

Suitable/potentially suitable sites were identified in 11 of the 21 settlements. Allocations have been made in 7 of these settlements.

At the following settlements no suitable sites were identified and therefore no allocations are made at them – Denton, Martin Mill, Betteshanger, Wingham Green, Barnsole, East Stourmouth, Wootton, Sutton, Ashley and Martin.

At the following settlements suitable or potentially suitable sites were identified, but no allocations have been made - Finglesham, Tilmanstone, West Hougham, East Studdal. The reasons for this are set out in the individual settlement summaries below.

Great Mongeham

Table 2.21: Great Mongeham Summary of Site Options

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
GTM001	Land to the rear of The Drove Boundary Plan	25	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Unacceptable Heritage impact in relation to the character of the Conservation Area - Detrimental impact on the landscape		N
GTM002	Land off Mongeham Road	8	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Unacceptable Heritage impact in relation to the setting of the adjacent listed buildings and the character of the conservation area - Detrimental impact on the landscape		N
GTM003	Land to the east of Northbourne Road, Great Mongeham	10	Part Suitable/ Part Unsuitable	Available	Y	Part Suitable/ Part Unsuitable	Available	N/A	Only suitable site	Y
GTM004	Land to the east of Cherry Lane, Great Mongeham	15	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable Site: - Unacceptable access and impact upon local highway network. - Unacceptable heritage impact		N
GTM005	Stalco Engineering, Mongeham Road, Deal	36	Site has planning permission	Site has planning permission	N	Site has planning permission	Site has planning permission			N

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
GTM006	Land at Northbourne Road, Great Mongeham	10	Site has planning permission	Site has planning permission	N	Site has planning permission	Site has planning permission			N
GTM007	Great Mongeham Farm, Cherry Lane, Great Mongeham	4	Site has planning permission	Site has planning permission	N	Site has planning permission	Site has planning permission			N
GTM008	Land North of Ellens Hill, Deal	450	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Unacceptable heritage impact in relation to impact on the setting of the Listed Buildings and character of the Conservation Area - Unacceptable landscape impact		N
GTM009	Site at Hillside Farm, Great Mongeham	20	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Unacceptable heritage impact in relation to impact on the setting of the Listed Buildings and character of the Conservation Area		N
GTM010	Land to the west of Lansdale, Great Mongeham	40	Site has planning permission	Site has planning permission	N	Site has planning permission	Site has planning permission			N
GTM011	Great Mongeham Farm, Pixwell Lane, Great Mongeham	5	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Site is within 60m of a Grade II Listed farm. Unacceptable heritage impact - Unacceptable landscape impact		N

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
								<ul style="list-style-type: none"> - Unacceptable access - Site now granted planning consent 		
GTM012	Land to the south of Cherry Lane, Great Mongeham	40	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable Site: <ul style="list-style-type: none"> - Unacceptable heritage impact - Access concerns 		N
TC4S069	Land west of Mongeham Road, Great Mongeham, Deal	11	N/A	N/A	N/A	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: <ul style="list-style-type: none"> - The reduction in site size from the original HELAA still does not address the existing reasons for the site being unsuitable. - Unacceptable Heritage impact in relation to the character of the Conservation area - Detrimental impact on the landscape 		N
TC4S070	Land adjacent to Ashton Close, Great Mongeham, Deal	41	N/A	N/A	N/A	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: <ul style="list-style-type: none"> - Unacceptable impact on the character and setting of the village - The site would be disproportionate in size to the settlement. - Unacceptable access, access visibility and access impact on adjacent Grade II listed building 		N

Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
								- Unacceptable landscape impact		
TC4S071	Land North of Northbourne Road, Great Mongeham, Deal	24	N/A	N/A	N/A	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Unacceptable impact on the conservation area and Grade II listed building. - Access issues		N

Great Mongeham – Reasons for site selection

Great Mongeham is identified as one of the ‘smaller villages’ and a total of 10 homes have been allocated at this settlement.

In Great Mongeham, 11 sites were assessed at Stage 2 of the HELAA. Of these only one site was considered to be suitable and went through to the final site assessment process and to allocation. 10 sites were removed due various constraints including an unacceptable heritage impact in relation to the character of the Conservation Area, or landscape and highway impacts.

GTM003 (SAP16) – Land to East of Northbourne Road - The location of the site is on the road frontage, following the current linear form of built development in this location and filling a gap in the current built form. The development of 10 units here was considered appropriate in scale for this smaller village location, which has excellent access to services due to the services within the settlement and proximity to the District Centre of Deal.

Chillenden

Settlement Hierarchy Tier: Smaller villages and hamlets

Summary of main constraints at settlement:

Heritage: Listed Buildings, Chillenden Conservation Area, and Areas of Archaeological Potential.

Environmental: Risk of surface water flooding. Broadly, the predominant Agricultural Land Classification (from the published 1:250,000 map) is Grade 1.

Site Options

Table 2.22: Chillenden Summary of Site Options

Settlement	Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
Goodnestone	G00001	Land next to Yew Tree Farm, Chillenden Farm, Chillenden	8	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Unacceptable Heritage impact in relation to the setting of the adjacent listed buildings and the character of the conservation area		N
Goodnestone	G00006	Land adjacent to Short Street, Chillenden	5	Suitable	Available	Y	Suitable	Available	N/A	Bottom (2 of 2)	Y
Goodnestone	G00007	Land at Chillenden Court Farm, Chillenden	5	Potentially Suitable	Available	N	Potentially Suitable	Available	Potentially Suitable Site: - Site is partly within the Conservation Area and Area of Archaeological potential and adjacent to a Grade II Listed Building. A Heritage Assessment will therefore be required - A Transport Impact	Top (1 of 2)	N

Settlement	Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
									Assessment will be required to mitigate highways concerns		

Chillenden - Reasons for Site Selection

Chillenden is identified as one of the ‘smaller villages’ and a total of 5 homes have been allocated at this settlement.

In Chillenden 3 sites were considered in Stage 2 of the HELAA.

1 site (**GOO001**) was considered unsuitable through the HELAA assessment due to the impact development of the site would have on the adjacent listed buildings and Chillenden conservation area which it falls within.

There were 2 sites (**GOO006 and GOO007**) considered to be suitable/potentially suitable, that were then subject to SA. Of those, 1 (**GOO006**) has been proposed for allocation. GOO006 scores less favourably than **GOO007** in the SA site assessment, however, is considered to have a lesser visual and landscape impact. GOO006 is more contained by existing trees and boundary landscaping than **GOO007**, which is also raised in the landscape compared with the adjoining parts of the village. **GOO006** scores less favourably as part of site is subject to surface water flooding however this part of the site can be avoided through the layout of the development. The potential impacts on the historic environment can also be mitigated through the design and layout of the development. The site has been identified as being suitable for executive housing.

Coldred

Settlement Hierarchy Tier: Smaller villages and hamlets

Summary of main constraints at settlement:

Heritage: Listed Buildings, Chillenden (Village Green) Conservation Area and Coldred (Church Area) Conservation Area to the northeast, and Areas of Archaeological Potential.

