

The following amendments have made to this information on 15/11/2022:
 RIN002 and RIN004 have been changed from PDL to G
 Site Origin - "Brownfield" converted to "Brownfield Register" for clarity.

HELAA Reference	Location	Post Code	Settlement	Parish	Ward	Site Size (ha)	No. of units put forward	No units average density	Agreed Housing Number	Greenfield (G) or Previously Developed Land (PDL)	Site_Origin	Origin_Ref	Suitability	Summary of Suitability Assessment	Availability	Anticipated Timescale for Delivery Short (2021 - 2026) Medium (2027 - 2031) Long (2032 - 2040)	Achievability
ALK001	Land south of Bushy Ruff, Dover	CT16 3EE	Dover	Alkham	River	1.06	20	32	20	G	HELAA	HELAA135	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)	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
ALK002	Land at Ferrifield Lane, Hawkinge	CT18 7AW	Alkham	Alkham	River	2.12	19	63	19	G	HELAA	HELAA170		Site has planning permission and will not be taken forward in the HELAA.	Site has planning permission		Site has planning permission
ALK003	Land at Short Lane, Alkham	CT15 7BZ	Alkham	Alkham	River	0.32	6	9	10	G	HELAA	HELAA91	Suitable	Suitable Site: -The development of this site would form a logical extension to the existing settlement. -The village centre and its services are in walking distance from the site. -The site is in the AONB. Soft screening would be required to mitigate the impact on the AONB. -Access with suitable visibility appears achievable. -There would need to be a footway connection to the existing footway on the opposite side of the road -KCC Minerals Area -Risk of surface water flooding	Available	Short	Achievable
ALK004	Land to the south of Short Lane, to east of Beachwood, Alkham	CT15 7BZ	Alkham	Alkham	River	0.17	5	5	5	G	SHLAA	ALK01	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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
ALK005	Hill View House, Short Lane, Alkham	CT15 7BZ	Alkham	Alkham	River	0.29	8	9	8	G	SHLAA	ALK02V	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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
ALK006	Malmains Farm Land, Alkham	CT15 7EW	Alkham	Alkham	River	9.44	285	283	285	G	SHLAA	NS01ALK	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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
ASH001	Land south of the A257	CT3 2AF	Ash	Ash	Little Stour & Ashstone	8.47	255	254	150	G	HELAA	HELAA31	Unsuitable	Unsuitable site: -Development of this site would urbanise the northern part of Ash which is predominantly characterised by open countryside and acts as an undeveloped arc and a buffer for the A257 Ash Bypass and would encourage the urbanisation of neighbouring undeveloped parcels. -Low-medium landscape sensitivity -Access appears achievable, however a minimum of a right turn lane would be required. -Secondary emergency access would also be required, as would connections to the existing footway network. -Cumulative impact on the wider highway network from potential allocation sites within the village requires testing	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
ASH002	Land at the end of Langdon Avenue, New Street	CT3 2BP	Ash	Ash	Little Stour & Ashstone	0.73	9	22	5	G	HELAA	HELAA32	Unsuitable	Unsuitable site: -Unacceptable landscape impact -Unacceptable impact on the character and setting of the village -Access concerns	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
ASH003	Land south of Mill Field	CT3 2BD	Ash	Ash	Little Stour & Ashstone	0.55	15	16	8	G	HELAA	HELAA45		-Now allocated in the Ash Neighbourhood Plan	Not taken forward to the next stage of assessment as site allocated in the Ash Neighbourhood Plan	Not taken forward to the next stage of assessment as site allocated in the Ash Neighbourhood Plan	Not taken forward to the next stage of assessment as site allocated in the Ash Neighbourhood Plan
ASH004	Land to the north of Molland Lane, Ash	CT3 2JF	Ash	Ash	Little Stour & Ashstone	4.46	110	134	110	G	HELAA	HELAA95		-Now allocated in the Ash Neighbourhood Plan	Not taken forward to the next stage of assessment as site allocated in the Ash Neighbourhood Plan	Not taken forward to the next stage of assessment as site allocated in the Ash Neighbourhood Plan	Not taken forward to the next stage of assessment as site allocated in the Ash Neighbourhood Plan
ASH005	Land west of Molland Lane, Ash	CT3 2HL	Ash	Ash	Little Stour & Ashstone	1.61	40	48	40	G	HELAA	HELAA96	Unsuitable	Unsuitable site: -The Ash Neighbourhood Plan was made by DDC in September 2021. This sets out the housing allocations for Ash. No further housing allocations in Ash are proposed as part of the Local Plan.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
ASH006	Land off Sandwich Road, Ash	CT3 2AH	Ash	Ash	Little Stour & Ashstone	5.76	104	173	100	G	HELAA	HELAA132	Unsuitable	Unsuitable site: -Development of this site would urbanise the northern part of Ash which is predominantly characterised by open countryside and acts as an undeveloped arc and a buffer for the A257 Ash Bypass and would encourage the urbanisation of neighbouring undeveloped parcels. -Low-medium landscape sensitivity -No access concerns	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
ASH007	Land to the rear of 24 Sandwich Road, Ash	CT3 2AF	Ash	Ash	Little Stour & Ashstone	2.83	85	85	85	G	HELAA	HELAA135	Unsuitable	Unsuitable site: -Development of this site would urbanise the northern part of Ash which is predominantly characterised by open countryside and acts as an undeveloped arc and a buffer for the A257 Ash Bypass and would encourage the urbanisation of neighbouring undeveloped parcels. -Access does not appear achievable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
ASH008	Land to the east of Queens Road, Ash	CT3 2BA	Ash	Ash	Little Stour & Ashstone	4.07	147	122	100	Mixed	HELAA	HELAA136	Unsuitable	Unsuitable site: -The Ash Neighbourhood Plan was made by DDC in September 2021. This sets out the housing allocations for Ash. No further housing allocations in Ash are proposed as part of the Local Plan.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
ASH009	Land to the rear of White Post Farm, Sandwich Road, Ash	CT3 2AF	Ash	Ash	Little Stour & Ashstone	1.20	30	36	30	Mixed	HELAA	HELAA137		Site has planning permission and will not be taken forward in the HELAA.	Site has planning permission		Site has planning permission
ASH010	Land adjacent Saunders Lane, Ash	CT3 2BK	Ash	Ash	Little Stour & Ashstone	3.40	45	102	76	G	HELAA	HELAA152		Site has planning permission and will not be taken forward in the HELAA.	Site has planning permission		Site has planning permission
ASH011	Gulston, Ash	CT3 2HS	Ash	Ash	Little Stour & Ashstone	0.78	20	23	10	PDL	HELAA	HELAA163		Now allocated in the Ash Neighbourhood Plan	Not taken forward to the next stage of assessment as site allocated in the Ash Neighbourhood Plan	Not taken forward to the next stage of assessment as site allocated in the Ash Neighbourhood Plan	Not taken forward to the next stage of assessment as site allocated in the Ash Neighbourhood Plan
ASH012	Land at Gulston, Ash	CT3 2HP	Ash	Ash	Little Stour & Ashstone	0.40	12	12	12	G	HELAA	HELAA169	Unsuitable	Unsuitable Site: -Unacceptable heritage impact in relation to the character of the conservation area and setting of the listed buildings	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
ASH013	Land to the west of Chequer Lane, Ash	CT3 2AZ	Ash	Ash	Little Stour & Ashstone	3.10	90	93	90	G	Unimplemented Allocation	LA20		Planning permission granted. Site will therefore be removed from the HELAA	Site has planning permission		Site has planning permission
ASH014	Land to the south of Sandwich Road, Ash	CT3 2AH	Ash	Ash	Little Stour & Ashstone	3.34	95	100	63	PDL	Unimplemented Allocation	LA21		Now allocated in the Ash Neighbourhood Plan	Not taken forward to the next stage of assessment as site allocated in the Ash Neighbourhood Plan	Not taken forward to the next stage of assessment as site allocated in the Ash Neighbourhood Plan	Not taken forward to the next stage of assessment as site allocated in the Ash Neighbourhood Plan
ASH015	Former Council Yard, Molland Lea, Ash	CT3 2JQ	Ash	Ash	Little Stour & Ashstone	0.16	5	5	5	PDL	Unimplemented Allocation	LA23		Now allocated in the Ash Neighbourhood Plan	Not taken forward to the next stage of assessment as site allocated in the Ash Neighbourhood Plan	Not taken forward to the next stage of assessment as site allocated in the Ash Neighbourhood Plan	Not taken forward to the next stage of assessment as site allocated in the Ash Neighbourhood Plan
ASH016	Land at Westmarsh, Preston	CT3 2LS	Ash	Ash	Little Stour & Ashstone	0.61	19	18	19	G	Brownfield Register	BR46	Unsuitable	Unsuitable Site: -Isolated site within the countryside where development would not be well related to the provision of local facilities or public transport and would encourage car use. -Detrimental impact on the landscape and character of the area -Site partly in Flood Zone 2 and 3. If the site ever came forward a detailed FRA would be required. -Unsuitable access	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
AYL001	Land at Dorman Avenue North	CT3 3BP	Aylesham	Aylesham	Aylesham	0.31	9	9	9	G	HELAA	HELAA64	Suitable	Suitable site. -Logical small extension to the existing built form. Careful design necessary to mitigate potential impacts on residential amenity -Risk of surface water flooding -Access with suitable visibility appears achievable but would require the removal of some existing lay-by and on-street parking -Cumulative impact on the wider highway network from potential allocation sites within the village needs to be tested. A Transport Assessment will be required.	Available	Medium	Marginal
AYL002	Land at Boulevard	CT3 3BP	Aylesham	Aylesham	Aylesham	0.61	17	18	17	G	HELAA	HELAA66		Site has planning permission and will not be taken forward in the HELAA.	Site has planning permission		Site has planning permission

HELAA Reference	Location	Post Code	Settlement	Parish	Ward	Site Size (ha)	No. of units put forward	No units average density	Agreed Housing Number		Site_Origin	Origin_Ref	Suitability	Summary of Suitability Assessment	Availability	Anticipated Timescale for Delivery Short (2021 - 2026) Medium (2027 - 2031) Long (2032 - 2040)	Achievability
AY1003	Land to the south of Spiney Lane, Aylesham	CT3 & CT4	Aylesham	Aylesham	Aylesham	132.22	3966	3967	640	G	HELAA	HELAA103	Suitable	<p>Suitable Site:</p> <ul style="list-style-type: none"> -Aylesham is considered to be a key growth area in the Local Plan, given its good transport links, services and amenities. The site would however need to be taken forward as part of the managed expansion of Aylesham to ensure the necessary infrastructure was put in place to support development in this area. -Housing is only proposed on the land in Dover District, and this site is marked amber. Land in Canterbury is marked red. -High landscape sensitivity - mitigation and screening will be required -Buffer required to protect ancient woodland -Contaminated land survey required -Risk of surface water flooding -KCC Highways have expressed serious concerns over the access to the site, impact on the immediate and surrounding highways network, and the delivery and cost of potential mitigation -Further transport modelling work, including a merge and diverge assessment of the A2, is necessary. -The constraints identified on the site can be mitigated through the Local Plan 	Available	Medium	Marginal
AY1004	Farmland lying to the north Aylesham and to the east of the B2046 (Adisham Road)	CT3 3JA	Aylesham	Aylesham	Aylesham	36.35	700	1091	500	G	HELAA	HELAA127	Unsuitable	<p>Unsuitable Site:</p> <ul style="list-style-type: none"> -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 network, and the delivery and cost of potential mitigation -Further transport modelling work, including a merge and diverge assessment of the A2, is necessary. 	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
AY1005	Land off Holt Street, Snowdown, Aylesham	CT15 4JN	Aylesham	Aylesham/Norsington	Aylesham	41.77	1253	1253	40	PDL	HELAA	HELAA89	Potentially Suitable	<p>Potentially suitable site:</p> <p>Site proposed for 40 carbon neutral community based affordable housing units (on the land to the north of Holt Street), in addition to 12,000 sqm gross floorspace comprising A1, A3, A4, B1, B2, B8 and D1 uses within the footprint of the previously developed part of the site to the south of Holt Street. Proposals also include the creation of a natural open space in the main body of the site to the south of the derelict colliery buildings, containing an events space (up to 1,000 sqm), park lodges for holiday accommodation (up to 4,000 sqm) and bee hives, as well as nature trails, public art and picnic areas. Proposals to regenerate this site are supported. Previous HELAA assessment of the site remains unchanged. Site remains potentially suitable for mixed use development provided heritage and highways issues can be mitigated.</p> <ul style="list-style-type: none"> -The impact on the LWS would need to be mitigated -Impact on the deciduous woodland should be avoided -Contaminated land survey required -Risk of surface water flooding would need to be mitigated -KCC have expressed concerns over access and pressure on the surrounding road network. Also concern regarding the cumulative impact on the wider highway network from potential allocation sites within the village. A Transport Assessment will therefore be required. -A Heritage Assessment will be required on this site to mitigate heritage concerns. 	Available	Medium	Marginal
AY1006	Site at The Greyhound PH, Dorman Avenue South, Aylesham	CT3 3EY	Aylesham	Aylesham	Aylesham	0.27	8	8	8	PDL	Unimplemented Permission	11/00942		Site has planning permission and will not be taken forward in the HELAA.	Site has planning permission		Site has planning permission
TC45114	Land at Ratling Road, Aylesham		Aylesham	Aylesham Parish Council	Aylesham, Eythorne and Shepherdswell	1.45	41	44	44	PDL	Targeted Call for Sites 2021		Unsuitable	<p>Unsuitable site:</p> <ul style="list-style-type: none"> -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. 	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
CAP001	Land adjacent to 101 New Dover Road	CT18 7JD	Capel-le-Ferne	Capel le Ferne	Capel le Ferne	0.49	10	15	10	G	HELAA	HELAA30	Unsuitable	<p>Unsuitable site:</p> <ul style="list-style-type: none"> -unacceptable impact on the AONB and the setting of the heritage coast -access is constrained -continued linear development along the New Dover Rd could lead to potential coalescence with development in Folkestone and Hythe District 	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
CAP002	Site adjacent Capel Garage, Old Dover Road, Capel-le-Ferne	CT18 7HN	Capel le Ferne	Capel le Ferne	Capel le Ferne	0.71	9	21	9	G	HELAA	HELAA51	Unsuitable	<p>Unsuitable site:</p> <ul style="list-style-type: none"> -unacceptable impact on the AONB and the heritage coast -unacceptable biodiversity impact -concern as to whether access is achievable 	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
CAP003	Land at New Dover Road, Capel-le-Ferne	CT18 7JB	Capel le Ferne	Capel le Ferne	Capel le Ferne	0.16	5	5	5	Mixed	HELAA	HELAA55	Unsuitable	<p>Unsuitable site:</p> <ul style="list-style-type: none"> -poor relationship to settlement -unacceptable impact on the setting of the AONB and heritage coast 	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
CAP004	Land south of New Dover Road and east of Winehouse Lane, Capel-le-Ferne	CT18 7JB	Capel le Ferne	Capel le Ferne	Capel le Ferne	1.02	31	31	31	G	HELAA	HELAA88	Unsuitable	<p>Unsuitable site:</p> <ul style="list-style-type: none"> -poor relationship to settlement -unacceptable impact on the setting of the AONB and heritage coast 	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
CAP005	Land at New Dover Road, Capel-le-Ferne	CT18 7JH	Capel le Ferne	Capel le Ferne	Capel le Ferne	17.40	142	522	142	G	HELAA	HELAA133	Unsuitable	<p>Unsuitable Site:</p> <ul style="list-style-type: none"> -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. -KCC have no highways objections 	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
CAP006	Land to the east of Great Cauldham Farm, Capel-le-Ferne	CT18 7LZ	Capel-le-Ferne	Capel le Ferne	Capel le Ferne	6.35	100	190	70	G	HELAA	HELAA191	Part suitable/ Part unsuitable	<p>Suitable Site (in part):</p> <ul style="list-style-type: none"> -This site is well connected to the existing services in Capel and would form a logical extension to the village. -KCC have commented that access to the site is achievable, albeit not ideal for the level of development proposed. Concern over whether a secondary emergency access is achievable. Concern over impact on the highway. The reduction in site size to 50 dwellings addresses concerns regarding the secondary access. However if the size of the site increases in the future the views of Kent Fire and Rescue should be sought. -Development here would only be acceptable provided: -Sufficient screening is provided along the western boundary to mitigate the impact of development on the AONB -Existing trees and hedgerows are retained -A Transport Assessment is undertaken to address highways concerns -The infrastructure requirements arising from the site are met 	Available	Short	Achievable
CAP007	Land north west of New Dover Road, Capel-le-Ferne	CT18 7HH	Capel le Ferne	Capel le Ferne	Capel le Ferne	4.51	50-60	135	60	G	HELAA	HELAA194	Unsuitable	<p>Unsuitable site:</p> <ul style="list-style-type: none"> -unacceptable impact on the AONB and its setting (half of the site is in the AONB) -site is in a very prominent position and development here would have a poor relationship to the existing settlement -constrained access 	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
CAP008	Land on the south side of Winehouse Lane, Capel-le-Ferne	CT18 7JE	Capel le Ferne	Capel le Ferne	Capel le Ferne	1.43	Not stated	43	45	G	HELAA	HELAA94	Unsuitable	<p>Unsuitable site:</p> <ul style="list-style-type: none"> -poor relationship to settlement -constrained access -unacceptable impact on the setting of the AONB 	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
CAP009	Longships, Cauldham Lane, Capel-le-Ferne	CT18 7HG	Capel-le-Ferne	Capel le Ferne	Capel le Ferne	0.49	5	15	10	PDL	HELAA	HELAA216	Suitable	<p>Suitable site:</p> <ul style="list-style-type: none"> -Self contained previously developed site -Existing access. However some significant improvements to Cauldham Lane would be required to provide the necessary pedestrian linkage to the existing footway network. -Screening would be required along the boundary to mitigate the impact of the development on the adjacent AONB. -The existing trees and hedgerows on the site should also be retained 	Available	Short	Achievable
CAP010	Land between 107 and 127 Capel Street, Capel-le-Ferne	CT18 7HB	Capel-le-Ferne	Capel le Ferne	Capel le Ferne	1.51	40	45	40	G	Unimplemented Allocation	LA26		Site has planning permission and will not be taken forward in the HELAA.	Site has planning permission		Site has planning permission
CAP011	Land known as the former Archway Filling Station, New Dover Road, Capel-le-Ferne	CT18 7JD	Capel-le-Ferne	Capel le Ferne	Capel le Ferne	0.66	18	20	10	PDL	Brownfield Register	BR05	Suitable	<p>Suitable site:</p> <ul style="list-style-type: none"> -Self contained brownfield site -Site has largely been reclaimed by nature, however likely to still be contaminated due to its previous use. -Existing access on the site and no access concerns. -Risk of surface water flooding -However the site is in the AONB, with medium-high landscape sensitivity and development here would only be acceptable provided: -Sufficient screening is provided along the boundary to mitigate the impact of development on the AONB -Existing trees and hedgerows are retained -The constraints identified on the site can be mitigated through the Local Plan 	Available	Medium	Achievable
CAP012	White Cliffs Caravan Park, New Dover Road, Capel-le-Ferne	CT18 7HY	Capel-le-Ferne	Capel le Ferne	Capel le Ferne	24.43	690	733	142	PDL	Brownfield Register	BR57	Unsuitable	<p>Unsuitable site:</p> <ul style="list-style-type: none"> -unacceptable impact on the AONB and heritage coast -a large development here would not be sustainable and would have a poor relationship to the settlement -southern part of site borders a coastal change management area 	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable

