

SAP17 – Land South of Stonar Lake and to north and east of Stonar Gardens, Sandwich (SAN004)

Indicative Capacity Assessment

1. The potential capacity of the site has been assessed, considering the site-specific constraints, particularly in relation to the Schedule Monument (SM) designation, which is shown on the extract from the Policies Map on Figure 1 below.

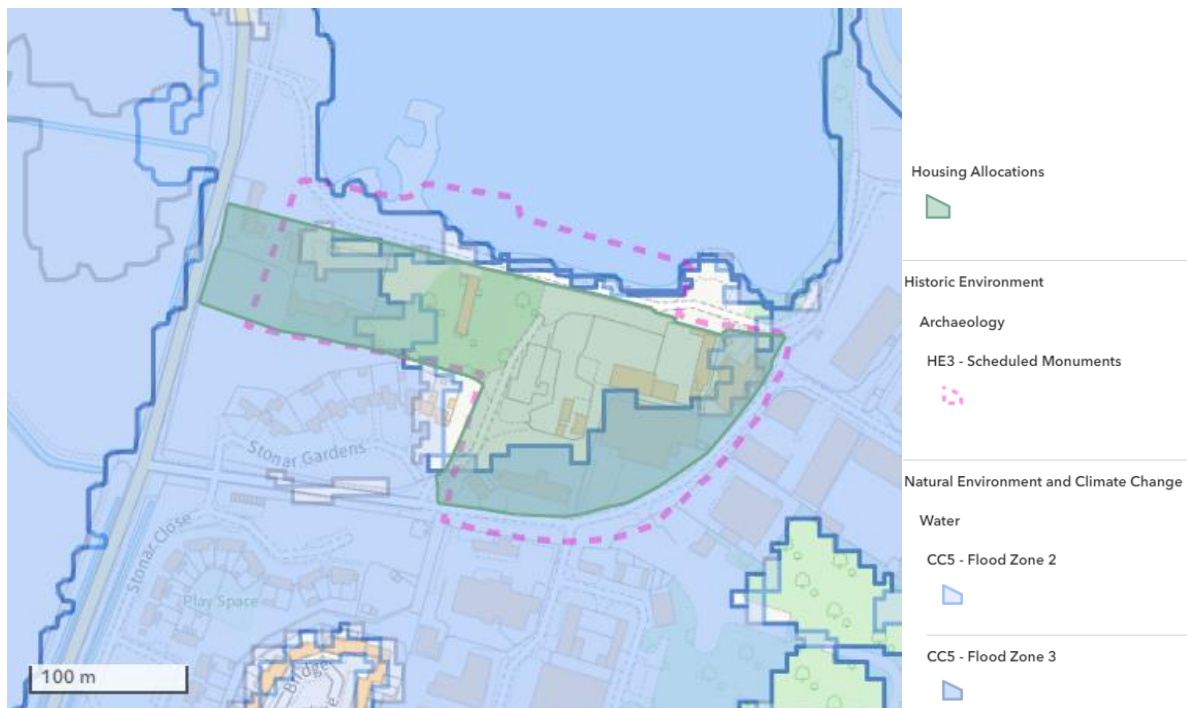


Figure 1 – Extract from Policies Map – current allocation boundary

2. The submission from the landowner in response to the Regulation 18 consultation (DLP2051) set out three options for development of the site. The Submitted Local Plan's indicative capacity for the site for 40 dwellings (set out in the supporting text to the Policy (para 4.177) and in Appendix dii - Housing Trajectory) was based upon the lowest of the three options. This could be achieved mostly outside the boundary of the SM.
3. With that in mind, and taking into account areas within the site that are already developed, the Council is now of the view that the overall site is capable of a higher level of development whilst preserving and enhancing the SM - through re-development of the parts of the site that already contain buildings.

4. It is therefore necessary, to make the policy effective, to include within the policy text an indicative capacity of 75 dwellings. This would involve development on approximately 50% of the site; enabling the remainder of the site to be public open space and open landscape to allow greater understanding and interpretation of the SM.
5. An indicative capacity of 75 dwellings would result in a net density of approximately 40 dwellings per hectare, which the Council considers to be an appropriate density for a site on the edge of Sandwich, considering the context of the site.
6. It has become apparent that the boundary of the site allocation shown on the policies map (Figure 1) does not reflect an accurate boundary of the site proposed for development by the landowner. Therefore, the Council considers it necessary to amend the boundary to the site shown on the policies map and “Figure 4.4 Map of Site Allocations in Sandwich” at p.140 of the Plan. This will ensure that Policy SAP17 is effective in securing improvements for the enhancement to the SM in accordance with criterion a) of Policy SAP17 and in making use of the previously developed land outside the SM. The revised site boundary is set out below in Figure 2.



Figure 2 – Proposed revised site allocation boundary