Environmental: Risk of surface water flooding on land to the east of the settlement. Broadly, the predominant Agricultural Land Classification (from the published 1:250,000 map) is Grade 2 or Grade 3.

Landscape and Wildlife: There are some notable habitats in the locality, but no designated sites. The Lydden and Temple Ewell Zone of Influence is relevant.

Site Options

Table 2.23: Coldred Summary of Site Options

Settlement	Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
Coldred	SHE005	Land to the west of Church Road, Coldred	5	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Heritage concerns in relation to the adjacent CA, Listed Buildings and Area of Archaeological Potential - Unacceptable landscape impact - Access concerns		N
Coldred	SHE013	Land opposite the Conifers, Coldred	5	Deleted	Deleted	N	Suitable	Available	N/A	Bottom (8 of 10)	Y

Coldred - Reasons for Site Selection

Coldred is identified as one of the 'smaller villages' and a total of 5 homes have been allocated at this settlement.

In Coldred 2 sites were considered in Stage 2 of the HELAA.

1 site (**SHE005**) was considered unsuitable through the HELAA assessment due to the impacts development of the site would have on the adjacent listed buildings and conservation area and on landscape. There were also concerns with access to the site.

1 site (**SHE013**) was initially deleted from the HELAA Reg18 assessment as it was believed to be landlocked and inaccessible, however following the submission of a planning application which demonstrated achievable access to the site, **SHE013** was assessed and included in the Reg19 HELAA. The site was considered suitable for a smaller development of 5 dwellings and that a development of that size could be suitably accommodated in Coldred. **SHE013** was accordingly allocated with a capacity of 5 dwellings in the Submission Plan. The site has subsequently been the subject of an outline application for 5 dwellings (21/00882) which has a resolution to grant subject to the drawing up of a Section 106 agreement.

Hougham

Settlement Hierarchy Tier: Smaller villages and hamlets

Summary of main constraints at settlement:

Heritage: Listed Buildings. Separate and to the east of West Hougham village is Church Hougham Conservation Area with an associated Area of Archaeological Potential.

Environmental: Risk of surface water flooding in some locations. Broadly, the predominant Agricultural Land Classification (from the published 1:250,000 map) is Grade 2, 3 and 4.

Landscape and Wildlife: The village is located in the Kent Downs AONB. There are some notable habitats in the locality, and a locally designated wildlife sites between the village and Church Hougham. The Dungeness, Romney Marsh and Rye Bay Zone of Influence is relevant.

Site Options

Table 2.24: Hougham Summary of Site Options

Settlement	Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
Hougham	HOU001	Land to the south of West Hougham Village	25	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - unacceptable impact on the AONB - heritage concerns (impact on adjacent Grade II Listed Building) - development here would not be in keeping with the character of the village - constrained access		N

Settlement	Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
Hougham	HOU002	Land at Lowslip, West Hougham	15	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - unacceptable impact on the AONB - development here would not be in keeping with the character of the village - constrained access		N
Hougham	HOU003	Land at West Hougham (north of Apsely House and Flint Cottages)	45	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - unacceptable impact on the AONB - development here would not be in keeping with the character of the village - constrained access - development of this site would result in the loss of employment land		N
Hougham	HOU004	Land to the north east of Broadsole Lane and to the rear of Jubilee Cottage, West Hougham	25	Suitable	Available	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site. - The site does not accord with the Local Plan Strategic Policy 4 Residential Windfall Development, in that development will only be acceptable that is infilling within the settlement boundary and is of a scale commensurate with that if the existing settlement.		N

Settlement	Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
Hougham	HOU005	Land to the north of Lady Garne Road, West Hougham	290	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - unacceptable impact on the AONB - development here would not be in keeping with the character of the village - constrained access		N
Hougham	TC4S102	Land at The Street, West Hougham	8	N/A	N/A	N/A	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Unacceptable loss of trees and habitat on-site - Unacceptable impact on the setting and character of the village		N

Hougham - Reasons for Site Selection

Hougham is identified as one of the 'smaller villages' and a total of 0 homes have been allocated at this settlement.

In Hougham 6 sites were considered in Stage 2 of the HELAA.

5 sites (**HOU001, HOU002, HOU003, HOU005 and TC4S102**) were considered unsuitable through the HELAA assessment, predominantly due to their impacts on the setting of the AONB or on the character of the village due to the size of the proposed sites.

One site in Hougham (**HOU006**) was identified as suitable and available for development in the HELAA (2020), however it was subsequently decided not to propose the site as a draft allocation in the Regulation 18 Local Plan. The reasons for this were the remoteness of Hougham, the location of the settlement in the Kent Down AONB and the comparative size of the site compared to the existing settlement. Consequently no allocations were proposed in Hougham in the Local Plan.

Martin Mill

Settlement Hierarchy Tier: Smaller villages and hamlets

Summary of main constraints at settlement:

Heritage: Martin Mill is located within an Area of Archaeological Potential. There is a Conservation Area a short distance to the northwest at Martin.

Environmental: There are areas at risk of surface water flooding close to the village. Broadly, the predominant Agricultural Land Classification (from the published 1:250,000 map) is Grade 2, and 3.

Landscape and Wildlife: The Kent Downs AONB lies to the east beyond the A258.

Site Options

Table 2.25: Martin Mill Summary of Site Options

Settlement	Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
Langdon	LAN002	Land adjacent to Lucerne Lane, Martin Mill	100	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable Site: - Unacceptable landscape impact - Development here would have a poor relationship to the settlement and would not be in keeping with the character of the village - Access is unachievable		N
Langdon	LAN006	Martinvale Farm, Station Road, Martin Mill	25	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Development here would have a poor relationship to the settlement and would not be in keeping with the		N

Settlement	Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
									character of the village - Unacceptable landscape impact - Highways concerns		

Martin Mill - Reasons for Site Selection

Martin Mill is identified as one of the ‘smaller villages’ and a total of 0 homes have been allocated at this settlement.

In Martin Mill 2 sites were considered in Stage 2 of the HELAA (**LAN002 and LAN006**).

Both sites were assessed as unsuitable due to highway concerns, their detachment from the settlement and therefore the impact development of the sites would have on village’s character and surrounding landscape.

Nonington

Settlement Hierarchy Tier: Smaller villages and hamlets

Summary of main constraints at settlement:

Heritage: Listed Buildings and an Area of Archaeological Potential. There are two Conservation Areas: Nonington (Church Street) Conservation Area to the west and Nonington (Easole Street) to the east.

Environmental: Risk of surface water flooding in some locations. Broadly, the predominant Agricultural Land Classification (from the published 1:250,000 map) is Grade 1 and 2.

Landscape and Wildlife: There are some notable habitats in the locality, and a locally designated wildlife site to the south of the village.