HELAA Reference	Location	Post Code	Settlement	Parish	Ward	Site Size (ha)	No. of units put forward	No units average density	Agreed Housing Number	G or PDL	Site_Origin	Origin_Ref	Suitability	Summary of Suitability Assessment	Availability	Anticipated Timescale for Delivery Short (2021 - 2026) Medium (2027 - 2031) Long (2032 - 2040)	Achievability
CAPO13	Land at Calkham Lane, Capel-le-Ferne	CT18 7HG	Capel-le-Ferne	Capel le Ferne	Capel le Ferne	0.76	22	23	5	G	SHLAA	LDF014	Suitable	<ul style="list-style-type: none"> Suitable site: -Self contained site. Development here would be well connected to the existing services in Capel. -Existing access. -Screening would however be required along the boundary to mitigate the impact of the development on the adjacent AONB. -The existing trees and hedgerows on the site should also be retained and an ecological survey undertaken. -Appears suitable visibility may be achievable but measured speeds would be needed to determine this as access is in derestricted section of lane. -A vehicular access into the site could be achieved, however some significant improvements to Calkham Lane would be required to provide the necessary road widening and pedestrian linkage to the existing footway network. Further evidence required to demonstrate this 	Available	Short	Achievable
CAPO14	Old Dover Road Site, Capel-le-Ferne	CT18 7HU	Capel-le-Ferne	Capel le Ferne	Capel le Ferne	0.87	26	26	26	PDL	SHLAA	SHL047	Unsuitable	<ul style="list-style-type: none"> Unsuitable site: -unacceptable impact on the setting of the AONB and heritage coast -development here would have a poor relationship to the settlement -southern part of site borders a coastal change management area 	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
CAPO15	38 Caudham Lane	CT18 7HG	Capel-le-Ferne	Capel le Ferne	Capel le Ferne	0.27	6	8	6	PDL	SHLAA	SHL084	Unsuitable	<ul style="list-style-type: none"> Unsuitable site: -site is on the edge of Capel and detached from the Centre -constrained access -unacceptable impact on the setting of the AONB 	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
CAPO16	Extension of the northern village confines to include Hollingbury Farm, Capel-le-Ferne	CT18 7EY	Capel-le-Ferne	Capel le Ferne	Capel le Ferne	1.26	29	38	29	Mixed	SHLAA	CAPO1C	Unsuitable	<ul style="list-style-type: none"> Unsuitable site: -unacceptable impact on the AONB -development here would have a poor relationship to the settlement 	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
DEA001	Land to the west of Golf Road and to the south of Lanfranc Road	CT14 6GD	Deal	Deal	North Deal	1.21	30	36	30	G	HELAA	HELAA15	Unsuitable	<ul style="list-style-type: none"> Unsuitable Site: -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. -Detrimental impact on the landscape -Access concerns -Concern over cumulative effect on the highway 	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
DEA002	Land behind 281 to 273 St Richards Road, Deal	CT14 9LF	Deal	Deal	Mill Hill	0.50	10	15	15	PDL	HELAA	HELAA58	Unsuitable	<ul style="list-style-type: none"> 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. 	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
DEA003	Land at rear of 87 Golf Road, Deal	CT14 6QD	Deal	Deal	North Deal	1.98	59	59	59	G	HELAA	HELAA67	Unsuitable	<ul style="list-style-type: none"> 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 be demonstrated as being achievable. -Detrimental impact on the landscape -Access concerns -Concern over cumulative effect on the highway 	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
DEA004	Land to the north of West Lea and west of the Fairway (off Golf Road), Deal	CT14 6PZ	Deal	Deal	North Deal	1.97	60	59	59	G	HELAA	HELAA79	Unsuitable	<ul style="list-style-type: none"> Unsuitable Site: -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 be demonstrated as being achievable. -Access concerns -Concern over cumulative effect on the highway 	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
DEA005	Land to the west of Hutchings Timber and Jewsons Build Centre, 79 Albert Road, Deal	CT14 9HQ	Deal	Deal	Middle Deal & Sholden	3.14	15	94	68	G	HELAA	HELAA90	Unsuitable	<ul style="list-style-type: none"> Unsuitable Site: -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 	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
DEA006	Land at Golf Road, Deal	CT14 6RZ	Deal	Deal	North Deal	3.51	100	105	105	G	HELAA	HELAA119	Unsuitable	<ul style="list-style-type: none"> Unsuitable Site: -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 	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
DEA007	Land at the north east of Southwall Road, Deal (Waller's Field)	CT14 9SR	Deal	Deal	Middle Deal & Sholden	1.61	64	48	63	G	HELAA	HELAA145		Site has planning permission and will not be taken forward in the HELAA.	Site has planning permission		Site has planning permission
DEA008	Land off Cross Road, Deal	CT14 9LA	Deal	Deal	Mill Hill	8.73	235	262	100	G	HELAA	HELAA168	Suitable	<ul style="list-style-type: none"> Suitable Site -Site to be considered in conjunction with DE020. Site would form a logical extension to the settlement. -Medium landscape sensitivity. It is therefore considered that any landscape harm could be mitigated with suitable screening. -Contaminated land survey required -Risk of surface water flooding -Access with suitable visibility appears achievable from Cross Road, with secondary emergency access from Station Road. -Footway connection required to existing network at Station Road/Sydney Road junction. -Cumulative impact needs to be considered from all local plan growth in the area and tested through the highways modelling work. A Transport Assessment will also be required for this site 	Available	Medium	Achievable
DEA009	Land at Coldblow, Elens Road, Walmer	CT14 9JN	Deal	Deal	Mill Hill	2.82	40	84	66	G	HELAA	HELAA178	Unsuitable	<ul style="list-style-type: none"> Unsuitable Site: -Unacceptable landscape impact -Limited accessibility -Site poorly relates to Deal 	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
DEA010	Land at Marlborough Road, Walmer	CT14 9LD	Deal	Deal	Mill Hill	1.45	55	44	39	G	HELAA	HELAA181	Unsuitable	<ul style="list-style-type: none"> Unsuitable Site: -Detrimental impact on the landscape -Limited accessibility -Highways concerns over cumulative impact of development in this location -Heritage concerns - archaeology 	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
DEA011	Land at St Richards Road	CT14 9LG	Deal	Deal/Great Mongeham	Mill Hill/Eastry	10.23	260	307	310	G	HELAA	HELAA20	Unsuitable	<ul style="list-style-type: none"> 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 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 	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable

HELAA Reference	Location	Post Code	Settlement	Parish	Ward	Site Size (ha)	No. of units put forward	No units average density	Agreed Housing Number	Greenfield (G) or Previously Developed Land (PDL)	Site_Origin	Origin_Ref	Suitability	Summary of Suitability Assessment	Availability	Anticipated Timescale for Delivery Short (2021 - 2026) Medium (2027 - 2031) Long (2032 - 2040)	Achievability
DEA012	Land between the A256 and North Deal	CT14 0AQ	Deal	Sholden/Deal	Middle Deal & Sholden	406.31	975		975	Mixed	HELAA	HELAA151A	Unsuitable	<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 Cottingham 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 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 Cottingham 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 Cottingham 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. 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 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 (Foumead 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. All three parcels also fall within a Biodiversity Opportunity Area (Lower Stour Wetlands) given this ecological surveys would need to be undertaken on this site and mitigation measure would be required.</p>	Available	Medium	Achievable
DEA013	Land to the rear of 133-147 St Richard's Road, Deal	CT14 9LF	Deal	Deal	Mill Hill	1.35	40	40	21	Mixed	Unimplemented Allocation	LA15		Site has planning permission and will not be taken forward in the HELAA.	Site has planning permission		Site has planning permission
DEA014	Land at Albert Road, Deal	CT14 9RB	Deal	Deal	Middle Deal & Sholden	4.54	72	136	142	PDL	Brownfield Register	BR39		Site has planning permission and will not be taken forward in the HELAA.	Site has planning permission		Site has planning permission
DEA015	Linwood Youth Centre, 92 Mill Road, Deal	CT14 9AG	Deal	Deal	Middle Deal & Sholden	0.27	7	8	6	PDL	Brownfield Register	BR43		Site has planning permission and will not be taken forward in the HELAA.	Site has planning permission		Site has planning permission
DEA016	Reservoir St Richards Road, Deal (DO146)	CT14 9IT	Deal	Deal	Mill Hill	1.09	32	33	32	PDL	SHLAA	PP004		Site has planning permission and will not be taken forward in the HELAA.	Site has planning permission		Site has planning permission
DEA017	Alexandra Drive, Deal	CT14 9LF	Deal	Deal	Mill Hill	24.18	1209	725	725	G	SHLAA	PH5015	Unsuitable	<p>Unsuitable Site: -Landscape concerns -Limited accessibility -Highways concerns over cumulative impact of development in this location -Heritage concerns - archaeology</p>	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
DEA018	Church Lane/Hyton Drive, Deal CT14 9QG	CT14 9SQ	Deal	Sholden	Eastry	0.48	21	14	18	G	HELAA	HELAA231		Site has planning permission and will not be taken forward in the HELAA.	Site has planning permission		Site has planning permission
DEA019	Land to the rear of Station Road, Walmer	CT14 7RH	Walmer	Walmer	Walmer	0.30	5	9	8	PDL	HELAA	HELAA232	Unsuitable	<p>Unsuitable Site: -Unacceptable access</p>	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
DEA020	Land off Cross Road, Deal	CT14 9JN	Deal	Deal	Mill Hill	3.99	100	120	100	G	HELAA	HELAA235		Site has planning permission and will not be taken forward in the HELAA.	Site has planning permission		Site has planning permission
DEA021	Land off Freeman's Way, Deal	CT14 9DH	Deal	Deal	Mill Hill	3.69	79-109	111	88	G	HELAA	HELAA237		Site has planning permission and will not be taken forward in the HELAA.	Site has planning permission		Site has planning permission
TC45008	Bridleway Riding School, Station Road, Deal	CT14 9JN	Deal	Deal Town Council	Mill Hill	1.09	35	33	25	G	Targeted Call for Sites 2021		Suitable	<p>Suitable site: -The site is well contained and screened to wider countryside. -The site would form a logical extension to the settlement area -The site has suitable access -Footway required along the northern boundary of the site connecting to adjacent existing footway to the north east</p>	Available	Medium	Achievable
TC45032	Ethelbert Road garages, Deal	CT14 6RA	Deal	Deal Town Council	North Deal	0.09	5	5	5	PDL	Targeted Call for Sites 2021		Suitable	<p>Suitable site: -Site would form a logical infill in the settlement area -Site would be redevelopment of brownfield land -Design of the site would need to be sensitive to the PROW immediate adjacent to the west and informal community garden next to it -Access and access visibility appears achievable</p>	Available	Medium	Achievable
TC45047	104 Northwall Road, Deal	CT14 6PP	Deal	Deal Town Council	North Deal	0.28	12 to 16	14	8	PDL	Targeted Call for Sites 2021		Suitable	<p>Suitable site: -Part of the site is in the settlement area and the rest of the site would form a logical extension. -The site has existing tree and scrub screening to the open countryside -Access issues -Considered the constraints identified on the site can be mitigated through the Local Plan.</p>	Available	Medium	Achievable
TC45088	115 Station Road, Walmer	CT14 9JN	Deal	Deal Town Council	Mill Hill	1.09	35	33	0	G	Targeted Call for Sites 2021			Duplicate site to TC45008			
DOV001	Land to the right of Gordon Lodge at the top of Vale View Road	CT17 9NP	Dover	Dover	Tower Hamlets	1.45	40	44	40	G	HELAA	HELAA14	Unsuitable	<p>Unsuitable Site: -Development here would constitute the loss of public open space -Unacceptable landscape impact -Access issues</p>	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
DOV002	Land on the south side of Elms Vale Road	CT17 9PS	Dover	Dover	Maston, Elms Vale & Priory	0.81	16	24	16	G	HELAA	HELAA26	Unsuitable	<p>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</p>	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
DOV003	Ferrybridge House, Abbey Road, Dover	CT17 0LF	Dover	Dover	St Radigunds	1.10	33	33	33	Mixed	HELAA	HELAA53	Unsuitable	<p>Unsuitable Site: -Unacceptable impact on the AONB -Access issues -Poor relationship to settlement -Loss of employment land</p>	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
DOV004	Land at Abbey Road, St Radigunds, Dover	CT17 0LE	Dover	Dover	St Radigunds	0.78	Not stated	23	23	G	HELAA	HELAA68	Unsuitable	<p>Unsuitable Site: -Unacceptable impact on the AONB -Access issues -Poor relationship to settlement</p>	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
DOV005	Former tennis courts at Crabble Athletic Ground, Crabble Road, River	CT17 0QE	Dover	Dover	St Radigunds	1.75	Not stated	53	50	Mixed	HELAA	HELAA70	Unsuitable	<p>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</p>	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
DOV006	Land at Dundedin Drive (south), Dover	CT16 2JU	Dover	Dover	Buckland	0.37	Not stated	11	8	Mixed	HELAA	HELAA73	Suitable	<p>Suitable Site: -Site allocated for housing in the Land Allocations Local Plan 2015</p>	Available	Medium	Unachievable
DOV007	Former Co-op, Castle Street, Dover	CT16 1PT	Dover	Dover	Castle	0.28	Not stated	8	30	PDL	HELAA	HELAA86	Suitable	<p>Suitable Site: -Council owned site; potential for mixed use regeneration scheme (along with DOV032), which could deliver housing, employment and community uses. -Site is well connected to local amenities and transport and a sustainable scheme could therefore be delivered -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 -Contaminated Land survey required -KCC Minerals Area -A Heritage Assessment will be required to mitigate heritage concerns -Access and impact likely to be acceptable for 30 dwellings bearing in mind the existing permitted uses on the site.</p>	Available	Medium	Unachievable
DOV008	Land adjoining 455 Folkestone Road, Dover	CT17 9JX	Dover	Dover	Maston, Elms Vale & Priory	0.34	5	10	5	G	HELAA	HELAA110	Suitable	<p>Suitable Site: -Site forms a logical extension to the urban form in this location. -Well connected to neighbouring amenities -Subject to the impact on the AONB being mitigated through effective screening -Access with suitable visibility appears achievable but may require parking restrictions and therefore removal of some existing on-street parking to protect visibility. Site gradients may create a need for considerable earthworks. Access would need to be restricted to a single point near western end of site. Unlikely on its own to have a severe impact on the highway network.</p>	Available	Medium	Unachievable