Site Options

Table 2.26: Nonington Summary of Site Options

Settlement	Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
Nonington	NON001	Land off Easole Street	60	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Unacceptable heritage impact in relation to the impact on the setting of the Listed Buildings, character of the Conservation Area and impact on Fredville Part - Unacceptable landscape impact and impact on setting of village.		N
Nonington	NON002	Land off Mill Lane	26	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Unacceptable heritage impact - Unacceptable landscape impact and impact on setting of village.		N

Settlement	Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
Nonington	NON003	Land off Sandwich Road	10	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Unacceptable heritage impact - Unacceptable landscape impact and impact on setting of village.		N
Nonington	NON004	Land to the north of Church Street, Nonington	12	Suitable	Available	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site. - The site does not accord with the Local Plan Strategic Policy 4 Residential Windfall Development, in that development will only be acceptable that is infilling within the settlement boundary and is of a scale commensurate with that if the existing settlement.	Top	N
Nonington	NON005	College Field', Sandwich Road, Nonington	40	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Unacceptable heritage impact in relation to impact on the setting of adjacent Listed Buildings and on the character of the conservation area		N
Nonington	NON006	Prima Windows, Easole Street/Sandwich Road, Nonington	35	Suitable	Available	Y	Suitable	Available	N/A	Top (2 of 4)	Y

Settlement	Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
Nonington	NON007	Old Court House, Pinners Hill, Nonington	57	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable Site: - Isolated development in the countryside.		N
Nonington	NON008	Land off Vicarage Lane, Nonington	25	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable Site: - Unacceptable landscape impact and impact on setting of village. - Unacceptable heritage impact - Highways concerns.		N
Nonington	NON009	Land North of Cornerways, Church Street, Nonington, Dover	8	Suitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site. - The site does not accord with the Local Plan Strategic Policy 4 Residential Windfall Development, in that development will only be acceptable that is infilling within the settlement boundary and is of a scale commensurate with that if the existing settlement.	Bottom	N
Nonington	TC4S051	Land at Church Street (East), Nonington	30	N/A	N/A	N/A	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Unacceptable impact on the highways - Unacceptable landscape impact		N

Settlement	Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
Nonington	TC4S054	Land at Church Street (West), Nonington	55	N/A	N/A	N/A	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	<p>Unsuitable site:</p> <ul style="list-style-type: none"> - Access to this site could only be achieved through TC4S051. Any new access point would impact on habitats opportunities along the northern boundary of the site. - Unacceptable landscape impact - The site is disproportionate in size to the nearby settlement area. Further the site could only come forward with TC4S051 due to access would further increase the disproportionation. -Unacceptable impact on the character of the village -Unacceptable highways impact - impact on setting Buster Court Cottage Grade II would need to be assessed 		N

Nonington - Reasons for Site Selection

Nonington is identified as one of the 'smaller villages' and a total of 35 homes have been allocated at this settlement.

In Nonington 11 sites were considered in Stage 2 of the HELAA. 8 sites were assessed as unsuitable, primarily due to concerns around heritage and landscape impacts and the effect of sites' development on the setting of Nonington.

Three sites in Nonington were identified as suitable for development in the 2020 HELAA and so were subject to SA (**NON004, NON006 and NON009**). These included a previous LALP (2015) housing allocation (**NON006**) and two neighbouring sites to the north of Church Street (**NON004 and NON009**). All sites scored the same in the SA assessment. The Prima Windows site (**NON006**) is partly brownfield, would result in visual enhancement to the area and remove a formal industrial use. The site was therefore considered the most suitable site for allocation in the village. Given its capacity of 35 dwellings, it was not appropriate to identify any further sites for allocation due the position of the settlement in the settlement hierarchy.

Finglesham

Settlement Hierarchy Tier: Smaller villages and hamlets

Summary of main constraints at settlement:

Heritage: General Area of Archaeological Potential. Clusters of Listed Buildings at Marley Lane and The Street.

Environmental: Flood Zones 2 and 3 cover the south-east of Finglesham.

Landscape and Biodiversity: Thanet Coast and Sandwich Bay RAMSAR and SSSI to east of Finglesham

Site Options

Table 2.27: Finglesham Summary of Site Options

Settlement	Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
Finglesham	NOR001	Mercers Farm, Finglesham	6	Potentially Suitable	Available	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site. - The site does not accord with the Local Plan Strategic Policy 4 Residential Windfall Development, in that development will only be acceptable that is infilling within the settlement boundary and is of a scale commensurate with that of the existing settlement.		N

Settlement	Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
Finglesham	NOR003	White Horse Public House, Broad Lane, Finglesham	4	Suitable	Available	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site. - The site does not accord with the Local Plan Strategic Policy 4 Residential Windfall Development, in that development will only be acceptable that is infilling within the settlement boundary and is of a scale commensurate with that of the existing settlement.		N

Finglesham - Reasons for Site Selection

Finglesham is identified as one of the 'smaller villages' and a total of 0 homes have been allocated at this settlement.

In Finglesham 2 sites were considered in Stage 2 of the HELAA. 1 site (**NOR001**) was identified as potentially suitable in the initial HELAA (2020) assessment and 1 site (NOR003) was assessed as suitable. However a large site (**NOR005**) within Northbourne parish was proposed as a draft allocation in the Regulation 18 Local Plan and has subsequently gained outline planning permission, so it was decided not to allocate any further sites in Northbourne Parish, including the two Finglesham sites recorded above. Both sites were therefore identified as unsuitable prior to the publication of the Submission Local Plan.

Ringwould

Settlement Hierarchy Tier: Smaller villages and hamlets

Summary of main constraints at settlement:

Heritage: Ringwould Conservation Area covers the Front Street and Back Street area and contains several Listed Buildings. General Area of Archaeological Potential

Environmental: Groundwater Source Protection Zone 2

Landscape and Biodiversity: Area of Outstanding Natural Beauty to south of Dover Road. Areas of national Priority Habitat Inventory and Tree Preservation Orders to north of Ringwould

Site Options

Table 2.28: Ringwould Summary of Site Options

Settlement	Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
Ringwould	RIN001	Land at Ripple Down House, Ringwould	30	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Site is adjacent to a Listed Church and Conservation Area and development here would have an unacceptable heritage impact - Unacceptable landscape impact		N
Ringwould	RIN002	Land at Ringwould Alpines, Dover Road, Ringwould	5	Suitable	Available	N	Suitable	Available	N/A	Top (1 of 3)	Y

Settlement	Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
Ringwould	RIN003	Land at Ringwould Nursery, Hangmans Lane, Ringwould	150	Part Suitable/ Part Unsuitable	Available	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site. - The site does not accord with the Local Plan Strategic Policy 4 Residential Windfall Development, in that development will only be acceptable that is infilling within the settlement boundary and is of a scale commensurate with that of the existing settlement.	Bottom	N
Ringwould	RIN004	Ringwould Alpines, Dover Road, Ringwould	5	Suitable	Available	Y	Suitable	Available	N/A	Middle (2 of 3)	Y
Ringwould	RIN006	Ringwould Alpines, Dover Road, Ringwould	25	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Valuable green wedge in the village allowing views over the AONB - Infill development here would not be in keeping with the character of the village - Unacceptable impact on the AONB - Access concerns		N

Ringwould - Reasons for Site Selection

Ringwould is identified as one of the 'smaller villages' and a total of 10 homes have been allocated at this settlement.