HELAA Reference	Location	Post Code	Settlement	Parish	Ward	Site Size (ha)	No. of units put forward	No units average density	Agreed Housing Number	Greenfield (G) or Previously Developed Land (PDL)	Site_Origin	Origin_Ref	Suitability	Summary of Suitability Assessment	Availability	Anticipated Timescale for Delivery Short (2021 - 2026) Medium (2027 - 2031) Long (2032 - 2040)	Achievability
DOV009	Land at Stanhope Road, Dover	CT16 2PR	Dover	Dover	buckland	0.82	Not stated	25	32	G	HELAA	HELAA116		Site has planning permission and will not be taken forward in the HELAA.	Site has planning permission		Site has planning permission
DOV010	Poutons Family Centre, Vale View Road, Dover	CT17 9NR	Dover	Dover	Maxton, Elms Vale & Priory	0.46	Not stated	14	25	PDL	HELAA	HELAA117	Suitable	Suitable Site: -Brownfield site put forward by KCC. Considered to be suitable for re-development, as no high-level policy constraints -Risk of surface water flooding -Access and impact likely to be acceptable for 25 dwellings bearing in mind the existing permitted uses on the site. Access should be split as it is now between Vale View Road and Winchelsea Street.	Unavailable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
DOV011	Land to the west of Hillside Road, Dover	CT17 0IQ	Dover	Dover	St Radigunds	0.84	30	25	30	G	HELAA	HELAA148	Unsuitable	Unsuitable Site: -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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
DOV012	Farthingloe	CT15 7AA	Dover	Dover/Hougham Without	Town & Pier/Capel le Ferne	162.45	521	4874	100	Mixed	HELAA	HELAA171	Unsuitable	Unsuitable site: -It is considered that the impact upon the AONB can not be mitigated or justified. -The cited site has now been submitted separately as part of the TC45 and has therefore been assessed independently now (TC45083).	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
DOV013	Land and buildings on the east side of Holmestone Road, Dover	CT17 0UF	Dover	Dover	St Radigunds	0.26	12	8	95	PDL	HELAA	HELAA177	Unsuitable	Unsuitable site: -Unacceptable impact on the AONB -Access concerns -Poor relationship to settlement -Loss of employment land	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
DOV014	Former Slead Wood Refuse Tip, off Abbey Road, Dover	CT15 7DQ	Dover	Hougham Without/Dover	Capel le Ferne/St Radigunds	11.13	Not stated	334	180	PDL	HELAA	HELAA114	Unsuitable	Unsuitable Site: -Unacceptable impact on AONB -Site forms part of a Local Wildlife Site -Poor relationship to settlement -Unacceptable access.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
DOV015	65 Folkestone Road, Dover	CT17 6RZ	Dover	Dover	Maxton, Elms Vale & Priory	0.06	11	2	11	G	Unimplemented Permission	15/00364		Site has planning permission and will not be taken forward in the HELAA.	Site has planning permission		Site has planning permission
DOV016	Land adjacent to allotments, Folkestone Road, Dover	CT17 9IU	Dover	Dover	Maxton, Elms Vale & Priory	0.98	29	29	29	PDL	Unimplemented Permission	15/01032		Site has planning permission and will not be taken forward in the HELAA.	Site has planning permission		Site has planning permission
DOV017	Dover Waterfront	CT17 9BN	Dover	Dover	Town & Pier	12.27	300 DW 100 BS	368	263	PDL	Unimplemented Allocation	CP8	Suitable	Suitable Site: -Dover Waterfront, including an area of land at Bench Street, is allocated for mixed use development in the Core Strategy 2005 -Dover Waterfront is estimated to have capacity to deliver approx 263 units and Bench St is estimated to have capacity to deliver approx 100 units -EA have advised that an FRA would be required. Requirement for Flood Risk Activity Permit. -Development would need to be set back from the river in accordance with the Riverside and biodiversity policies (EA). EA would object to any development that impacted the River Dour and its corridor -A Heritage Assessment will be required to mitigate heritage concerns -A Transport Assessment will be required -Air quality assessment required -Contaminated land survey required -KCC Minerals Area	Available	Medium	Unachievable
DOV018	Mid Town	CT16 1BW	Dover	Dover	Castle	5.99	100	180	100	PDL	Unimplemented Allocation	CP9	Suitable	Suitable Site: -Dover Mid Town is allocated for mixed use development in the Core Strategy 2005 -Site lies partly in the functional floodplain and is also at risk from surface water flooding. Housing will not be acceptable in the part of the site that falls within the functional floodplain and a detailed FRA will be required to identify the extent of the 1 in 20 yr (functional) to ensure this is kept free from development. Any scheme to further develop this site will need to be supported by a robust Sequential Test and FRA. EA have concerns about this site passing the Exception Test. Flood modelling work is currently being undertaken to identify a scheme of mitigation. -EA object to development directly along the River Dour corridor -A Heritage Assessment will be required to mitigate heritage concerns -Air quality assessment required -Contaminated land survey required -KCC Minerals Area	Available	Long	Unachievable
DOV019	Albany Place Car Park, Dover	CT17 9AT	Dover	Dover	Town & Pier	0.28	15	8	15	PDL	Unimplemented Allocation	LA4	Suitable	Suitable Site: -Site allocated for development in the Land Allocations Local Plan 2015	Available	Medium	Unachievable
DOV020	Land adjacent to the former Melborne County Primary School, Dover	CT16 2JH	Dover	Dover	Buckland	0.43	10	13	10	PDL	Unimplemented Allocation	LA6	Unsuitable	Unsuitable Site: -Site allocated for development in the Land Allocations Local Plan -The Former Melborne 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.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
DOV021	Former TA Centre, London Road, Dover	CT17 0SZ	Dover	Dover	St Radigunds	0.34	10	10	10	PDL	Unimplemented Allocation	LA7	Suitable	Suitable Site: -Site allocated for development in the Land Allocations Local Plan 2015	Unavailable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
DOV022A	Land in Coombe Valley, Dover	CT17 0UP	Dover	Dover	St Radigunds	1.82	189	54	100	PDL	Unimplemented Allocation	LA8	Suitable	Suitable Site: -Site allocated for development in the Land Allocations Local Plan 2015 (Iewsons)	Unavailable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
DOV022B	Land in Coombe Valley, Dover	CT17 0FQ	Dover	Dover	Coombe Valley	0.91	Not stated	27	80	PDL	Unimplemented Allocation	LA8	Suitable	Suitable Site: -Site allocated for development in the Land Allocations Local Plan 2015 (Land including the Gas Holder)	Available	Long	Unachievable
DOV022C	Land in Coombe Valley, Dover	CT17 0EX	Dover	Dover	Coombe Valley	0.37	Not stated	11	20	PDL	Unimplemented Allocation	LA8	Suitable	Suitable Site: -Site allocated for development in the Land Allocations Local Plan 2015 (Workshops and Dance Hall)	Available	Medium	Unachievable
DOV022D	Land in Coombe Valley, Dover	CT17 0HI	Dover	Dover	Coombe Valley	2.60	Not stated	78	80	PDL	Unimplemented Allocation	LA8		Site has planning permission and will not be taken forward in the HELAA.	Site has planning permission		Site has planning permission
DOV022E	Land in Coombe Valley, Dover	CT17 0LG	Dover	Dover	Coombe Valley	3.69	Not stated	111	150	PDL	Unimplemented Allocation	LA8	Suitable	Suitable Site: -Site allocated for development in the Land Allocations Local Plan 2015 (Land between Poulton Close and Barwick Road)	Available	Long	Unachievable
DOV023	Buckland Mill, Dover	CT17 0FF	Dover	Dover	St Radigunds	2.38	135	71	135	PDL	Unimplemented Allocation	LA9	Suitable	Suitable Site: -Site allocated for development in the Land Allocations Local Plan 2015 -Planning permission granted for the redevelopment of part of the site. However the majority of site does not have planning permission and 135 units are outstanding based on the allocation. Site continues to be suitable and will remain in the HELAA until the whole site has come forward	Available	Short	Unachievable
DOV024	Factory building, Lorne Road, Dover	CT16 2AA	Dover	Dover	St Radigunds	0.25	8	8	8	PDL	Unimplemented Allocation	LA10	Unsuitable	Unsuitable Site: -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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
DOV025	Land off Wycherley Crescent, Dover	CT16 2BH	Dover	Dover	Buckland	0.54	10	16	10	PDL	Unimplemented Allocation	LA10	Unsuitable	Unsuitable Site: -Site is a designated Local Wildlife Site and it is considered that the impact cannot be mitigated.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
DOV026	Westmount College, Folkestone Road, Dover	CT17 9SQ	Dover	Dover	Maxton, Elms Vale & Priory	1.43	100	43	60	PDL	Unimplemented Allocation	LA10	Suitable	Suitable Site: -Site allocated for development in the Land Allocations Local Plan 2015	Available	Long	Unachievable
DOV027	Winchelsea Road, Dover	CT17 9SR	Dover	Dover	Maxton, Elms Vale & Priory	0.42	9	13	9	PDL	Brownfield Register	BR48	Unsuitable	Unsuitable Site: -Brownfield site, which is very constrained and considered to be unsuitable for housing due to -Access concerns -Loss of employment land	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable

HELAA Reference	Location	Post Code	Settlement	Parish	Ward	Site Size (ha)	No. of units put forward	No units average density	Agreed Housing Number	Greenfield (G) or Previously Developed Land (PDL)	Site_Origin	Origin_Ref	Suitability	Summary of Suitability Assessment	Availability	Anticipated Timescale for Delivery Short (2021 - 2026) Medium (2027 - 2031) Long (2032 - 2040)	Achievability
DOV028	Charlton Shopping Centre, High Street, Dover	CT16 1AR	Dover	Dover	Tower Hamlets	0.63	Not stated	19	100	PDL	SHLAA	SHL006	Suitable	<p>Suitable Site:</p> <ul style="list-style-type: none"> This site offers the potential for a mixed use regeneration scheme, which could deliver housing, retail and employment Site is centrally situated and well connected to services and transport, meaning a sustainable scheme could be delivered. Site lies partly or wholly within Flood Zone 2/3 of the River Dour and will need a detailed FRA EA have advised that development here must be set back from the river and culverts should be removed to 'daylight' the river Heritage Assessment required Contaminated land survey required KCC Minerals Area Location of this site lends itself to a car free development, as it is located close to a range of service amenities and public transport opportunities. It is unlikely to lead to an increase in traffic impact when measured against the existing uses of the site. The loss of parking stock in the town will need to be considered by the LPA (from a local amenity/economic perspective), however a reduction in parking is largely in line with aspirations to manage car based journeys into the centre of Dover and could align with a possible future park and ride strategy. 	Available	Long	Unachievable
DOV029	Industrial Buildings, Poulton Close, Dover	CT17 0HL	Dover	Dover	St Radigunds	2.19	66-87	66	100	PDL	SHLAA	DOV22	Suitable	<p>Suitable Site:</p> <ul style="list-style-type: none"> Brownfield site with few constraints This site could come forward as part of the wider regeneration of Coombe Valley, however it needs to be informed by a Council wide strategy for this area The loss of employment would need to be mitigated, as would the impact on the AONB Contaminated land survey required Risk of surface water flooding Access achievable from Poulton Close, likely that existing uses would generate similar levels of traffic impact to proposed housing development, therefore unlikely to be objectionable from traffic impact perspective. 	Unavailable	Not taken forward to the next stage of assessment as site is unavailable	Not taken forward to the next stage of assessment as site is unavailable
DOV030	Land at Durham Hill, Dover	CT17 9TS	Dover	Dover	Town & Pier	0.34	10	10	10	G	SHLAA	DOV25	Suitable	<p>Suitable Site:</p> <ul style="list-style-type: none"> Currently subject to a planning application. Considered suitable provided heritage, landscape and highways concerns can be mitigated through good design and landscaping. A heritage assessment and ecological assessment will be required. Access with suitable visibility appears achievable. Access point would need to be towards eastern edge of site to avoid significant level differences along majority of site frontage. Unlikely on its own to have a severe impact on the highway network. 	Available	Long	Unachievable
DOV031	DDC owned site - Land to the south site opposite Recreation Ground, Elms Vale Road, Dover	CT17 9PR	Dover	Dover	Maxton, Elms Vale & Priory	0.41	16	12	16	G	SHLAA	SHL080	Unsuitable	<p>Unsuitable Site:</p> <ul style="list-style-type: none"> Unacceptable impact on the AONB Access issues Poor relationship to settlement 	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
DOV032	Stembrook Car Park, Dover	CT16 1BY	Dover	Dover	Castle	0.25	Not stated	7	50	PDL	SHLAA	UCS005	Suitable	<p>Suitable Site:</p> <ul style="list-style-type: none"> Council owned site; potential for mixed use regeneration scheme (along with DOV007), which could deliver housing, employment and community uses. Site is well connected to local amenities and transport and a sustainable scheme could therefore be delivered 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 Contaminated land survey required KCC Minerals Area Risk of surface water flooding A Heritage Assessment will be required to mitigate heritage concerns Considered appropriate for car free development 	Available	Medium	Unachievable
DOV033	DDC owned Site - Crabble Athletic Ground - former cricket pitch	CT17 0IB	Dover	Dover	St Radigunds	4.15	Not stated	124	125	PDL	SHLAA	SHL098	Unsuitable	<p>Unsuitable Site:</p> <ul style="list-style-type: none"> 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) 	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
DOV034	Land at Crabble Lane, River	CT17 0NY	Dover	Dover	St Radigunds	5.16	155	155	155	G	SHLAA	NS05DOV	Unsuitable	<p>Unsuitable Site:</p> <ul style="list-style-type: none"> Unacceptable impact on the AONB Unacceptable impact on adjoining Local Wildlife Site Unacceptable access Heritage concerns 	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
DOV035	137-142 London Road, including to the rear	CT17 0TG	Dover	Dover	St Radigunds	0.12	6	4	10	PDL	SHLAA	DOV07	Suitable	<p>Suitable Site:</p> <ul style="list-style-type: none"> Brownfield site, suitable for housing Site lies partly or wholly within Flood Zone 2/3 of the River Dour and will need a detailed FRA Access and impact likely to be acceptable for 10 dwellings bearing in mind the existing permitted uses on the site. Contaminated land survey required KCC Minerals Area 	Unavailable	Not taken forward to the next stage of assessment as site is unavailable	Not taken forward to the next stage of assessment as site is unavailable
DOV036	Land north of Melbourne Avenue, Dover	CT16 2JH	Dover	Dover	Buckland	0.41	16	12	16	G	SHLAA	SAD15	Unsuitable	<p>Unsuitable Site:</p> <ul style="list-style-type: none"> Unacceptable landscape impact Access issues Development here would be against the urban grain 	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
DOV037	Crabble Athletic Ground, River	CT17 0QE	Dover	Dover	St Radigunds	2.71	83	81	80	PDL	SHLAA	SAD18	Unsuitable	<p>Unsuitable Site:</p> <ul style="list-style-type: none"> 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 	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
DOV038	Land Between Dover Road and Melbourne Avenue, Dover	CT16 2JJ	Dover	Dover/Guston	Buckland/St Margaret's at Cliff	56.84	2574	1705	1000	G	SHLAA	PH5007	Unsuitable	<p>Unsuitable Site:</p> <ul style="list-style-type: none"> 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 is un-developable as there is a ventilation shaft for the railway tunnel that runs under part of the site 	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
DOV039	Site bordered by Minnis Lane and to the north of Abbey Road	CT15 7DW	Dover	River	River	23.14	1294	694	500	G	HELAA	HELAA46	Unsuitable	<p>Unsuitable Site:</p> <ul style="list-style-type: none"> Unacceptable impact on the AONB Poor relationship to any settlement Unacceptable highways impact Unacceptable heritage impact 	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
TC45026	Military Road	CT17 9BH	Dover	Dover Town Council	Town and Castle	0.11	9	6	9	PDL	Targeted Call for Sites 2021		Suitable	<p>Suitable site:</p> <ul style="list-style-type: none"> Would provide much needed affordable housing in Dover UA Reuse of brownfield land Access appears achievable Impact on conservation areas and scheduled monument would need to be assessed 	Available	Medium	Unachievable
TC45027	Roosevelt Road	CT16 2BS	Dover	Dover Town Council	Buckland	0.32	10	10	10	G	Targeted Call for Sites 2021		Suitable	<p>Suitable site:</p> <ul style="list-style-type: none"> Would provide much need affordable housing in Dover UA Reuse of brownfield land Access appears achievable 	Available	Short	Unachievable
TC45028	Peverell Road	CT16 2EN	Dover	Dover Town Council	Buckland	0.19	4 to 6	10	6	PDL	Targeted Call for Sites 2021	DOV055	Suitable	<p>Suitable site:</p> <ul style="list-style-type: none"> Would provide much need affordable housing in Dover UA Reuse of brownfield land Access appears achievable 	Available	Medium	Unachievable
TC45030	Colton Crescent	CT16 2EQ	Dover	Dover Town Council	Buckland	0.20	10	10	10	PDL	Targeted Call for Sites 2021	DOV053	Suitable	<p>Suitable site:</p> <ul style="list-style-type: none"> Would provide much need affordable housing in Dover UA Reuse of brownfield land Access appears achievable 	Available	Medium	Unachievable
TC45031	Former Allotment Land, Aycliffe	CT17 9HB	Dover	Dover Town Council	Town and Castle	1.51	40	45	45	G	Targeted Call for Sites 2021		Unsuitable	<p>Unsuitable site</p> <ul style="list-style-type: none"> Within the AONB Unacceptable landscape impact Unacceptable impact on biodiversity Impact on Western Heights would need to be assessed 	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
TC45058	Land at the west end of Cowper Road River	CT17 0PL	Dover	River Parish Council	Dover Downs and River	0.26	4 to 5	8	2	G	Targeted Call for Sites 2021		Potentially suitable	<p>Potentially suitable site:</p> <ul style="list-style-type: none"> Private road access requires confirmation Screening required to mitigate impact on wider AONB Landscaping scheme to address habitats 	Available	Long	Marginal