In Ringwould 5 sites were considered in Stage 2 of the HELAA. Two sites were assessed as unsuitable due to impacts on heritage and landscape (in particular the AONB).

Three sites were identified as suitable in Ringwould in the initial (2020) HELAA and were therefore subject to SA (**RIN002, RIN003 and RIN004**). Of these, RIN003 scored the lowest in the Sustainability Appraisal, while the neighbouring sites at **RIN002** and **RIN004** were felt suitable to come forward in combination, subject to the provision of a generous landscape buffer. Whilst the sites lie in the AONB, the site is well contained by existing vegetation limiting the wider impact on the landscape. The site is supported by the AONB Unit.

Staple and Barnsole

Settlement Hierarchy Tier: Smaller villages and hamlets

Summary of main constraints at settlement:

Heritage: Listed Buildings and Area of Archaeological Potential surrounding St James's Church, and other Listed Buildings at School Lane.

Environmental: Broadly, the predominant Agricultural Land Classification (from the published 1:250,000 map) is Grade 1. Risk of Surface Water Flooding along School Lane.

Landscape and Biodiversity: Areas of national Priority Habitat Inventory to north and south of The Street.

Site Options

Table 2.29: Staple and Barnsole Summary of Site Options

Settlement	Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
Barnsole	STA001	Summerfield Nursery, Barnsole Road	16	Site has planning permission	Site has planning permission	N	Site has planning permission	Site has planning permission			N
Staple	STA002	Warren House, Buckland Lane	10	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Unacceptable heritage impact in relation to the setting of the adjacent Grade II Listed Buildings - Development here would have a poor relationship to the settlement and would not be in keeping with the character of the village - Access concerns		N

Settlement	Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
Staple	STA003	The Barn, Chapel Lane, Barnsole	5	Potentially Suitable	Available	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site. - The site does not accord with the Local Plan Strategic Policy 4 Residential Windfall Development, in that development will only be acceptable that is infilling within the settlement boundary and is of a scale commensurate with that if the existing settlement.	Bottom (4 of 6)	N
Staple	STA004	Land at Durlock Road, Staple	3	Suitable	Available	Y	Suitable	Available	N/A	Top (1 of 6)	Y
Staple	STA005	Animal Farm, Mill Road, Staple	30	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Access appears unachievable - Heritage concerns in relation to impact on adjacent Heritage Assets - Development here would have a poor relationship to the settlement and would not be in keeping with the character of the village - Unacceptable landscape impact		N

Settlement	Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
Staple	STA006	Land fronting Lower Road, Staple	18	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Development here would have a poor relationship to the settlement and would not be in keeping with the character of the village - Unacceptable landscape impact		N
Staple	STA007	Mill Road, Staple - larger site	120	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Development here would have a poor relationship to the settlement and would not be in keeping with the character of the village - Unacceptable landscape impact - Access concerns		N
Staple	STA008	Mill Road, Staple - smaller site	20	Part Potentially Suitable/ Part Unsuitable	Available	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site. - The site does not accord with the Local Plan Strategic Policy 4 Residential Windfall Development, in that development will only be acceptable that is infilling within the settlement boundary and is of a scale commensurate with that if the existing settlement.	Bottom (6 of 6)	N

Settlement	Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
Staple	STA009	Land North of Lower Road and to the east of Durlock Road, Staple (SUT03)	20	Suitable	Available	N	Site has planning permission	Site has planning permission		Top (2 of 6)	N
Staple	STA010	Land between Fairview and Chapel Lane, Lower Road/Fleming Road, Barnsole	30	Suitable	Available	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site. - The site does not accord with the Local Plan Strategic Policy 4 Residential Windfall Development, in that development will only be acceptable that is infilling within the settlement boundary and is of a scale commensurate with that if the existing settlement.	Top (3 of 6)	N
Staple	STA011	Land adjoining the Rookery, Durlock Road, Staple	25	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Development here would have a poor relationship to the settlement and would not be in keeping with the character of the village - Unacceptable landscape impact - Access concerns		N
Staple	STA012	The Three Tuns, The Street, Staple	9	Site has planning permission	Site has planning permission	N	Site has planning permission	Site has planning permission			N

Staple and Barnsole - Reasons for Site Selection

Stable and Barnsole are identified as 'smaller villages' and a total of 3 homes have been allocated at Staple.

In Staple 11 sites were considered in Stage 2 of the HELAA. 4 sites were assessed as unsuitable (**STA002, STA005, STA006, STA007**) primarily due to concerns with the sites' relationship to the village, their effect on landscape and village setting and access concerns.

2 sites (**STA001 and STA012**) gained planning permission prior to the publication of the HELAA (2020) and one further site (**STA009**) gained permission between the Regulation 18 and Regulation 19 consultations.

5 sites were subject to sustainability appraisal including **STA009** which subsequently gained planning permission and has been built out.

STA003 and STA008 scored comparatively lower in the Sustainability Appraisal so were not proposed as allocations. **STA004** scored the highest so this was proposed as an allocation in the Submission Local Plan, and it was not felt appropriate to additionally allocate the larger site at **STA010** given the limited access to services and facilities and several extant permissions in the village.

East Studdal and Ashley (Sutton Parish)

Settlement Hierarchy Tier: Smaller villages and hamlets

Summary of main constraints at settlement:

Environmental: Risk of Surface Water Flooding to south of Downs Close

Landscape and Biodiversity: Area of national Priority Habitat Inventory to south of Downs Close

Site Options

Table 2.30: East Studdal and Ashley Summary of Site Options

Settlement	Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
Ashley	SUT001	Land at Homestead Farm, Waldershare Road	5	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Development here would have a poor relationship to the settlement and would not be in keeping with the character of the village - Unacceptable landscape impact		N
East Studdal	SUT002	Land adjacent to The Follies, Downs Road, East Studdal	15	Part Suitable/ Part Unsuitable	Available	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site. - The site does not accord with the Local Plan Strategic Policy 4 Residential Windfall Development, in that development will only be acceptable that is infilling within the settlement boundary and is of a scale commensurate with that if the existing settlement.		N

Settlement	Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
East Studdal	SUT003	Seaview, Downs Road, East Studdal	10	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Development here would have a poor relationship to the settlement and would not be in keeping with the character of the village - Unacceptable landscape impact - Highways concerns		N
East Studdal	SUT004	Land adjacent to 1 Downs Close, East Studdal	10	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Development here would have a poor relationship to the settlement and would not be in keeping with the character of the village - Unacceptable landscape impact		N
East Studdal	SUT005/TC4S064	The Homestead, Homestead Lane, East Studdal	30	Site has planning permission	Site has planning permission	N	Potentially suitable	Available	N/A	Bottom	N
East Studdal	SUT006	Land adjacent to Stoneheap Road, East Studdal	35	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Development here would have a poor relationship to the settlement and would not be in keeping with the character of the village - Unacceptable landscape impact - Highways concerns		N