HELAA Reference	Location	Post Code	Settlement	Parish	Ward	Site Size (ha)	No. of units put forward	No units average density	Agreed Housing Number	Greenfield (G) or Previously Developed Land (PDL)	Site_Origin	Origin_Ref	Suitability	Summary of Suitability Assessment	Availability	Anticipated Timescale for Delivery Short (2021 - 2026) Medium (2027 - 2031) Long (2032 - 2040)	Achievability
TC45083	The Citadel, Western Heights, Dover	CT17 9DP	Dover	Dover/Hougham	Town & Pier/Capel Le Ferne	14.82	100		100	PDL	Targeted Call for Sites 2021		Potentially suitable	Potentially suitable site: Site covered by the Dover Western Heights SPD. The access road to the site would need improvement to visibility and public transport connectivity. Reuse of a brownfield site for a mixture of purposes including making a heritage asset more publicly accessible and to secure it into the long term would be suitable. New development on the site would need to be sensitive to the existing heritage assets. A mixture of housing and employment would enable a range of uses including commercial, leisure and retail including tourism.	Available	Medium	Marginal
TC45100	Land on the South West side of Hillside Road, Dover	CT17 0XJ	Dover	Dover Town Council	St Radigunds	0.88				G	Targeted Call for Sites 2021		Unsuitable	Unsuitable site: -Unacceptable impact on biodiversity. The site is dense wood and scrubland.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
TC45115	Land North of Astley Avenue		Dover	Dover Town Council	Buckland	9.57	90	287	10	Mixed	Targeted Call for Sites 2021		Part Potentially suitable/ Part unsuitable	Part of the site is potentially suitable. The remainder of the site is unsuitable. -The small area of land to the south of the site, immediately adjacent to the railway bridge is potentially suitable for housing given its a brownfield site, currently used by a scaffolding company. Development here would only be acceptable however subject to suitable mitigation being agreed with Environmental Health in relation to noise and vibration, given the proximity of the site to the railway line. Network Rail would also need to be consulted on any application, as would KCC highways due to the constrained access under the railway bridge. -Development of the remainder of the site would be unsuitable given the impact on landscape character, the Local Wildlife Site and the Kent Downs AONB. The site would also be visible from Dover Castle and would therefore have the potential to impact on this important heritage asset. KCC Highways have also raised concerns about access to the site that would need to be overcome.	Available	Medium	Marginal
EAS001	Land at Lower Street, Eastry	CT13 0QH	Eastry	Eastry	Eastry	6.19	120	186	120	G	HELAA	HELAA99	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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
EAS002	Land at Buttsdale Pond, Lower Street, Eastry	CT13 0JF	Eastry	Eastry	Eastry	3.93	90	118	80	G	HELAA	HELAA100	Suitable	Suitable Site: -Site is adjacent to the former Eastry Hospital site which is allocated for development. -The development of this site could provide a new access to Eastry that would alleviate pressure on existing junctions and roads, and improve connectivity here. -Site would form a logical extension to the existing settlement. -Medium-High landscape sensitivity -Given the prominent nature of the site a low density, sensitively designed scheme would be required, that respects the character of the area. A generous landscaping would also be required to mitigate potential harm on the landscape. -Heritage Assessment would be required to mitigate concerns regarding impact on the Conservation Area -Risk of surface water flooding -KCC have expressed concerns over access - Not clear that suitable visibility can be achieved at the access onto Lower Road. Existing on-street parking opposite the access would also need to be removed. Concern about potential impact at Dover Road/A256 roundabout. -Access arrangements have now been clarified. Pedestrian link from the north of the site to the village is required -Concern regarding the impact of this site and the cumulative impact on the wider highway network from potential allocation sites within the village, particularly in relation to the rural lanes leading to/from the village and junctions on A256/A257/A258. This also applies to alternative vehicular access from Mill Lane through site EAS010. No footways serving site although pedestrian connection could be made to EAS010, which could also serve as secondary emergency access. A Transport Assessment will be required -The constraints identified on the site can be mitigated through the Local Plan	Available	Short	Achievable
EAS003	The Pines, Thornton Lane, Eastry	CT13 0EU	Eastry	Eastry	Eastry	0.65	18	19	18	PDL	HELAA	HELAA109	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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
EAS004	land at Woodnesborough Lane, Eastry	CT13 0DX	Eastry	Eastry	Eastry	1.53	55	46	28	G	HELAA	HELAA147		Site has planning permission and will not be taken forward in the HELAA.	Site has planning permission		Site has planning permission
EAS005	The storage depot at The Pines, Thornton Lane, Eastry	CT13 0EU	Eastry	Eastry	Eastry	2.57	50	77	50	PDL	HELAA	HELAA165	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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
EAS006	Land at Liss Road, Eastry	CT13 0IY	Eastry	Eastry	Eastry	1.35	20	40	20	G	HELAA	HELAA203	Unsuitable	Unsuitable Site: -Unacceptable landscape impact - medium-high landscape sensitivity -Unacceptable access and wider highways concerns.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
EAS007	Land east of Foxborough Hill, Eastry	CT13 0DL	Eastry	Eastry	Eastry	1.05	13	32	13	Mixed	HELAA	HELAA92	Potentially Suitable	Potentially Suitable Site: -Site has been proposed as flexible-use employment buildings, in view of existing employment use, this should be acceptable, provided a good standard of design and amenity is achieved. -Well connected to village amenities -Contaminated land survey required -KCC Minerals Area -Suitable vehicular access appears achievable, but visibility requirements will need to be determined through a speed survey, as the site is just outside the existing 30 mph speed limit. No connection to footway network in village. Unlikely on its own to have a severe capacity impact on the wider highway network. Concern regarding the cumulative impact on the wider highway network from potential allocation sites within the village, particularly in relation to the rural lanes leading to/from the village and junctions on A256/A257/A258. A Transport Assessment will be required	Available	Medium	Achievable
EAS008	Gore Field, Gore Lane, Eastry	CT13 0LU	Eastry	Eastry	Eastry	1.93	55	58	55	Mixed	Unimplemented Allocation	LA27		Site has planning permission and will not be taken forward in the HELAA.	Site has planning permission		Site has planning permission
EAS009	Eastry Court Farm, Eastry	CT13 0HL	Eastry	Eastry	Eastry	0.84	5	25	5	G	Unimplemented Allocation	LA28	Suitable	Suitable Site: -Site is allocated for development in the Land Allocations Local Plan 2015 for 5 dwellings -Concern over increase in traffic at Church Lane/ Brook St and Brook St/ Lower St junctions -Transport Assessment and Heritage Assessment required to address concerns	Available	Medium	Achievable
EAS010	Eastry Hospital, Mill Lane, Eastry	CT13 0IU	Eastry	Eastry	Eastry	4.99	80	150	80	PDL	Unimplemented Allocation	LA29		Site has planning permission and will not be taken forward in the HELAA.	Site has planning permission		Site has planning permission
EAS011	The Old Chalk Pit, Heronden Road, Eastry	CT13 0ET	Eastry	Eastry	Eastry	0.69	20	21	20	PDL	Unimplemented Allocation	LA30		Site has planning permission and will not be taken forward in the HELAA.	Site has planning permission		Site has planning permission
EAS012	Lower Gore Field, Lower Gore Lane, Eastry	CT13 0ED	Eastry	Eastry	Eastry	3.97	35	119	35	G	SHLAA	SHL053	Suitable	Suitable Site: -Site is well contained and any landscape impact can be mitigated through appropriate screening. -Site is well connected and would form a logical extension to the existing settlement. -KCC Minerals Area -Risk of surface water flooding -Access with suitable visibility appears achievable onto Lower Gore Lane, including for secondary emergency access if necessary. Widening of Lower Gore Lane would be required along site frontage (or part as necessary). -There would need to be a footway connection to the existing footway on the opposite side of the road at Orchard Road, however this appears achievable with dropped kerbs and tactile paving, giving access to footway network into village. -Unlikely on its own to have a severe capacity impact on the wider highway network. Concern regarding the cumulative impact on the wider highway network from potential allocation sites within the village, particularly in relation to the rural lanes leading to/from the village and junctions on A256/A257/A258. A Transport Assessment is required	Unavailable	Not taken forward to the next stage of assessment as site is unavailable	Not taken forward to the next stage of assessment as site is unavailable
EAS013	Land at Heronden Road, Eastry (EAS06)	CT13 0EZ	Eastry	Eastry	Eastry	2.75	82	83	82	Mixed	SHLAA	SHL022	Unsuitable	Unsuitable site: -Unacceptable landscape impact and impact on setting of the village. -Unsuitable access.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
EAS014	Land at Heronden Road, Eastry (EAS04)	CT13 0ET	Eastry	Eastry	Eastry	0.30	13	9	13	G	SHLAA	SHL024	Unsuitable	Unsuitable site: -Unacceptable landscape impact and impact on setting of the village. -Unsuitable access.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
EAS015	Land adjoining Walton Cottages, Woodnesborough Lane, Eastry	CT13 0DP	Eastry	Eastry	Eastry	2.98	88	89	88	PDL	SHLAA	NS01EAS	Unsuitable	Unsuitable Site: -Unacceptable impact on heritage assets (impact on setting of listed building and conservation area)	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable

HELAA Reference	Location	Post Code	Settlement	Parish	Ward	Site Size (ha)	No. of units put forward	No units average density	Agreed Housing Number	Greenfield (G) or Previously Developed Land (PDL)	Site_Origin	Origin_Ref	Suitability	Summary of Suitability Assessment	Availability	Anticipated Timescale for Delivery Short (2021 - 2026) Medium (2027 - 2031) Long (2032 - 2040)	Achievability
EAS016	Land adj to Thornton Lane, Eastry	CT13 0LA	Eastry	Eastry	Eastry	4.23	150	127	150	mixed	SHLAA	SHL028	Unsuitable	Unsuitable Site: -Unacceptable heritage impact -Unacceptable access	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
EAS017	Land at Walton House and Walton Lea, Sandwich Road, Eastry	CT13 0DP	Eastry	Eastry	Eastry	5.49	15	165	15	Mixed	HELAA	HELAA222	Unsuitable	Unsuitable Site: -Unacceptable landscape impact and impact on setting of Heritage assets.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
TC45023	Land adjacent to Cross Farm	CT13 0HG	Eastry	Eastry	Eastry	0.44	9	13	10	G	Targeted Call for Sites 2021		Suitable	Suitable site: -Site is well screened to the north, west and south -Landscape mitigation will be required to the east and to address the impact on the valleyed countryside to the east -The site would form a logical extension to the settlement area -Access appears achievable -Archaeological Assessment required -Considered the constraints identified on the site can be mitigated through the Local Plan.	Available	Medium	Achievable
TC45110	Green Oak Farm, Statenborough Lane, Eastry	CT13 0DJ	Eastry	Eastry	Eastry	3.67	30	110	110	G	Targeted Call for Sites 2021		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.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
EY001	Land at Monkton Court Lane	CT15 4BH	Eythorne	Eythorne	Eythorne & Shepherdsweil	1.94	20	58	20	G	HELAA	HELAA13	Unsuitable	Unsuitable site: -The site is covered by a surface water flow path which constrains development.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
EY002	Farm land behind and accessed from Adelaide Road	CT15 4DR	Elvington	Eythorne	Eythorne & Shepherdsweil	5.95	133	178	120	G	HELAA	HELAA47	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.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
EY003	Land adjoining Terrace Road, Elvington	CT15 4EJ	Elvington	Eythorne	Eythorne & Shepherdsweil	8.07	242	242	125	G	HELAA	HELAA75	Suitable	Suitable Site: -To be taken forward in conjunction with EY009/012 -Development here would constitute a significant urban extension to Elvington and combined with the proposed housing growth to the south west would enable the provision of infrastructure and amenities to support the local community and improve the sustainability of the settlement. This site would be well connected to the existing settlement and the adjacent community facility -Development in Elvington would however need to be subject to an overarching masterplan supported by all landowners -A Transport Assessment and Heritage Assessment will be required -Medium high landscape sensitivity - mitigation will be required -Contaminated land survey required -KCC Minerals area -Appears suitable visibility achievable at some point along site frontages (main access better from Adelaide Road with secondary, possibly emergency only, access from Terrace Road). Concern regarding impact of this site and cumulative impact from potential allocation sites on wider highway network, particularly routes through Eythorne to A2/A256 (issues with width, on-street parking and significant increase in use of junctions) and to north of village (width). -Connections to existing footway network could be achieved but would need crossing points across Terrace Road, requiring removal of some existing on-street parking.	Available	Medium	Achievable
EY004	Land adjoining Adelaide Road, Elvington	CT15 4DP	Elvington	Eythorne	Eythorne & Shepherdsweil	10.29	312	309	180	G	HELAA	HELAA76	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.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
EY005	Land At Shooters Hill, Eythorne	CT15 4LY	Eythorne	Eythorne	Eythorne & Shepherdsweil	0.86	25	26	20	G	HELAA	HELAA77	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.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
EY006	Land off Kennel Hill, Eythorne	CT15 4BL	Eythorne	Eythorne	Eythorne & Shepherdsweil	8.11	100	243	80	G	HELAA	HELAA104	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 restricted 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.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
EY007	Land to the west of Coldred Road, Eythorne	CT15 4BE	Eythorne	Eythorne	Eythorne & Shepherdsweil	1.44	10	43	10	G	HELAA	HELAA124	Unsuitable	Unsuitable Site: -Unacceptable heritage impact in relation to the adjacent Conservation Area and Grade II Listed Building	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
EY008	Land on the south eastern side of Roman Way, Elvington	CT15 4NP	Elvington	Eythorne	Eythorne & Shepherdsweil	1.65	50	49	50	G	HELAA	HELAA138	Suitable	Suitable Site: -Site would form a logical extension squaring off existing built form, with minimal impact -Suitable access achievable from end of Beech Drive. Secondary emergency access required which does not appear to be achievable. Further information submitted to address highways concerns -Unlikely on its own to have a severe impact on the highway network. Concern regarding cumulative impact from potential allocation sites on wider highway network, particularly routes through Eythorne to A2/A256 (issues with width, on-street parking and significant increase in use of junctions) and to north of village (width). -Connections to existing footway network could be achieved but would need crossing point across Sweetbriar Lane, requiring removal of some existing on-street parking. -A Transport Assessment will be required	Available	Medium	Achievable
EY009	Land to the east of Terrace Road, Elvington	CT15 4EJ	Elvington	Eythorne	Eythorne & Shepherdsweil	10.34	135	310	125	G	HELAA	HELAA139	Suitable	Suitable Site: -To be taken forward in conjunction with EY003/012 -Development here would constitute a significant urban extension to Elvington and combined with the proposed housing growth to the south west would enable the provision of infrastructure and amenities to support the local community and improve the sustainability of the settlement. This site would be well connected to the existing settlement and the adjacent community facility -Development in Elvington would however need to be subject to an overarching masterplan supported by all landowners -A Transport Assessment and Heritage Assessment will be required -Medium-high landscape sensitivity - mitigation will be required -Contaminated land survey required -KCC Minerals area -Risk of surface water flooding -Does not appear to be a connection to the highway in Terrace Road without using third party land, unless access through site EY003 provided. Secondary emergency access required which does not appear to be achievable. Concern regarding impact of this site and cumulative impact from potential allocation sites on wider highway network. If access available through EY003 connections to existing footway network could be achieved but would need crossing points across Terrace Road, requiring removal of some existing on-street parking.	Available	Long	Achievable
EY010	Land lying to the south east of Eythorne Village	CT15 4BH	Eythorne	Eythorne	Eythorne & Shepherdsweil	3.56	100	107	100	G	HELAA	HELAA155	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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
EY011	Land adjacent to Coldred Road and Flax Court Lane, Eythorne	CT15 4BE	Eythorne	Eythorne	Eythorne & Shepherdsweil	1.50	20	45	20	G	HELAA	HELAA182	Unsuitable	Unsuitable Site: -Unacceptable heritage impact in relation to the setting of adjacent Listed Buildings and Conservation Area	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
EY012	Sweetbriar Lane, Elvington	CT15 4EF	Elvington	Eythorne	Eythorne & Shepherdsweil	1.85	50	56	50	G	Unimplemented Allocation	LA36	Suitable	Suitable site: -Site allocated for development in the Land Allocations Local Plan 2015	Available	Medium	Achievable
EY013	Land at Homeside, Eythorne	CT15 4HL	Eythorne	Eythorne	Eythorne & Shepherdsweil	0.81	25	24	25	G	Unimplemented Allocation	LA36	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.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
EY014	Land North of Elinton Lane, Eythorne (EY11)	CT15 4AR	Eythorne	Eythorne	Eythorne & Shepherdsweil	1.82	77	55	77	G	SHLAA	SHL020	Unsuitable	Unsuitable Site: -Unsuitable Access -Site is poorly related to the settlement.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
EY015	Play area to the west of Adelaide Road, Elvington	CT15 4DS	Elvington	Eythorne	Eythorne & Shepherdsweil	0.28	8	9	5	PDL	SHLAA	EY09	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.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable

HELAA Reference	Location	Post Code	Settlement	Parish	Ward	Site Size (ha)	No. of units put forward	No units average density	Agreed Housing Number	Greenfield (G) or Previously Developed Land (PDL)	Site_Origin	Origin_Ref	Suitability	Summary of Suitability Assessment	Availability	Anticipated Timescale for Delivery Short (2021 - 2026) Medium (2027 - 2031) Long (2032 - 2040)	Achievability
EYT016	Land to the rear of St Peter's and St Paul's Church, Church Hill, Eythorne	CT15 4AH	Eythorne	Eythorne	Eythorne & Shepherdsweil	0.56	17	17	17	G	SHLAA	EYT06	Unsuitable	Unsuitable Site: -Unacceptable heritage impact in relation to the adjacent Grade II* Listed Church	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
EYT017	Land between properties on Wigmore Lane and railway line Eythorne	CT15 4HL	Eythorne	Eythorne	Eythorne & Shepherdsweil	2.10	63	63	63	G	SHLAA	EYT05	Unsuitable	Unsuitable Site: -Unacceptable landscape impact and setting of the village. -Access concerns.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
EYT018	Land off Barville Road, Tilmanstone	CT15 5BQ	Tilmanstone	Eythorne	Eythorne & Shepherdsweil	16.02	480	481	480	G	SHLAA	NS017L	Unsuitable	Unsuitable Site: -Isolated development unsustainable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
EYT019	ODC owned site - land to east of Adelaide Road, Eythorne	CT15 4AL	Eythorne	Eythorne	Eythorne & Shepherdsweil	0.27	6	8	6	PDL	SHLAA	SHL031	Suitable	Suitable Site: -Logical extension to built form with minimal impact -RCC minerals area -Access with suitable visibility appears achievable. Parking restrictions may be necessary in Adelaide Road to protect visibility at access.	Unavailable	Not taken forward to the next stage of assessment as site is unavailable	Not taken forward to the next stage of assessment as site is unavailable
EYT020	Shooters Hill, Eythorne	CT15 4AX	Eythorne	Eythorne	Eythorne & Shepherdsweil	2.48	75	74	75	G	HELAA	HELAA226	Unsuitable	Unsuitable Site: -Unacceptable Heritage impact. -Unacceptable landscape impact and setting of the village. -Access concerns.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
EYT021	Land off Shooters Hill, Eythorne	CT15 4AD	Eythorne	Eythorne	Eythorne & Shepherdsweil	1.49	48	45	48	G	HELAA	HELAA227	Unsuitable	Unsuitable Site: -Unacceptable Heritage impact. -Unacceptable landscape impact and setting of the village. -Access concerns.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
TC45039	Chapel Hill	CT15 4BB	Eythorne	Eythorne Parish Council	Aylesham, Eythorne and Shepherdsweil	0.21	5	6	5	G	Targeted Call for Sites 2021		Suitable	Suitable site -indicative site layout required to address parking concerns and number of dwellings proposed -tree and habitats survey required -reuse of brownfield land -Considered the constraints identified on the site can be mitigated through the Local Plan.	Available	Short	Achievable
TC45048	West View, Chapel Hill, Eythorne	CT15 4BA	Eythorne	Eythorne Parish Council	Aylesham, Eythorne and Shepherdsweil	0.02	1	1	1	G	Targeted Call for Sites 2021		Unsuitable	Unsuitable site: -Below HELAA site size/capacity threshold -Unachievable access	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
GOO001	Land next to Yew Tree Farm, Chillenden Farm, Chillenden	CT3 1PS	Chillenden	Goodnestone	Little Stour & Ashstone	0.42	8	13	8	PDL	HELAA	HELAA50	Unsuitable	Unsuitable site: -Unacceptable Heritage impact in relation to the setting of the adjacent listed buildings and the character of the conservation area	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
GOO002	Yew Tree Farmhouse, Boyes Lane, Goodnestone	CT3 1PD	Goodnestone	Goodnestone	Little Stour & Ashstone	0.22	5	7	5	G	HELAA	HELAA129	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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
GOO003	Land adjacent to Fitzwalters Meadow and Boyes Lane, Goodnestone	CT3 1PD	Goodnestone	Goodnestone	Little Stour & Ashstone	0.14	5	4	5	G	HELAA	HELAA129	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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
GOO004	Land adjacent to The Street, Goodnestone	CT3 1PH	Goodnestone	Goodnestone	Little Stour & Ashstone	0.09	3	3	3	G	HELAA	HELAA129	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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
GOO005	Bonnington Farmyard, Goodnestone	CT3 1PN	Goodnestone	Goodnestone	Little Stour & Ashstone	1.26	15	38	15	Mixed	HELAA	HELAA130	Unsuitable	Unsuitable site: -Unacceptable Heritage impact in relation to the setting of the adjacent Listed Buildings -Constrained access concerns -Site detached from settlement	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
GOO006	Land adjacent to Short Street, Chillenden	CT3 1PR	Chillenden	Goodnestone	Little Stour & Ashstone	1.02	5	31	5	G	HELAA	HELAA131	Suitable	Suitable Site: -Site subject to surface water flooding, however there is potential for mitigation. -Site is partly within a Conservation Area and adjacent to a Grade I Listed Building. Site is within an Area of Archaeological Protection. A Heritage Assessment will therefore be required to mitigate heritage concerns. -Contaminated land survey required -Access with suitable visibility appears achievable onto Short Street, which would need widening at the access point. No footways serving the site or within the village. A Transport Impact Assessment will be required -Potential for executive homes to be delivered on this site	Available	Short	Achievable
GOO007	Land at Chillenden Court Farm, Chillenden	CT3 1PP	Chillenden	Goodnestone	Little Stour & Ashstone	0.80	8	24	5	G	HELAA	HELAA215	Potentially Suitable	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 Assessment will be required to mitigate highways concerns	Available	Medium	Achievable
TC45025	1 IVY COTTAGES, GOODNESTONE, CANTERBURY KENT	CT3 1PE	Goodnestone	Goodnestone Parish Council	Little Stour and Ashstone	0.23	1 to 5	7	5	Mixed	Targeted Call for Sites 2021		Unsuitable	Unsuitable site: Unacceptable impact on the setting of a Listed Building and Conservation Area -Access arrangements need clarification	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
GTM001	Land to the rear of The Drove Boundary Plan	CT14 0HB	Deal	Great Mongeham	Eastry	1.60	25	48	25	G	HELAA	HELAA21	Unsuitable	Unsuitable site: -Unacceptable Heritage impact in relation to the character of the Conservation Area -Detrimental impact on the landscape	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
GTM002	Land off Mongeham Road	CT14 9LP	Mongeham	Great Mongeham	Eastry	0.37	8	11	8	G	HELAA	HELAA22	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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
GTM003	Land to the east of Northbourne Road, Great Mongeham	CT14 0HJ	Great Mongeham	Great Mongeham	Eastry	3.33	100	100	10	G	HELAA	HELAA97	Part Suitable/ Part Unsuitable	Suitable site (in part): -Site is within 55m of a Conservation Area and adjacent to a Grade II Listed Building. A Heritage Assessment will therefore be required to mitigate concerns -Low density frontage development following the grain of those properties to the west could be accommodated without significant wider landscape impact. The development of the entire site would however have an unacceptable impact on the landscape and character of the settlement -Risk of surface water flooding -Highways concerns regarding accessibility would need to be overcome. Further information provided to clarify that access is achievable	Available	Medium	Achievable
GTM004	Land to the east of Cherry Lane, Great Mongeham	CT14 0HG	Great Mongeham	Great Mongeham	Eastry	1.00	30	30	15	G	HELAA	HELAA98	Unsuitable	Unsuitable Site: -Unacceptable access and impact upon local highway network. -Unacceptable heritage impact	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
GTM005	Stako Engineering, Mongeham Road, Deal	CT14 9LL	Deal	Great Mongeham	Eastry	1.05	36	31	36	PDL	Unimplemented Allocation	LA15		Site has planning permission and will not be taken forward in the HELAA.	Site has planning permission		Site has planning permission
GTM006	Land at Northbourne Road, Great Mongeham	CT14 0LA	Great Mongeham	Great Mongeham	Eastry	0.46	10	14	10	G	Unimplemented Allocation	LA37		Site has planning permission and will not be taken forward in the HELAA.	Site has planning permission		Site has planning permission
GTM007	Great Mongeham Farm, Cherry Lane, Great Mongeham	CT14 0HF	Great Mongeham	Great Mongeham	Eastry	0.35	Not stated	10	4	PDL	Unimplemented Allocation	LA37		Site has planning permission and will not be taken forward in the HELAA.	Site has planning permission		Site has planning permission
GTM008	Land North of Ellens Hill, Deal	CT14 9IL	Deal	Great Mongeham	Eastry	10.75	450	322	450	G	SHLAA	PHS012	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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
GTM009	Site at Hillside Farm, Great Mongeham	CT14 9IL	Great Mongeham	Great Mongeham	Eastry	0.67	20	20	20	G	SHLAA	SHL007	Unsuitable	Unsuitable site: -Unacceptable heritage impact in relation to impact on the setting of the Listed Buildings and character of the Conservation Area	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
GTM010	Land to the west of Lansdale, Great Mongeham	CT14 0LB	Great Mongeham	Great Mongeham	Eastry	0.80	40	24	40	Mixed	SHLAA	MON01C		Site has planning permission and will not be taken forward in the HELAA.	Site has planning permission		Site has planning permission