Settlement	Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
East Studdal	SUT007	East Studdal Nursery, Downs Road, East Studdal	30	Site has planning permission	Site has planning permission	N	Site has planning permission	Site has planning permission			N
East Studdal	SUT008	Land at Fieldings, Stoneheap Road, East Studdal (SUT06)	10	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Development here would have a poor relationship to the settlement and would not be in keeping with the character of the village - Unacceptable landscape impact - Highways concerns		N
East Studdal	SUT009	Downs Road, East Studdal (SUT01)	5	Part Suitable/ Part Unsuitable	Unavailable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site. - The site does not accord with the Local Plan Strategic Policy 4 Residential Windfall Development, in that development will only be acceptable that is infilling within the settlement boundary and is of a scale commensurate with that if the existing settlement.		N
Ashley	SUT010	Land to the east of Homestead Farm, Ashley	50	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Development here would have a poor relationship to the settlement and would not be in keeping with the character of the village		N

Settlement	Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
									- Unacceptable landscape impact - Highways concerns		
Ashley	SUT011	Chapel Lane, Ashley	50	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Development here would have a poor relationship to the settlement and would not be in keeping with the character of the village - Unacceptable landscape impact - Highways concerns		N
East Studdal	SUT012	Land adjacent to Fieldings, Stoneheap Road, East Studdal	10	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Development here would have a poor relationship to the settlement and would not be in keeping with the character of the village - Unacceptable landscape impact - Highways concerns - This site was resubmitted for the targeted call for sites with a smaller area and was subsequently found to be also unsuitable		N

Settlement	Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
East Studdal	TC4S038	Canton, Downs Rd, East Studdal, Dover	26	N/A	N/A	N/A	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Unacceptable access visibility preventing on site parking		N
East Studdal	TC4S056	Land adjoining Glendale, Strakers Hill, East Studdal, Dover, Kent	5	N/A	N/A	N/A	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: -It is not clear if a suitable access could be achieved - Visibility not achievable		N
East Studdal	TC4S068	Fields on Downs Road East Studdal (behind the community centre)	230	N/A	N/A	N/A	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - large site disproportionate to settlement. -unacceptable impact on character of settlement - Unacceptable impacts on biodiversity		N

East Studdal and Ashley - Reasons for Site Selection

East Studdal and Ashley are identified as 'smaller villages' and a total of 0 homes have been allocated at these settlements.

In East Studdal 12 sites were considered in Stage 2 of the HELAA. 10 were assessed as unsuitable due to their impact on the character of the settlement, their relationship to the settlement, impacts on the landscape and concerns about either proposed site accesses or the local highway network.

3 sites in Ashley (**SUT001, SUT010 and SUT011**) were also considered in Stage 2 of the HELAA. All three were assessed as unsuitable due to their poor relationship to the settlement, unacceptable landscape impacts and access concerns.

One site in East Studdal (**SUT005**) was erroneously marked as having planning permission in the HELAA (2020) before being subject to assessment prior to the publication of the Submission Local Plan. It was then subject to Sustainability Appraisal (as **TC4S064** because the site was resubmitted during the Targeted Call for Sites in 2021).

One site (**SUT007**) gained planning permission prior to the publication of the Regulation 18 (2020) HELAA.

Two sites (**SUT002 and SUT009**) were identified as suitable or potentially suitable in the HELAA (2020), for frontage development along Downs Road if coming forward in conjunction. However, the availability of **SUT009** was never confirmed and so it was not considered appropriate for **SUT002** (the site further from existing built form) to come forward in isolation.

SUT005 was subject to Sustainability Appraisal (as **TC4S064**) and did not score well when compared to **SUT002**, and the parish is acknowledged as being remote from public transport and services.

It was therefore decided not to propose any allocations in East Studdal.

Tilmanstone

Settlement Hierarchy Tier: Smaller villages and hamlets

Summary of main constraints at settlement:

Heritage: Tilmanstone Conservation Area covers the Upper Street and School Road area, which also contains several Listed Buildings. General Area of Archaeological Potential.

Environmental: Risk of Surface Water Flooding to west of Lower Street and east of Chapel Road.

Landscape and Biodiversity: Area of national Priority Habitat Inventory and Tree Preservation Order to south of St Mary’s Grove, and several others to west of Tilmanstone.

Site Options

Table 2.31: Tilmanstone Summary of Site Options

Settlement	Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
Tilmanstone	TIL001	Land on the west side of Dover Road	15	Part Suitable/ Part Unsuitable	Available	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site. - The site does not accord with the Local Plan Strategic Policy 4 Residential Windfall Development, in that development will only be acceptable that is infilling within the settlement boundary and is of a scale commensurate with that if the existing settlement.		N

Settlement	Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
Tilmanstone	TIL002	Dove's Corner, land to the north of Chapel Road, Tilmanstone	63	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable Site: - Site only to be considered with TIL003 - Unsustainable location and unsupported by services - Concern over landscape impact - Heritage concerns - Not clear that suitable visibility to the north can be achieved onto Dover Road for access to TIL002, as road is derestricted. Suitable visibility does not appear to be available for access from TIL002 onto St Marys Grove.		N
Tilmanstone	TIL003	Danefield House, St Mary's Grove, Tilmanstone	25	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable Site: - Site only to be considered with TIL002 - Unsuitable location and unsupported by services - Part of the site is identified as priority habitat. - Heritage concerns - Appears suitable visibility may be achievable at some point along site frontage in St Mary's Grove. Existing road would also need widening up to Dover Road. Concern regarding lack of visibility at junction of St Mary's		N

Settlement	Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
									Grove with Dover Road. Unlikely on its own to have a severe capacity impact on the highway network. No footways serving site.		

Tilmanstone - Reasons for Site Selection

Tilmanstone is identified as one of the ‘smaller villages’ and a total of 0 homes have been allocated at this settlement.

In Tilmanstone 3 sites were considered in Stage 2 of the HELAA. 2 adjacent sites (**TIL002 and TIL003**) were assessed as unsuitable in conjunction as it was felt they should only come forward together, and there are remaining concerns relating to site access, heritage impacts of development and the size of the combined site in relation to existing services in Tilmanstone.

One site was found to be partly suitable for development in Tilmanstone - the northern half of **TIL001** excluding the pub. The suitable part of the site was the former car park to the pub, with the remainder of the site being greenfield and removed from the existing built form. Planning permission has subsequently been granted for glamping pods on the car park land and been built out. The site was therefore noted as unsuitable in the HELAA (2022) as the portion that had been assessed as suitable has been built on and the available land in the south of the site remained unsuitable.

Woodnesborough

Settlement Hierarchy Tier: Smaller villages and hamlets

Summary of main constraints at settlement:

Heritage: Listed Buildings to the north of The Street and at St Mary's Church. Area of Archaeological Potential surrounding the Church.