HELAA Reference	Location	Post Code	Settlement	Parish	Ward	Site Size (ha)	No. of units put forward	No units average density	Agreed Housing Number	Greenfield (G) or Previously Developed Land (PDL)	Site_Origin	Origin_Ref	Suitability	Summary of Suitability Assessment	Availability	Anticipated Timescale for Delivery Short (2021 - 2026) Medium (2027 - 2031) Long (2032 - 2040)	Achievability
GTM011	Great Mongeham Farm, Pixwell Lane, Great Mongeham	CT14 OHG	Great Mongeham	Great Mongeham	Eastry	0.35	10	11	5	G	SHLAA	NS01MON	Unsuitable	Unsuitable site: -Site is within 60m of a Grade II Listed farm. Unacceptable heritage impact -Unacceptable landscape impact -Unacceptable access -Site now granted planning consent	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
GTM012	Land to the south of Cherry Lane, Great Mongeham	CT14 OHG	Great Mongeham	Great Mongeham	Eastry	1.51	40	45	40	Mixed	SHLAA	MON03C	Unsuitable	Unsuitable Site: -Unacceptable heritage impact -Access concerns	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
TC45069	Land west of Mongeham Road, Great Mongeham, Deal	CT14 9LW	Great Mongeham	Great Mongeham Parish Council	Guston, Kingsdown and St Margaret's-at-Cliffe	0.35	5	11	11	G	Targeted Call for Sites 2021	GTM001	Unsuitable	Unsuitable site: -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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
TC45070	Land adjacent to Ashton Close, Great Mongeham, Deal	CT14 0HI	Great Mongeham	Great Mongeham Parish Council	Guston, Kingsdown and St Margaret's-at-Cliffe	1.37	10	41	41	G	Targeted Call for Sites 2021		Unsuitable	Unsuitable site: -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 -Unacceptable landscape impact	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
TC45071	Land North of Northbourne Road, Great Mongeham, Deal	CT14 9LR	Great Mongeham	Great Mongeham Parish Council	Guston, Kingsdown and St Margaret's-at-Cliffe	0.81	5	24	24	G	Targeted Call for Sites 2021		Unsuitable	Unsuitable site: -Unacceptable impact on the conservation area and Grade II listed building. -Access issues	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
GUS001	Site between play area at Guston and Meadowcroft	CT15 5ER	Guston/whitfield	Guston	St Margaret's at Cliffe	0.64	12	19	20	G	HELAA	HELAA41	Potentially Suitable	Potentially Suitable site: -Edge of village location. Development could come forward that mirrored that on the other side of the road. Housing here would also be well connected to the adjacent play area. -Landscape mitigation would be required -Access along the Lane is however constrained and a Transport Assessment would be required. -A Heritage Assessment would also be required to mitigate any impact on the adjacent Listed Building -Risk of surface water flooding	Available	Medium	Achievable
GUS002	Cornoughts Barracks, Dover	CT16 1HU	Dover	Guston	St Margaret's at Cliffe	54.98	436	1650	300	PDL	Unimplemented Allocation	CP10		Site has planning permission and will not be taken forward in the HELAA.	Site has planning permission		Site has planning permission
GUS003	Land North of Junction between A2 and A258	CT15 5ES	Whitfield	Guston	St Margaret's at Cliffe	46.56	Not stated	1397	1000	Mixed	SHLAA	PH504	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 -access is constrained	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
GUS004	Land to the west of Duke of York's School, Dover	CT15 5EN	Dover	Guston	St Margaret's at Cliffe	7.24	216	217	200	G	SHLAA	NS13DOV	Unsuitable	Unsuitable site: -unacceptable heritage impact -loss of sports pitches would be contrary to policy -poor relationship to settlement	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
GUS005	Land adjacent to Burgoyne Heights Community Centre, Dover	CT15 5LZ	Dover	Guston	St Margaret's at Cliffe	1.33	40	40	40	PDL	SHLAA	NS15DOV	Unsuitable	Unsuitable site: -development here would 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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
GUS006	Land to the south of Duke of York's School, Guston, Dover	CT15 5EH	Dover	Guston	St Margaret's at Cliffe	9.43	282	283	282	G	SHLAA	NS14DOV	Unsuitable	Unsuitable site: -unacceptable heritage impact -the loss of public open space and sports pitches here would be contrary to policy -access issues	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
HOU001	Land to the south of West Hougham Village	CT15 7BB	West Hougham	Hougham Without	Capel le Ferne	1.07	25	32	25	G	HELAA	HELAA87	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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
HOU002	Land at Lowlip, West Hougham	CT15 7AY	West Hougham	Hougham Without	Capel le Ferne	0.72	15	21	15	G	HELAA	HELAA187	Unsuitable	Unsuitable site: -unacceptable impact on the AONB -development here would not be in keeping with the character of the village -constrained access	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
HOU003	Land at West Hougham (north of Apsely House and Flint Cottages)	CT15 7AY	West Hougham	Hougham Without	Capel le Ferne	1.81	45	54	45	Mixed	SHLAA	SAD29	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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
HOU004	Land to the north east of Broadsole Lane and to the rear of Jubilee Cottage, West Hougham	CT15 7BB	West Hougham	Hougham Without	Capel le Ferne	1.28	Not stated	39	25	Mixed	SHLAA	HOU01	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.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
HOU005	Land to the north of Lady Garne Road, West Hougham	CT15 7BA	West Hougham	Hougham Without	Capel le Ferne	3.89	290	117	290	G	SHLAA	NS01HOU	Unsuitable	Unsuitable site: -unacceptable impact on the AONB -development here would not be in keeping with the character of the village -constrained access	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
TC45102	Land at The Street, West Hougham	CT15 7BD	West Hougham	Hougham Without Parish Council	Alkham and Capel-le-Ferne	0.27	4	8	8	G	Targeted Call for Sites 2021		Unsuitable	Unsuitable site: -Unacceptable loss of trees and habitat on-site -Unacceptable impact on the setting and character of the village	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
KIN001	Land to the east of Granville Road (south of Morningside), Kingsdown	CT14 8EL	Kingsdown	Ringwood with Kingsdown	Ringwood	1.22	5	36	5	G	HELAA	HELAA59	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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
KIN002	Land at Woodhill Farm, Ringwood Road, Kingsdown	CT14 8DJ	Kingsdown	Ringwood with Kingsdown	Ringwood	3.46	100	104	50	G	HELAA	HELAA214	Suitable	Suitable Site: -Development here would form a logical extension to the existing settlement; however given the sites position, and its relationship to the AONB, sensitive design and screening would be required to mitigate concerns -Contaminated land survey required -Site is well connected to the school and adjacent play area -The site is located on the periphery of the village just outside of the existing 20mhz zone. There appears to be only one potential point of access onto Ringwood Road and visibility (particularly in the westbound direction) would be constrained due to a combination of road geometry and assumed third party land. Therefore, at this stage it would appear that an acceptable form of access could not be achieved. If farmland opposite was available, then it may be possible to realign the road to improve visibility. -Pedestrian access to the site is relatively poor. There is no footway on Ringwood Road and the public footpath routes to the site are not particularly visible as such this could lead to pedestrian activity on the carriageway. -A Transport Assessment will be required. Further transport work currently being undertaken to demonstrate that concerns can be addressed -Considered the constraints identified on the site can be mitigated through the Local Plan	Available	Medium	Achievable
KIN003	Kingsdown Park Holiday Village, Upper Street, Kingsdown	CT14 8EU	Kingsdown	Ringwood with Kingsdown	Ringwood	6.02	150	181	150	PDL	Brownfield Register	BR53	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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable

HELAA Reference	Location	Post Code	Settlement	Parish	Ward	Site Size (ha)	No. of units put forward	No units average density	Agreed Housing Number	Greenfield (G) or Previously Developed Land (PDL)	Site_Origin	Origin_Ref	Suitability	Summary of Suitability Assessment	Availability	Anticipated Timescale for Delivery Short (2021 - 2026) Medium (2027 - 2031) Long (2032 - 2040)	Achievability
KIN004	Site to the west of Kingsdown Park Holiday Village, Kingsdown	CT14 BDT	Kingsdown	Ringwould with Kingsdown	Ringwould	1.48	44	44	45	G	SHLAA	KIN06	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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
KIN005	The former Scout Camp buildings and land running southwards from Woodlands, The Avenue to the junction of Kingsdown Hill & Oldstairs Road, Kingsdown	CT14 BDX	Kingsdown	Ringwould with Kingsdown	Ringwould	2.91	112	87	112	PDL	SHLAA	KIN07	Unsuitable	Unsuitable site: -Loss of employment/ tourism facilities -Adjacent to Coastal Change Management Area -Unacceptable landscape impact -Access concerns	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
KIN006	Land to the south of Northcotre Road, Kingsdown	CT14 RED	Kingsdown	Ringwould with Kingsdown	Ringwould	1.20	36	36	36	G	SHLAA	KIN04	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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
KIN007	Former Scout Camping Ground, The Avenue, Kingsdown	CT14 BES	Kingsdown	Ringwould with Kingsdown	Ringwould	10.57	294	317	294	G	SHLAA	KIN02M	Unsuitable	Unsuitable site: -Loss of employment/ tourism facilities -Adjacent to Coastal Change Management Area -Unacceptable landscape impact -Access concerns	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
KIN008	Land off Glen Road (Knights Hill), Kingsdown	CT14 BBS	Kingsdown	Walmer	Walmer	1.65	Not stated	49	5	G	Brownfield Register	BR216	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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
TC45074	Land adjacent Courtlands, Kingsdown		Kingsdown	Ringwould with Kingsdown Parish Council	Guiton, Kingsdown and St Margaret's-at-Cliffe	0.71	5	21	5	G	Targeted Call for Sites 2021		Suitable	Suitable site: -The site would form a logical extension to the settlement area. -Access is achievable -The western and northern boundaries will require mitigation on the impacts to the open countryside beyond. -Archaeological Assessment required -Considered the constraints identified on the site can be mitigated through the Local Plan.	Available	Medium	Achievable
LAN001	Land adjacent to Church Lane and Waldershare Lane, East Langdon	CT15 5FB	East Langdon	Langdon	St Margaret's at Cliffe	4.04	160	121	80	G	HELAA	HELAA49	Unsuitable	Unsuitable site: -Unacceptable heritage impact in relation to the impact on the character of the conservation area -Unacceptable landscape impact	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
LAN002	Land adjacent to Lucerne Lane, Martin Mill	CT15 5JJ	Martin Mill	Langdon	St Margaret's at Cliffe	5.08	100-150	153	100	G	HELAA	HELAA175	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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
LAN003	Land adjacent Langdon Court Bungalow, The Street, East Langdon	CT15 5JF	East Langdon	Langdon	St Margaret's at Cliffe	4.68	41	140	40	Mixed	SHLAA	SHL086	Suitable	Suitable Site: -Development here would form a logical extension to the village and could assist in providing a connection to the adjacent playing fields and play area -Medium landscape sensitivity. Development here would need to be subject to appropriate design and screening -Appears visibility is achievable at some point along frontage. Existing road would also need widening at access point. -Pedestrian access to the primary school would be achievable with a connection to the existing adjacent footway in The Street. -Concern regarding impact of this site and cumulative impact from potential allocation sites on wider highway network -A Transport Assessment will be required	Available	Medium	Achievable
LAN004	Site at Langdon Court Farm, East Langdon	CT15 5JF	East Langdon	Langdon	St Margaret's at Cliffe	0.63	18	19	18	Mixed	SHLAA	SHL044	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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
LAN005	Land at Eastside Farm, The Street, East Langdon	CT15 5JF	East Langdon	Langdon	St Margaret's at Cliffe	0.76	10	23	10	PDL	HELAA	HELAA217	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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
LAN006	Martinvale Farm, Station Road, Martin Mill	CT15 5JX	Martin Mill	Langdon	St Margaret's at Cliffe	1.00	Not stated	30	25	Mixed	HELAA	HELAA224	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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
LAN007	Land adjoining East Langdon and Martin Mill	CT15 5JD	East Langdon	Langdon	St Margaret's at Cliffe	18.34	Not stated	550	500	G	HELAA	DOC	Unsuitable	Unsuitable Site: -Unacceptable landscape impact -Unacceptable impact on character of settlement -Heritage and highways concerns	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
LYD001	Bosney Banks	CT15 7ER	Lydden	Lydden	Lydden & Temple Ewell	1.51	15-20	45	15	G	HELAA	HELAA1	Potentially Suitable	Potentially suitable site. -The site is walking distance from the centre of Lydden and provides a logical extension to the settlement. -Site is adjacent to the AONB and a Grade II Listed Building. Impact on the AONB would need to be mitigated through sensitive design and screening. -A Heritage Assessment will be required. -Risk of surface water flooding -Appears suitable visibility may be achievable but options for position of access may be limited due to length of visibility splays required, as site is within restricted section of London Road. -Right turn lane and/or other measures may be required if access located opposite existing lay-by, to prevent traffic running through lay-by. -Concern regarding the cumulative impact on the wider highway network from potential allocation sites within the village -A Transport Assessment will be required	Available	Medium	Achievable
LYD002	Land to the north and west of Broadacre, Stonehall Lane, Lydden	CT15 7LB	Lydden	Lydden	Lydden & Temple Ewell	1.52	107	46	40	G	HELAA	HELAA83	Unsuitable	Unsuitable site: -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 -Concerns raised by KCC in relation to achieving suitable access and visibility	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
LYD003	Land adjacent to Lydden Court Farm, Church Lane, Lydden	CT15 7JP	Lydden	Lydden	Lydden & Temple Ewell	2.18	65	65	30	Mixed	HELAA	HELAA134	Suitable	Suitable site: -The site is in walking distance from the centre of Lydden and provides a logical extension to the settlement. -Site is adjacent to the AONB and a Grade II* Listed Church. -The impact on the AONB and Listed Church would need to be mitigated through good screening, sensitive design, low densities and landscaping. -A Transport Assessment and Heritage Impact Assessment will be required. -Appears suitable visibility may be achievable at access within existing 30 mph speed limit. Existing road would need widening at access point but concern regarding narrow width of Church Lane serving site between Coldred Hill and Canterbury Road. -Concern regarding visibility splays being across third party land at Church Lane junctions with Canterbury Road. These concerns could possibly be overcome if site access designed to physically prevent access/egress to/from Church Lane to the north. Alterations would also be required at the two Canterbury Road junctions to manage vehicle movements. -Would also need uncontrolled pedestrian crossing where PROW ER116 joins Canterbury Road, to provide access to eastbound bus stop. This may require a build-out and/or removal of existing on-street parking. -No connection to footway network in village, unless connection can be made to PROW ER116 at rear of site and this route can be upgraded between the site and Canterbury Road. -Concern regarding the cumulative impact on the wider highway network from potential allocation sites within the village particularly routes to, and junctions on, the A2, A256 and A260. -Risk of surface water flooding	Available	Medium	Achievable
LYD004	Land at Lydden	CT15 7LB	Lydden	Lydden	Lydden & Temple Ewell	2.66	78	80	78	G	HELAA	HELAA204	Unsuitable	Unsuitable site: -Unacceptable heritage impact (on setting of Grade II* Listed Church and character of the Conservation Area) -Unacceptable landscape impact -Constrained access	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
LYD005	Land rear of, 114 Canterbury Road, Lydden	CT15 7ET	Lydden	Lydden	Lydden & Temple Ewell	1.46	44	44	44	PDL	Unimplemented Permission	15/01184		Site has planning permission and will not be taken forward in the HELAA.	Site has planning permission		Site has planning permission

HELAA Reference	Location	Post Code	Settlement	Parish	Ward	Site Size (ha)	No. of units put forward	No units average density	Agreed Housing Number	Greenfield (G) or Previously Developed Land (PDL)	Site_Origin	Origin_Ref	Suitability	Summary of Suitability Assessment	Availability	Anticipated Timescale for Delivery Short (2021 - 2026) Medium (2027 - 2031) Long (2032 - 2040)	Achievability
NON001	Land off Easole Street	CT15 4EU	Nonnington	Nonnington	Aylesham	3.48	60	104	60	G	HELAA	HELAA23	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 Freville Part -Unacceptable landscape impact and impact on setting of village.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
NON002	Land off Mill Lane	CT15 7LN	Nonnington	Nonnington	Aylesham	1.97	26	59	26	G	HELAA	HELAA24	Unsuitable	Unsuitable site: -Unacceptable heritage impact -Unacceptable landscape impact and impact on setting of village.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
NON003	Land off Sandwich Road	CT15 4HF	Nonnington	Nonnington	Aylesham	0.45	10	13	10	G	HELAA	HELAA25	Unsuitable	Unsuitable site: -Unacceptable heritage impact -Unacceptable landscape impact and impact on setting of village.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
NON004	Land to the north of Church Street, Nonnington	CT15 4LE	Nonnington	Nonnington	Aylesham	0.40	12	12	12	G	HELAA	HELAA154	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.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
NON005	College Field, Sandwich Road, Nonnington	CT15 4HQ	Nonnington	Nonnington	Aylesham	3.46	40	104	40	G	HELAA	HELAA156	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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
NON006	Prima Windows, Easole Street/Sandwich Road, Nonnington	CT15 4HF	Nonnington	Nonnington	Aylesham	1.14	35	34	35	PDL	Unimplemented Allocation	LA41	Suitable	Suitable Site: -Site is allocated in the Land Allocations Local Plan 2015 for housing	Available	Short	Achievable
NON007	Old Court House, Pinners Hill, Nonnington	CT15 4LL	Nonnington	Nonnington	Aylesham	1.81	57	54	57	PDL	Brownfield Register	BR51	Unsuitable	Unsuitable Site: -isolated development in the countryside.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
NON008	Land off Vicarage Lane, Nonnington	CT15 4YF	Nonnington	Nonnington	Aylesham	0.76	25	23	25	PDL	SHLAA	NON01	Unsuitable	Unsuitable Site: -Unacceptable landscape impact and impact on setting of village. -Unacceptable heritage impact -Highways concerns.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
NON009	Land North of Comerways, Church Street, Nonnington, Dover	CT15 4LB	Nonnington	Nonnington	Aylesham	0.15	Not stated	4	8	G	Site Visit	DDC	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.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
TC45051	Land at Church Street (East), Nonnington		Nonnington	Nonnington Parish Council	Aylesham, Eythorne and Shepherdsweil	0.99	16	30	30	G	Targeted Call for Sites 2021		Unsuitable	Unsuitable site: -Unacceptable impact on the highways -Unacceptable landscape impact	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
TC45054	Land at Church Street (West), Nonnington		Nonnington	Aylesham Parish Council	Aylesham, Eythorne and Shepherdsweil	1.84	20	55	55	G	Targeted Call for Sites 2021		Unsuitable	Unsuitable site: -Access to this site could only be achieved through TC45051. 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 TC45051 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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
NOR001	Mercers Farm, Finglesham	CT14 0NG	Finglesham	Northbourne	Eastry	2.10	6	63	6	PDL	HELAA	HELAA57	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.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
NOR002	The Former Packhouse, The Grove, Northbourne	CT14 0LW	Northbourne	Northbourne	Eastry	3.65	19	110	60	PDL	HELAA	HELAA105	Potentially Suitable	Potentially Suitable site: -Brownfield site. Impact on the landscape and adjacent heritage asset would need to be mitigated through good screening, sensitive design, low densities and landscaping -Site adjacent to a Conservation Area and partly within the Grade II* Northbourne Court Registered Park. Site is also within an AAP and adjacent to an undesignated heritage asset. A Heritage Assessment will therefore be required as will consultation with Historic England and the Gardens Trust. -Trip generation from 60 dwellings is likely to be significantly above that which could be generated by the permitted use(s) on this brownfield site, and is therefore unacceptable due to limited visibility at access and width of The Grove. A smaller scheme may however be acceptable in highway terms. -Concern regarding impact of this site on narrow sections of the routes between the site and the A256 /A258. Concern regarding the cumulative impact on the wider highway network from potential allocation sites in the locality. -No footways serving the site. -A Transport Assessment will be required to satisfy that highway concerns can be overcome -Risk of surface water flooding	Available	Medium	Achievable
NOR003	White Horse Public House, Broad Lane, Finglesham	CT14 0LY	Finglesham	Northbourne	Eastry	0.47	4	14	4	Mixed	HELAA	HELAA190	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.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
NOR004	Home Farm at Little Betteshanger, Northbourne	CT14 0NT	Northbourne	Northbourne	Eastry	2.33	69	70	68	PDL	HELAA	HELAA211	Unsuitable	Unsuitable site: -Heritage concerns -Unacceptable landscape impact -Poor relationship to settlement -Highways concerns	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
NOR005	Betteshanger Colliery, Betteshanger, Deal	CT14 0EN	Northbourne	Northbourne	Eastry	20.69	750	621	210	PDL	Brownfield Register	BR47		Site has planning permission and will not be taken forward in the HELAA.	Site has planning permission		Site has planning permission
PRE001	Land to the north of Court Lane	CT3 1DI	Preston	Preston	Little Stour & Ashstone	1.15	35	35	20	G	HELAA	HELAA4	Unsuitable	Unsuitable site: -Impact on transport grounds. Due to concerns in relation to the cumulative impact upon the highways network. -Risk of surface water flooding	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
PRE002	Land to the south of Court Lane	CT3 1DI	Preston	Preston	Little Stour & Ashstone	1.14	31	34	31	G	HELAA	HELAA6	Unsuitable	Unsuitable site: -Unacceptable landscape impact and impact on setting of village.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
PRE003	Apple Tree Farm, Stourmouth Road	CT3 1HS	Preston	Preston	Little Stour & Ashstone	0.76	20	23	5	Mixed	HELAA	HELAA10	Suitable	Suitable site: -Given the new development in this location it is considered that this site would form a logical extension to the village -Site should be taken forward in conjunction with PRE016 and PRE017 -Suitable vehicular access and visibility appears achievable. However, will need pedestrian connection to existing footway on same side of Stourmouth Road and it appears this is not achievable due to third party land. Pedestrian connection to Stourmouth Road via Red Pipin Lane may be achievable through PRE021, however Red Pipin Lane is a private road and therefore public right of access may not be available. -Concern regarding the cumulative impact on the wider highway network from potential allocation sites within the village, particularly on Preston/Grove link and the Preston Hill/A257 -A Transport Assessment will be required -Risk of surface water flooding	Available	Long	Achievable
PRE004	Land to the rear of Lucketts Oast and Lucketts Cottages, The Street, Preston	CT3 0DL	Preston	Preston	Little Stour & Ashstone	3.69	111	111	100	G	HELAA	HELAA93	Unsuitable	Unsuitable site: -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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
PRE005	Land to the south east of Preston Garden Centre, The Street, Preston	CT3 1ED	Preston	Preston	Little Stour & Ashstone	1.15	5	35	5	Mixed	HELAA	HELAA108	Unsuitable	Unsuitable site: -Unacceptable landscape impact and impact on setting of village. -Highways concerns.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
PRE006	Cobb's Yard, Longmete Road, Preston	CT3 1DN	Preston	Preston	Little Stour & Ashstone	0.99	29	30	29	G	HELAA	HELAA143	Unsuitable	Unsuitable Site: -Development here would urbanise a part of the village that is rural in character and would be divorced from the existing settlement. -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.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable

HELAA Reference	Location	Post Code	Settlement	Parish	Ward	Site Size (ha)	No. of units put forward	No units average density	Agreed Housing Number	Greenfield (G) or Previously Developed Land (PDL)	Site_Origin	Origin_Ref	Suitability	Summary of Suitability Assessment	Availability	Anticipated Timescale for Delivery Short (2021 - 2026) Medium (2027 - 2031) Long (2032 - 2040)	Achievability
PRE007	Land lying at the west side of Preston Lane, Preston	CT3 1DP	Preston	Preston	Little Stour & Ashstone	2.00	10	60	30	Mixed	HELAA	HELAA144	Unsuitable	Unsuitable Site: -Impact on transport grounds. Due to concerns in relation to the cumulative impact upon the highways network. -Risk of surface water flooding.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
PRE008	Hardacre Farm, Mill Lane, Preston	CT3 1HB	Preston	Preston	Little Stour & Ashstone	3.73	4	112	3	G	HELAA	HELAA176	Unsuitable	Unsuitable site: -Unacceptable landscape impact and impact on setting of village. -Unacceptable heritage impact -Highways concerns.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
PRE009	Preston Garden Centre, The Street, Preston	CT3 1ED	Preston	Preston	Little Stour & Ashstone	1.36	Not stated	41	41	PDL	Brownfield Register	BR55	Unsuitable	Unsuitable site: -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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
PRE010	Land to the north of Preston Primary School, Mill Lane, Preston	CT3 1HB	Preston	Preston	Little Stour & Ashstone	0.49	14	15	14	G	SHLAA	PRE02	Unsuitable	Unsuitable site: -Unacceptable landscape impact and impact on setting of village. -Highways concerns.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
PRE011	Land to the west of Grove House, Grove Way, Preston	CT3 1EE	Preston	Preston	Little Stour & Ashstone	0.31	9	9	9	G	SHLAA	PRE01 PRE06	Unsuitable	Unsuitable site: -Unacceptable landscape impact and impact on setting of village. -Highways concerns.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
PRE012	Land adjoining Downs Cottage, Grove Road, Preston	CT3 1EE	Preston	Preston	Little Stour & Ashstone	0.25	9	7	9	G	SHLAA	PRE05	Unsuitable	Unsuitable site: -Unacceptable landscape impact and impact on setting of village. -Highways concerns.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
PRE013	Land adjoining Downs Cottage, Grove Road, Preston	CT3 1EE	Preston	Preston	Little Stour & Ashstone	0.21	11	6	11	G	SHLAA	PRE07	Unsuitable	Unsuitable site: -Unacceptable landscape impact and impact on setting of village. -Highways concerns.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
PRE014	Land north of Salvatori Depot, Grove Road, Preston	CT3 1HP	Preston	Preston	Little Stour & Ashstone	5.66	183	170	183	G	SHLAA	PRE21	Unsuitable	Unsuitable Site: -Site borders Flood Zone 3, but is predominantly in Flood Zone 1 -Development of this site would further change the character and grain of the village at this location.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
PRE015	Harnden Farm, Stourmouth Road, Preston	CT3 1HP	Preston	Preston	Little Stour & Ashstone	0.14	6	4	10	PDL	HELAA	HELAA228	Unsuitable	Unsuitable site: -Unacceptable landscape impact and impact on setting of village. -Highways concerns.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
PRE016	Site north of Discovery Drive, Preston	CT3 1FG	Preston	Preston	Little Stour & Ashstone	1.10	Not stated	33	20	Mixed	Site Visit	DDC	Suitable	Suitable Site: -Site to be sold to the Council for affordable housing provision. -Contained site, with little impact. Considered to be a logical extension to the existing settlement -Potentially no connection to highway to gain access (adjacent roads Red Pippin Lane and Discovery Drive are remaining private and not being adopted), unless agreement reached with owner. These private lanes are also not necessarily laid out to accommodate additional dwellings. -Possible connection through sites PRE003 and PRE017 if adoptable road built through to serve this site, however same problem as for PRE003 applies in relation to lack of connection to existing footway network. -There are also limited pedestrian facilities linking to the village amenities (school and shops) and this is therefore likely to lead to greater car use, reducing the sustainability credentials of the site. -Concern regarding the cumulative impact on the wider highway network from potential allocation sites within the village, particularly on the Preston/Grove link and the Preston Hill/A257 junction. Unlikely on its own to have a severe impact on the wider highway network. -A Transport Assessment is required -Site borders Flood zone 3. FRA required -Site should be taken forward in conjunction with PRE003 and PRE017	Available	Medium	Achievable
PRE017	Site north-west of Appletree Farm, Stourmouth Road, Preston	CT3 1FN	Preston	Preston	Little Stour & Ashstone	2.53	Not stated	76	40	G	Site Visit	DDC	Suitable	Suitable Site: -Site owned by the Parish Council as mitigation for the recent development -Contained site, with little impact. Considered to be a logical extension to the existing settlement -Potentially no connection to highway to gain access (adjacent roads Red Pippin Lane and Discovery Drive are remaining private and not being adopted), unless agreement reached with owner. These private lanes are also not necessarily laid out to accommodate additional dwellings. -Possible connection through sites PRE003 and PRE017 if adoptable road built through to serve this site, however same problem as for PRE003 applies in relation to lack of connection to existing footway network. There are also limited pedestrian facilities linking to the village amenities (school and shops) and this is therefore likely to lead to greater car use, reducing the sustainability credentials of the site. -Concern regarding the cumulative impact on the wider highway network from potential allocation sites within the village, particularly on the Preston/Grove link and the Preston Hill/A257 junction. Unlikely on its own to have a severe impact on the wider highway network. -A Transport Assessment is required -Contaminated land survey required -Risk of surface water flooding -Site should be taken forward in conjunction with PRE003 and PRE016	Available	Medium	Achievable
TC45099	Land to the east of The Street, Preston	CT3 1DP	Preston	Preston Parish Council	Little Stour and Ashstone	0.62	30 to 35	19	19	G	Targeted Call for Sites 2021		Potentially suitable	Potentially suitable site: -Site would form a logical extension to the settlement area -Access is achievable -Pedestrian safeguarding issues -Site is contained with good screening -Archaeological assessment required -Heritage assessment required	Available	Medium	Achievable
TC45112	Land rear of Meadow Cottage, The Street, Preston		Preston	Preston Parish Council	Little Stour and Ashstone	1.79	35	54	20	G	Targeted Call for Sites 2021		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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
RIN001	Land at Ripple Down House, Ringwood	CT14 8HE	Ringwood	Ringwood with Kingsdown	Ringwood	1.44	30	43	30	G	HELAA	HELAA174	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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
RIN002	Land at Ringwood Alpines, Dover Road, Ringwood	CT14 8HG	Ringwood	Ringwood with Kingsdown	Ringwood	1.01	Not stated	30	5	G	HELAA	HELAA186	Suitable	Suitable site: -Site could only come forward with RIN004 -Well contained site used as part of the adjacent Ringwood Nursery -Well connected to the centre of the village -Access is however constrained and a Highways Assessment is required -Site is in an Area of Archaeological Protection and a Heritage Assessment will be required. -Site is in the AONB and a generous landscape buffer would be required to mitigate harm	Available	Long	Achievable
RIN003	Land at Ringwood Nursery, Hangmans Lane, Ringwood	CT14 8HJ	Ringwood	Ringwood with Kingsdown	Ringwood	23.21	Not stated	696	150	Mixed	HELAA	HELAA188/ HELAA239	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.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
RIN004	Ringwood Alpines, Dover Road, Ringwood	CT14 8HG	Ringwood	Ringwood with Kingsdown	Ringwood	0.22	Not stated	7	5	G	HELAA	HELAA200	Suitable	Suitable Site: -Former plant nursery -Site is in the AONB however it is considered to be suitable provided the impact on AONB can be mitigated through good screening -Access is constrained and a Transport Assessment would be required -Site is in an Area of Archaeological Potential and a Heritage Assessment would be required	Available	Medium	Achievable
RIN006	Ringwood Alpines, Dover Road, Ringwood	CT14 8HQ	Ringwood	Ringwood with Kingsdown	Ringwood	0.73	Not stated	22	25	G	HELAA	HELAA202	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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
RIPO01	Colblow, Ripple Road	CT14 8HA	Deal	Ripple	St Margaret's at Cliffe	7.95	200	238	100	Mixed	HELAA	HELAA2	Unsuitable	Unsuitable site: -Development in this location would be in an isolated position, removed from the village and not sustainable -Unacceptable highway impact, which cannot be mitigated -Size of proposed development is not in keeping with the character of the village	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable

HELAA Reference	Location	Post Code	Settlement	Parish	Ward	Site Size (ha)	No. of units put forward	No units average density	Agreed Housing Number	Greenfield (G) or Previously Developed Land (PDL)	Site_Origin	Origin_Ref	Suitability	Summary of Suitability Assessment	Availability	Anticipated Timescale for Delivery Short (2021 - 2026) Medium (2027 - 2031) Long (2032 - 2040)	Achievability
RI002	Land off Chapel Lane, Ripple	CT14 8IG	Sutton	Ripple	St Margaret's at Cliffe	5.55	50	167	50	G	HELAA	HELAA180	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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
RI003	Land off Church Lane, Ripple	CT14 8JJ	Ripple	Ripple	St Margaret's at Cliffe	6.54	60	196	60	G	HELAA	HELAA183	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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
RI004	Land at Ripple Farm, Crooked S Road, Ripple	CT14 8JQ	Ripple	Ripple	St Margaret's at Cliffe	0.93	12	28	12	G	HELAA	HELAA185	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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
SAN001	Bell Trees, Sandown Road	CT13 9NY	Sandwich	Sandwich	Sandwich	0.36	up to 7	11	12	PDL	HELAA	HELAA29	Unsuitable	Unsuitable Site: -Isolated development, unsustainable -Unacceptable landscape impact -Flood zone 2/3.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
SAN002	Windmill Farm, Ash Road, Sandwich	CT13 9JB	Sandwich	Sandwich	Sandwich	4.31	40+	129	60	G	HELAA	HELAA56	Unsuitable	Unsuitable site: -Unacceptable heritage impact on adjacent Grade II Listed Windmill -Site within Flood Zone 3 -Unacceptable landscape impact	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
SAN003	Land at Jubilee Road, Sandwich	CT13 0QP	Sandwich	Sandwich	Sandwich	0.24	7	7	7	G	HELAA	HELAA78	Unsuitable	Unsuitable site: -Site within Flood Zone 2 -Designated open space that has local amenity value	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
SAN004	Land south of Stonar Lake and to north and east of Stonar Gardens, Stonar Road, Sandwich	CT13 9LY	Sandwich	Sandwich	Sandwich	3.30	30	99	40	PDL	HELAA	HELAA111	Suitable	Suitable Site: -Part of the site is a scheduled monument. To mitigate any impact on the SM development is proposed that will utilise only the footprint of existing and historic buildings within the SM and will be constructed using foundation techniques that minimise ground disturbance. The rest of the site will be accessible public open space. -Historic England had previously objected to this site, however this objection has now been removed in light of the new scheme. -Scheduled Monument consent would be required and a Heritage Assessment and Archaeological Assessment required. -Part of the site is covered by Flood Zone 2 and 3 and a sequential test and exception test would be required to demonstrate impact can be mitigated. -Landscape mitigation will also be required.	Available	Medium	Achievable
SAN005	Land at St George's Road, Sandwich	CT13 9LD	Sandwich	Sandwich	Sandwich	7.41	75	222	75	G	HELAA	HELAA112	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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
SAN006	Sandwich Highway Depot/Chippies Way, Ash Road, Sandwich	CT13 9HZ	Sandwich	Sandwich	Sandwich	2.09	32	63	32	PDL	HELAA	HELAA236	Suitable	Suitable Site: -Site is within the Sandwich Walled Town Conservation Area and the Area of Archaeological Potential and approx 30m from the Scheduled Monument of the town wall. Development of this site would require a Heritage Assessment and Historic England will need to be consulted. -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. -Well connected brownfield site. -Contaminated land survey required -Use of existing access and impact on network likely to be acceptable bearing in mind existing permitted uses on the site, however parking restrictions may be required on south side of Ash Road/Strand Street to improve visibility, thus removing some existing on-street parking. If the site is also intended to provide car/coach parking for the town, the impacts of this on the highway network would need to be assessed. -Concern regarding cumulative impact on the wider highway network from potential allocation sites in the locality, particularly the A258, A256 and A257 roundabouts. -A Transport Assessment will be required -Considered the constraints identified on the site can be mitigated through the Local Plan	Available	Medium	Achievable
SAN007	Land known as Poplar Meadow, Adjacent to 10 Dover Road, Sandwich	CT13 0BN	Sandwich	Sandwich	Sandwich	1.58	35-80	47	35	G	HELAA	HELAA120	Suitable	Suitable Site: -Site is opposite the St Barts Conservation Area and a grouping of several Listed Buildings in the Conservation Area. A Heritage Assessment would therefore be required. -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. -Site is well connected to local amenities and would represent a logical extension to existing built form -Given the sites location, flattened development or sheltered housing scheme would be appropriate here. -Contaminated land survey required -Access appears achievable but right-turn lane and new pedestrian crossing island may be required, which would mean removal of existing on-street parking on west side of Dover Road. -Concern regarding impact from this site at the A258 Deal Road roundabout. Concern regarding cumulative impact on the wider highway network from potential allocation sites in the locality, particularly the A258, A256 and A257 roundabouts. -A Transport Assessment will be required -Considered the constraints identified on the site can be mitigated through the Local Plan	Available	Long	Achievable
SAN008	Woods' Yard, rear of 17 Woodnesborough Road, Sandwich	CT13 0AA	Sandwich	Sandwich	Sandwich	0.70	35	21	35	Mixed	HELAA	HELAA122	Suitable	Suitable Site: -Site is within an Area of Archaeological Potential and adjacent to the Sandwich Walled Town Conservation Area. A Heritage Assessment is therefore required. -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. -Brownfield site with employment uses. However the Economic Development Needs Assessment 2017 states the District has an oversupply of employment land which would justify its loss. -Well connected to local amenities -Contaminated land survey required -Subject to suitable design to mitigate heritage and EA concerns -The road fronting the site is private and therefore direct access to/from the public highway cannot be achieved. -Concern regarding limited visibility for drivers and pedestrians at the junction of the private road with the highway. -Unlikely on its own to have a severe impact on the highway network, although existing on-street parking may need to be lost in Woodnesborough Road to provide suitable passing places. Concern regarding cumulative impact on the wider highway network from potential allocation sites in the locality, particularly the A258, A256 and A257 roundabouts. -A Transport Assessment is required -Site promoter has clarified that access is achievable. Further information required about loss of parking on Woodnesborough Rd -Considered the constraints identified on the site can be mitigated through the Local Plan	Available	Long	Achievable
SAN009	Harp Meadow (Beers' Yard), land rear of 1 to 13 Woodnesborough Road, Sandwich	CT13 9BA	Sandwich	Sandwich	Sandwich	0.63	22-23	19	10	PDL	HELAA	HELAA123	Unsuitable	Unsuitable Site: -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. 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.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
SAN010	Land adjacent to John's Green and Rose Nursery, Dover Road, Sandwich	CT13 0DF	Sandwich	Sandwich	Sandwich	4.10	100	123	7	G	HELAA	HELAA146		Site has planning permission and will not be taken forward in the HELAA.	Site has planning permission		Site has planning permission