Environmental: Broadly, the predominant Agricultural Land Classification (from the published 1:250,000 map) is Grade 1. Risk of Surface Water flooding to north of The Street

Site Options

Table 2.32: Woodnesborough Summary of Site Options

Settlement	Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
Woodnesborough	WOO001	Land opposite Sunnyside Cottages, Marshborough Road	5	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Development here would have a poor relationship to the settlement and would not be in keeping with the character of the village; - Unacceptable landscape impact; - Access concerns		N
Woodnesborough	WOO002	Land at Beacon Lane Farm	5	Suitable	Available	N	Site has planning permission	Site has planning permission			N

Settlement	Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
Woodnesborough	WOO003	Land at Beacon Lane Farm (Plot 2), Beacon Lane	12	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Development here would have a poor relationship to the settlement and would not be in keeping with the character of the village; - Unacceptable landscape impact; - Access concerns		N
Woodnesborough	WOO004	Land adjacent to Marshborough Cottage, Farm Lane	2	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Heritage concerns in relation to impact on the setting of the adjacent Listed Buildings - Development here would have a poor relationship to the settlement and would not be in keeping with the character of the village; - Unacceptable		N

Settlement	Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
									landscape impact		
Woodnesborough	WOO005	Beacon Lane Nursery, Beacon Lane, Woodnesborough	5	Part Suitable/ Part Unsuitable	Available	Y	Part Suitable/ Part Unsuitable	Available	N/A	Top (2 of 4)	Y
Woodnesborough	WOO006	Land south of Sandwich Road, Woodnesborough	10	Part Suitable/ Part Unsuitable	Available	Y	Part Suitable/ Part Unsuitable	Available	N/A	Bottom (3 of 4)	Y
Woodnesborough	WOO007	Wood Ash Garage at the junction of Beacon Lane and Drainless Road, Woodnesborough	10	Suitable	Unavailable	N	Suitable	Unavailable	N/A	N/A	N
Woodnesborough	WOO008	Woodnesborough Nurseries, Sandwich Road, Woodnesborough	75	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	N	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site: - Unacceptable heritage impact in relation to the impact on the setting of the adjacent scheduled monument and Listed Buildings - Unacceptable access;		N

Settlement	Site Reference	Site Name	Site Capacity	Reg 18 HELAA Suitability	Reg 18 HELAA Availability	Reg 18 draft allocation	Reg 19 HELAA Suitability	Reg 19 Availability	Summary of reason why unsuitable (in Reg 19 HELAA)	SA rank top/bottom	Reg 19 Allocation
									- Unacceptable landscape impact		
Woodnesborough	TC4S090	Land off The Street, Woodnesborough, Sandwich	27	N/A	N/A	N/A	Unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Unsuitable site -Access is unachievable - Footpath access is unachievable -Unacceptable landscape impact - Impact on Old Hall Grade II would need assessment		N

Woodnesborough - Reasons for Site Selection

Woodnesborough is identified as one of the 'smaller villages' and a total of 15 homes have been allocated at Woodnesborough.

In Woodnesborough 9 sites were considered in Stage 2 of the HELAA.

5 sites were assessed as unsuitable, due to their impacts on the character of Woodnesborough, relationship to the village, landscape impacts or concerns about access suitability.

Four sites were identified as suitable or potentially suitable in Woodnesborough. One site, **WOO002** subsequently gained planning permission for housing so was removed from consideration as a Local Plan allocation. **WOO007** was confirmed as unavailable for development by the landowner.

It was felt appropriate to allocate the two remaining suitable sites (**WOO005** for 5 dwellings and **WOO006** for frontage development of 10 dwellings along Sandwich Road) given Woodnesborough's level of service provision and access to Sandwich via bus from the village.

Appendix 1 – Sites Eliminated at HELAA Stage 1 by Settlement Hierarchy Tier

Stage 1 Eliminated Sites – Dover

HELAA site reference	Location	Settlement	No. of units put forward
DOV022F	Carehome site	Dover	ns
DOV040	Camden Crescent Car Park, Dover	Dover	ns
DOV041	Land off North West side of Holmestone Road, Dover	Dover	82
DOV042	1 Malvern Road, Dover	Dover	3
DOV045	91-95, Folkestone Road, Dover	Dover	9
DOV046	Rosewood Heights	Dover	ns
DOV050	Land at Westbury Crescent, Dover	Dover	2
DOV052	Land at Kimberley Crescent, Dover	Dover	5
DOV058	Land to the rear of Dover Railway Station Yard, St Johns Road, Dover	Dover	ns
DOV060	Area of open space adj to the Roman Painted House, York Street, Dover (DOV27)	Dover	ns
DOV062	Shopping Centre Car Park, Maison Dieu Road (DOV07)	Dover	ns
DOV064	Land to the north of Elms Vale Road, Dover	Dover	47
DOV065	Land off Dunedin Road, Dover	Dover	8
DOV067	Land adj to & rear of 21 Cherry Tree Avenue, Dover	Dover	ns
DOV072	Dover Station Car Park, Priory Gate Road, Dover	Dover	6
TC4S059	Land to the rear of Archers Court Road	Dover	50
TC4S103	Land off Malmains Road, Lascelles Road and Church Road	Dover	20
TEM006	Land East of The Avenue, Temple Ewell	Dover	53
TEM007	Pond Close Nursery, Temple Ewell, Dover	Dover	ns
WHI010	Land at Guilford Avenue, Whitfield	Dover	ns

DOV043	Site rear of 162 Folkestone Road, Vale View Road, Dover	Dover	3
DOV044	The Old Sorting Office, Charlton Green, Dover	Dover	18
DOV047	Land at former Snelgrove House, Harold Street, Dover	Dover	9
DOV048	Land at Priory Road, Dover	Dover	9
DOV049	Land at St David's Avenue, Aycliffe, Dover	Dover	2
DOV051	Land at Noah's Ark Road, Dover	Dover	ns
DOV053	Land at Colton Crescent, Dover	Dover	9
DOV054	Land at Rokesley Road, Dover	Dover	3
DOV055	Land at Peverell Road South, Dover	Dover	4
DOV056	Land at Peverell Road North, Dover	Dover	12
DOV057	Coombe Valley Road Car Park, 11-25 Coombe Valley Road, Dover	Dover	3
DOV059	European Vehicle Recovery Centre, St Johns Road, Dover	Dover	ns
DOV063	Land north of Malmains Road, Dover	Dover	28
DOV066	Land at Former William Muge House, Harold Street, Dover	Dover	20
DOV068	Royal Mail Depot, Granville Street (DOV08)	Dover	ns
DOV069	Land at Noah's Ark Road, Dover	Dover	9
DOV070	Redundant Transport Depot, South Military Road, Western Heights, Dover	Dover	20
DOV071	Land to the rear of Eclipse Recovery Site (now Dofra's Place), Maison Dieu Road, Dover	Dover	8
TC4S001	Land east of Copthorne and south of A2	Guston	129
TEM005	Land at 191 and Forge Bungalow, London Road, Temple Ewell	Temple Ewell	5
WHI011	Site at Rolles Court, Church Whitfield, Whitfield	Whitfield	1
WHI012	Esso Petrol Filling Station, Whitfield	Whitfield	ns
WHI013	Land at junction of Archers Court Road and Roman Road, Dover	Whitfield	ns

Stage 1 Eliminated Sites – Deal

HELAA site reference	Location	Settlement	No. of units put forward
DEA022	Land at Freemens Way, Deal	Deal	2
DEA024	The Firs, Ellens Road, Deal	Deal	1
DEA032	Car Park King Street and Broad Street Deal (DEA11)	Deal	20
DEA036	Land adjacent to Deal Castle Primary School	Deal	10
DEA037	Trystar, Ellens Road, Deal	Deal	16
DEA038	St George's car park, off West Street (DEA18)	Deal	10
DEA042	Deal Station Car Park, off Queen Street, Deal	Deal	7
DEA043	Land at 56-58 Blenheim	Deal	3
DEA044	Dola Avenue garage site, Deal	Deal	2
DEA045	Land Off, Ark Lane, Deal	Deal	10
TC4S052	Land on the Eastern side of Ellen's Road	Deal	6
TC4S080	Land to the east of Marlborough Road	Deal	20
TC4S113	Land North and South of Kennels Farm	Deal	157
DEA023	Site south of, Marlborough Road, Deal	Deal	12
DEA025	Land at Elizabeth Carter Avenue, Deal (2)	Deal	3
DEA026	Land at Elizabeth Carter Avenue, Deal (1)	Deal	4
DEA027	Land at Wilton Close, Deal	Deal	2
DEA028	Land at Stockdale Gardens, Deal	Deal	4
DEA029	Garage Site Ethelbert Road, Deal	Deal	4
DEA030	Building yard / waste land, Cannon Street, Deal	Deal	10
DEA031	Car Park, High Street, Deal (DEA19)	Deal	12
DEA033	Car Park, West Street, Deal (DEA14)	Deal	23
DEA034	Corner of Park Street and Corner of Park Street, West Street (DEA13)	Deal	6
DEA035	Gasholder Site, North of Cannon Street, Deal (DEA22)	Deal	7
DEA039	Land at St Richards Road, Deal	Deal	33

DEA040	Water Treatment Works, Golf Road, Deal	Deal	23
DEA047	Land at Cowdray Square, Deal	Deal	24
DEA048	Land south of Northwall Road, Deal	Deal	16
DEA049	Land at Southwell Road, Deal	Deal	36
WAL007	Land at Wellesley Avenue, Deal	Deal	2
GTM013	Champlain's Well, 220 Mongeham Road, Great Mongeham	Great Mongeham	3
SHO005	Cricket Ground, Sholden, New Road, Sholden, Deal	Sholden	51
SHO006	Redhouse Wall, Deal	Sholden	143
SHO007	Hull Court, Hull Place, Sholden, Deal	Sholden	1
DEA046	Land lying north west of Cross Road, Walmer	Walmer	1
TC4S004	Land at Coldblow Farm	Walmer	1195
TC4S007	Substation at Coldblow	Walmer	3
TC4S116	Land at Station Road	Walmer	351
TC4S117	Land off Dover Road	Walmer	122
DEA041	Land adjacent to railway, Station Road, Walmer	Walmer	9

Stage 1 Eliminated Sites – Sandwich

HELAA site reference	Location	Settlement	No. of units put forward
TC4S042	Sandwich Wildlife Park	Sandwich	87
TC4S062	Land north of Woodnesborough Road	Sandwich	30
TC4S063	Land at Woodnesborough Road	Sandwich	51
TC4S085	New Downs Farm	Sandwich	28

DOV061	Spare Ground to Rear of Clarendon Road at Railway Line (DO0508)	Sandwich	ns
SAN025	Osier Beds, Deal Road, Sandwich	Sandwich	51
SAN026	Cattle Market Car Park, Sandwich	Sandwich	18
SAN027	Stonar Industrial Estate, Sandwich (DO399)	Sandwich	178
SAN028	Downsbridge Gardens, Sandown Road, Sandwich	Sandwich	12
SAN029	Land adjacent to 168 The Crescent, Dover Road, Sandwich	Sandwich	8
SAN030	Land adjacent to White Mill, North Poulders, Sandwich	Sandwich	43
SAN031	Bellar's Bush Nursery, Sandwich Road, Sandwich	Sandwich	44

Stage 1 Eliminated Sites – Aylesham

HELAA site reference	Location	Settlement	No. of units put forward
AYL007	Phase 1, B1, Part 2, Aylesham Village Expansion, Aylesham (Persimmon Homes)	Aylesham	45
TC4S065	Cosby Farm	Aylesham	17

Stage 1 Eliminated Sites – Local Centres

HELAA site reference	Location	Settlement	No. of units put forward
ASH018	Black Barn, Great Knell Farm, Knell Lane, Ash	Ash	2
ASH019	West View Farm, Cop Street, Ash	Ash	13
ASH020	Land between A257 Ash Bypass and Old Sandwich Road, Guilton Farm, Ash	Ash	33
ASH021	Land to the rear of 47 New Street, Ash	Ash	45
ASH022	Land to west of ASH004 & north of Molland Farm, Ash, CT3 2JB	Ash	ns
ASH023	Land at Great Pedding Farm, Ash	Ash	50
ASH024	Land north of Wass House, Westmarsh, Ash	Ash	27
ASH025	Land adjoining Mill Field, New Street, Ash	Ash	10
TC4S021	Land south of New Street/north of Mote Lane	Ash	45
TC4S060	The Farmstead (Sand Hole Field)	Ash	15
TC4S093	Land at Sandwich Road	Ash	32
TC4S096	Land at New Street	Ash	39
ASH017	Land at 115 New Street, Ash	Ash	4
TC4S077	Land between Bradley's Barn and Solanum	Eastry	5
EAS018	Land east of 1 & 2 Woodnesborough Lane, Eastry	Eastry	14
EAS020	Land at Martin's Nursery, Foxborough Hill	Eastry	26
EAS021	Land adjoining Sunhollow, Gore Lane, Eastry	Eastry	4
EAS022	Eastry Primary School, Cook's Lea, Eastry	Eastry	43
EYT022	Land off Flax Court Lane, Eythorne	Eythorne	1
TC4S053	Farm land behind and accessed from Adelaide Road	Eythorne	179
TC4S091	Land at Shooters Hill, Eythorne	Eythorne	13
SHE012	Land rear of Shepherdswell Village Hall, Coxhill, Shepherdswell	Shepherdswell with Coldred	11
SHE014	Land off Mill Lane (additional)	Shepherdswell with Coldred	ns
TC4S101	Long Lane Cottage/Stables	Shepherdswell with Coldred	
TC4S107	The Glebe	Shepherdswell with Coldred	83

STM012	Land at Sea Street & Glebe Meadow, St Georges Place, St Margarets at Cliffe	St Margarets	14
TC4S006	Larger site at New Townsend Farm, Station Road	St Margarets	1409
TC4S018	Land to west of Bere Farm	St Margarets	707
TC4S019	Land to south east of Bere Farm	St Margarets	2179
TC4S020	Land to north of Bere Farm	St Margarets	191
STM013	Vicarage Lane, St Margarets at Cliffe	St Margarets	ns
STM014	Land to the north of Nelson Park Road, St Margaret's at cliffe	St Margarets	18
STM015	Land to the rear of Tamar, Utne, Acer and Green Meadows, Seymour Road, St Margarets-at-Cliffe	St Margarets	9
STM016	Land to rear of Jean, Kerry Croy, Eriskay and Little Orchard, The Street, St Margarets-at-Cliffe	St Margarets	7
STM017	Land to the south west of St Margarets Country Club, Reach Road, St Margarets-at-Cliffe	St Margarets	0
WIN016	Eastwoods Manor, The Old Fairground, Wingham	Wingham	2
WIN017	Land adjacent to Wingham Primary School, Canterbury Road, Wingham	Wingham	11
WIN018	Land adj Wingham Primary School	Wingham	7
WIN019	Builder's Yard, 67 High Street, Wingham	Wingham	21

Stage 1 Eliminated Sites – Larger Villages

HELAA site reference	Location	Settlement	No. of units put forward
ALK007	Fairacres, Alkham Valley Road	Alkham	1
ALK008	Land adjoining Drellingore Rise, Alkham Valley Road, Alkham	Alkham	1
CAP018	Land north of the junction between Capel Street and Winehouse Lane, Capel-le-Ferne	Capel le Ferne	ns
CAP019	Land adjacent to Green View Farm, Capel Street, Capel-le-Ferne	Capel le Ferne	2

CAP017	127 Capel Street	Capel-le-Ferne	3
TC4S045	Land adjacent to 101 New Dover Road	Capel-le-Ferne	15
TC4S079	Land opposite Battle of Britain Memorial	Capel-le-Ferne	32
TC4S095	Little Cauldham	Capel-le-Ferne	21
TC4S097	Land at Ridley Cottage	Capel-le-Ferne	9
TC4S098	The Longview	Capel-le-Ferne	2
GUS007	Land north of Frith Farm, St Martin's Road, Dover	Dover	7
LAN008	Solton Manor, East Langdon	East Langdon	3
LAN009	Land at Westside, East Langdon	East Langdon	2
TC4S002	Land west of Solton Manor at Solton Manor Farm	East Langdon	2463
LAN010	Land at West Side, Westside, East Langdon	East Langdon	10
TC4S014	Land between Prescott Close and railway line, Guston	Guston	526
TC4S015	Land south west of Pineham Road, Guston	Guston	1187
TC4S016	Land south east of East Langdon Road	Guston / East Langdon	1523
TC4S017	Land at Limekiln Down north west of East Langdon Road	Guston / East Langdon	1751
TC4S012	Land between Solton Manor Farm and A258 North	Langdon	38
TC4S013	Land between Solton Manor Farm and A258 South	Langdon	37
TC4S086	Land South West of Broadacre	Lydden	41
TC4S111	94 Canterbury Road	Lydden	
NOR006	Land between the A256 and North Deal	Northbourne	na
TC4S072	Hare & Hounds pub	Northbourne	6
TC4S084	Home Farm at Little Betteshanger	Northbourne	45
PRE018	Land to the south edge of Preston Garden Centre, The Street, Preston	Preston	6
TC4S094	Land at The Forstal, Preston	Preston	5
TC4S105	Harnden, Stourmouth Road	Preston	11
PRE019	Forge Cottage, Sheerwater Road, Elmstone, Preston	Preston	ns
PRE020	Land at Grove Lane, Preston	Preston	2
PRE021	Salvatori Depot, Grove Road, Preston	Preston	75
PRE022	Land to the south of Grove Road opposite Salvatori Depot, Preston	Preston	48

PRE023	Land off Mill Lane, Preston	Preston	54
TC4S005	Land East of railway line, Ripple	Ripple	50
TC4S033	Land to the North of Chapel Lane Ripple.	Ripple	30
TC4S024	Land between Felder Lodge and Mill lane	Worth	34
TC4S037	land at the back of Felder Lodge	Worth	15
TC4S078	Land at Jubilee Road	Worth	17
TC4S118	Land to rear of The Street	Worth	
WOR011	Worth Free Church, Deal Road, Worth	Worth	26
WOR016	Land to the south of Springfield between Mill Lane and Deal Road, Worth	Worth	5
WOR010	Bisley Nursery, The Street, Worth	Worth	120
WOR012	The Worth Centre, 1 Jubilee Road, Worth	Worth	21
WOR013	Land between Ashclose Villa and The Heights, Felderland Lane, Worth	Worth	19
WOR014	Land south of the Deal/Sandwich/Dover roundabout on the A256 (including smaller area to north of roundabout)	Worth	1416
WOR015	Land to the north of Felderland Lane between Coronation Cottages, Worth	Worth	6
WOR017	Land to the south of Jubilee Road including Church Farm Cottages, Worth	Worth	6

Stage 1 Eliminated Sites – Smaller Villages and Hamlets

HELAA site reference	Location	Settlement	No. of units put forward
TC4S040	Land at Homestead Farm	Ashley	6
EYT023	Land adjacent to Barfrestone Court Farm, Barfrestone	Barfrestone	2
EYT024	Land adjacent to Barfrestone Court Farm, Barfrestone	Barfrestone	1
STA013	Land to the south of Summerfield House, Barnsole Road, Barnsole	Barnsole	3

TC4S067	The Glebe Plot	Chillenden	11
TC4S119	Maydeken	Denton	30
SHE013	Land around Coldred	Dover	203
SUT013	Land adjacent to The Fieldings, Stoneheap Road	East Studdal	1
TC4S022	White House Public House	Finglesham	24
TC4S003	Land South East of Hawthorn Farm Holiday Park, Martin Mill	Martin Mill	1685
NON010	Land adjacent to Holt Street Bungalow, Holt Street, Nonington	Nonington	2
TC4S061	Threeways	Nonington	7
NON011	Land at Lynton, Mill Lane, Nonington	Nonington	ns
TC4S009	Land adjacent to Ripple Mill	Ringwould	1133
TC4S010	Land south of Hangman's Lane	Ringwould	38
TC4S011	Ringwould Allotment Gardens	Ringwould	21
TC4S041	Land at Shatterling Cottage	Shatterling	26
TC4S066	LAND ADJOINING LAYHAM GARDEN CENTRE,	Staple	22
TC4S108	Land at Durlock Road	Staple	13
TC4S109	The Frog and Orange PH	Staple	13
TC4S055	Land at Wentways Farm Cottage	Sutton	103
TIL004	Danefield House, St Mary's Grove, Tilmanstone	Tilmanstone	1
TIL005	Land parcels (north and south) adjacent to A256, Tilmanstone	Tilmanstone	ns
HOU006	Land at Satmar Lane, Hougham	West Hougham	3
TC4S057	Land at Youngs Place, land north of The Street, land south of The Street West Hougham.	West Hougham	29
HOU007	Chancepaxies, Gravel Lane, West Hougham	West Hougham	ns
SUT014	Hopehaven', Roman Road, Maydensole	West Langdon	ns
EAS019	Land at Selson Farm, Draniless Road, Woodnesborough	Woodnesborough	2
WOO009	Hammill Park, Woodnesborough, Sandwich	Woodnesborough	68
DEN001	Deacon Landscape Management, Wootton Lane, Wootton	Wootton	66
DEN002	Land at Shelvin Farm Lane, Wootton	Wootton	45