HELAA Reference	Location	Post Code	Settlement	Parish	Ward	Site Size (ha)	No. of units put forward	No units average density	Agreed Housing Number	Greenfield (G) or Previously Developed Land (PDL)	Site_Origin	Origin_Ref	Suitability	Summary of Suitability Assessment	Availability	Anticipated Timescale for Delivery Short (2021 - 2026) Medium (2027 - 2031) Long (2032 - 2040)	Achievability
SAN011	Discovery Park, Ramsgate Road, Sandwich	CT13 9ND	Sandwich	Sandwich	Sandwich	77.04	2178	2311	500	PDL	Unimplemented Permission	14/00058		Site has planning permission and will not be taken forward in the HELAA.	Site has planning permission		Site has planning permission
SAN012	Land to the west of St Bar's Road, Sandwich	CT13 0BU	Sandwich	Sandwich	Sandwich	5.32	120	159	156	Mixed	Unimplemented Allocation	LA16		Site has planning permission and will not be taken forward in the HELAA.	Site has planning permission		Site has planning permission
SAN013	Land adjacent to Sandwich Technology School, Deal Road, Sandwich	CT13 0BY	Sandwich	Sandwich	Sandwich	3.43	60	103	40	G	Unimplemented Allocation	LA17	Suitable	Suitable site: -Site is allocated in the Land Allocations Local Plan 2015. -Site is adjacent to two Grade II Listed Buildings and a Heritage Assessment will therefore be required	Available	Medium	Achievable
SAN014	Land adjacent to Rope Walk, Whitefriars Meadow, Sandwich	CT13 9AS	Sandwich	Sandwich	Sandwich	0.33	9	10	9	G	Brownfield Register	BR08	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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
SAN015	Kumor Nursery, Sandwich	CT13 0DA	Sandwich	Sandwich	Sandwich	2.40	460	72	67	Mixed	SHLAA	PH5017		Site has planning permission and will not be taken forward in the HELAA.	Site has planning permission		Site has planning permission
SAN016	Poulders Gardens, Sandwich	CT13 0AJ	Sandwich	Sandwich	Sandwich	3.95	118	119	80	G	SHLAA	PH5019	Potentially Suitable	Potentially Suitable Site: -Site would be well connected to local amenities -Landscape concerns -EA have advised that the site partly lies in the breach area. Development will be acceptable provided breach area is kept free from development -Ecological Impact Assessment required -Access concerns	Available	Medium	Achievable
SAN017	Land South of St Andrews Catholic Church, Sandwich	CT13 9LE	Sandwich	Sandwich	Sandwich	1.58	47	47	47	Mixed	SHLAA	PH5020	Unsuitable	Unsuitable Site: -Site in Flood Zone 3, but looks to be outside breach area -Unacceptable landscape impact -Access concerns	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
SAN018	North Poulders Farm, Richborough Road, Sandwich (SAN06)	CT13 9JE	Sandwich	Sandwich	Sandwich	1.29	35	39	34	PDL	SHLAA	SHL055	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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
SAN019	Sydney Nursery, Dover Road, Sandwich	CT13 0DB	Sandwich	Sandwich	Sandwich	2.05	61	61	10	G	SHLAA	SHL065	Part suitable/part unsuitable	Suitable Site (in part): -Frontage development would be appropriate here, with screening required to mitigate any impact on the landscape -KCC Minerals area -It is possible that a severe net impact on the highway network may be avoided bearing in mind the permitted uses on the site. There is some initial concern over the quantum of development, however there may be some scope for development when taking into account extant uses and the potential traffic generated by them. -Access with suitable visibility appears achievable onto Dover Road. Access onto A258 Deal Road does not appear achievable due to limited frontage and the need for at least a right turn lane, although additional double yellow lines may be required in the narrower section of Dover Road to improve passing places, resulting in the loss of some on-street parking. Concern regarding pedestrians having to cross the A258 Deal Road to reach nearest westbound bus stop. -A Transport Assessment is required	Available	Long	Achievable
SAN020	Land to the rear of 19-117 Woodnesborough Road, Sandwich	CT13 0EY	Sandwich	Sandwich	Sandwich	2.25	87	68	87	G	SHLAA	SAN15	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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
SAN021	Land at Sandwich Industrial Estate, Sandwich	CT13 9LU	Sandwich	Sandwich	Sandwich	1.54	41	46	41	PDL	SHLAA	SHL047V	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. -Loss of utilised employment land -Site adjacent to a scheduled monument -Unacceptable landscape impact	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
SAN022	Land to the rear of Sandwich Industrial Estate	CT13 9LY	Sandwich	Sandwich	Sandwich	3.99	108	120	108	PDL	SHLAA	SAN03M	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. -EA object to the development of this site. River needs to be protected in this area, also flood plain -Unacceptable landscape impact.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
SAN023	Land at Archers Low Farm, St George's Road, Sandwich	CT13 9LD	Sandwich	Sandwich	Sandwich	2.19	50	66	35	G	HELAA	HELAA218	Suitable	Suitable site: -Site is in an Area of Archaeological potential and a Heritage Assessment will be required. -Site also clips Flood Zone 2 and 3 along the boundary and a FRA would need to be undertaken -Site was removed from the Land Allocations Local Plan by the Inspector on landscape grounds however with the provision of an enhanced landscape buffer to the east, south and west of the site to provide year round screening it is considered that the impact on the landscape can be mitigated. The housing number on the site has also been reduced to address landscape concerns. -Access to this site would be possible via Sandown Road, however vehicle access onto St Georges Road is likely to be challenging due to limited footway width and subsequent sightline requirements so would need to be restricted to emergency/pedestrian access only. -The provision of 35 dwellings is unlikely to create a severe impact on the surrounding highway network, however St Georges Road and Sandown Road (including Knightbridge Street and the route to the High Street/Quay) are subject to constrained geometry due to on street parking, as such a review of on street parking controls may be required to manage increased traffic flow. -There is general concern over the potential cumulative impact of development in around Sandwich on routes within the town which should be considered as part of future traffic modelling exercise. -A Transport Assessment is required -Further information provided to demonstrate access is achievable. However cumulative impact on the highways network needs to be assessed. -Considered the constraints identified on the site can be mitigated through the Local Plan	Available	Short	Achievable
SAN024	Land adjacent to John's Green and Rose Nursery, Dover Road, Sandwich	CT13 0DE	Sandwich	Sandwich	Sandwich	27.69	Not stated	831	500	G	SHLAA/HELAA	N/A	Potentially Suitable	Potentially Suitable Site: -This site (considered with SAN10 and SAN15) would enable a significant urban extension to the south of Sandwich. -This site is located on the edge of the town directly next to the A256 corridor, meaning it is well connected to local amenities. -Medium landscape sensitivity - mitigation required -Flood zone 3. FRA required -If considered in isolation, access would be physically achievable via Dover Road, with some localised widening to consolidate access. However Dover Road itself is relatively constrained in terms of road and footway geometry to the north, as such is not suitable to serve this scale of development. -It is important to consider other development proposals in the locality on a cumulative basis such as the recent application for development at Kumor Nursery (67 dwellings), which was deemed marginally acceptable with respect to highway matters. The presence of parked cars reduces the effective carriageway width to single way working and footways are relatively narrow, which in turn encourages pedestrians to walk in the road (this serves as pedestrian access to the local school) therefore significant development above that already deemed acceptable (67 dwelling total) is unlikely to be suitable. -It may be possible for development on SAN010/SAN024 & SAN015 to combine to provide either a new all movements junction on to the A256 or an improved Deal Road/A256 roundabout with an additional arm to serve the development (subject to land availability), however this would then require a review of access arrangements within Dover Road to prevent rat running for traffic seeking access to Sandwich Via Dover Road. The existing junctions on A256 (Deal Road and Ash Road) are subject to severe queuing and delay during network peak hours, therefore a mitigation strategy for these junctions will need to be agreed taking into account other proposed growth within the Local Plan. Please note, this solution along with new access is likely to generate significant highway infrastructure delivery costs. -There is general concern over the potential cumulative impact of development in around Sandwich on routes within the town which should be considered as part of future traffic modelling exercise. A Transport Assessment is required	Unavailable		Not taken forward to the next stage of assessment as site is unavailable
TC45046	Jubilee Road Community Centre site, Jubilee Road Sandwich		Sandwich	Sandwich Town Council	Sandwich	0.27		14	14	PDL	Targeted Call for Sites 2021		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.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable

HELAA Reference	Location	Post Code	Settlement	Parish	Ward	Site Size (ha)	No. of units put forward	No units average density	Agreed Housing Number	Greenfield (G) or Previously Developed Land (PDL)	Site_Origin	Origin_Ref	Suitability	Summary of Suitability Assessment	Availability	Anticipated Timescale for Delivery Short (2021 - 2026) Medium (2027 - 2031) Long (2032 - 2040)	Achievability
SHED01	Land off Mill Lane	CT15 7LR	Shepherdswell	Shepherdswell with Coldred	Eythorne & Shepherdswell	18.21	543	546	100	G	HELAA	HELAA33	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.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
SHED02	Upton House, 4 Mill Lane, Shepherdswell	CT15 7LJ	Shepherdswell	Shepherdswell with Coldred	Eythorne & Shepherdswell	0.65	20	19	20	Mixed	HELAA	HELAA60		Site has planning permission and will not be taken forward in the HELAA.	Site has planning permission		Site has planning permission
SHED03	Land to the north of Westcourt Lane, Shepherdswell	CT15 7PU	Shepherdswell	Shepherdswell with Coldred	Eythorne & Shepherdswell	13.81	200-250	414	100	G	HELAA	HELAA63	Unsuitable	Unsuitable site: -Due to highway safety concerns raised by KCC highways. -Risk of surface water flooding	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
SHED04	Land to the north and east of St Andrew's Gardens, Shepherdswell	CT15 7LP	Shepherdswell	Shepherdswell with Coldred	Eythorne & Shepherdswell	5.46	149	164	40	G	HELAA	HELAA85	Suitable	Suitable Site (in part): -Development at the top of the site adjacent to the existing residential area would be acceptable and form a logical extension to the existing settlement with good access to the station, shops and services. -Medium landscape sensitivity - mitigation would be required -A PROW runs through the site and this would need to be protected and maintained in any future development -Risk of surface water flooding -KCC Highways have expressed concerns over the proposed access - Meadow View Lane is a private road and therefore access may not be achievable at this point. -Concerns about impact of on Church Hill, Mill Lane and St Andrews Gardens (width, on-street parking). -Secondary emergency access required which does not appear to be achievable. -Concern regarding impact of this site and cumulative impact from potential allocation sites on wider highway network, particularly routes through to A2/A256 (issues with width, on-street parking and significant increase in use of junctions). -A Transport Assessment will be required -Further evidence has been provided to demonstrate that access is achievable. Concern over cumulative impact on the road network -Considered the constraints identified on the site can be mitigated through the	Available	Medium	Achievable
SHED05	Land to the west of Church Road, Coldred	CT15 5AQ	Coldred	Shepherdswell with Coldred	Eythorne & Shepherdswell	1.30	5	39	5	G	HELAA	HELAA126	Unsuitable	Unsuitable site: -Heritage concerns in relation to the adjacent CA, Listed Buildings and Area of Archaeological Potential -Unacceptable landscape impact -Access concerns	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
SHED06	Land at Botolph Street Farm, Shepherdswell	CT15 7NH	Shepherdswell	Shepherdswell with Coldred	Eythorne & Shepherdswell	0.82	30	25	10	G	HELAA	HELAA198	Suitable	Suitable Site: -Site is relatively well contained -Soft landscaping required to mitigate impact -Suitable access and connectivity will need to be demonstrated for site to be taken forward as the track from Westcourt Lane is private and therefore access may not be achievable. Appears suitable visibility available for access off Coxhill. Road would need widening at access point. -No footway serving site. -A Transport Assessment will be required. -Access arrangements have since been clarified but there is still concern over footway provision. Concern also over cumulative impact on the road network	Available	Medium	Achievable
SHED07	Land east of Coxhill Road, Shepherdswell	CT15 7NN	Shepherdswell	Shepherdswell with Coldred	Eythorne & Shepherdswell	1.01	20	30	20	G	HELAA	HELAA199	Unsuitable	Unsuitable site: -Unacceptable heritage impact in relation to the setting of the adjacent Grade II Listed Buildings and Listed boundary wall	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
SHED08	Land off Mill Lane, Shepherdswell	CT15 7LJ	Shepherdswell	Shepherdswell with Coldred	Eythorne & Shepherdswell	0.38	10	11	10	G	Unimplemented Allocation	LA32	Suitable	Suitable site: -Site allocated for development in the Land Allocations Local Plan 2015	Available	Medium	Achievable
SHED09	Land to the rear of 23 Mill Lane, Shepherdswell	CT15 7LJ	Shepherdswell	Shepherdswell with Coldred	Eythorne & Shepherdswell	0.42	12	13	12	G	SHLAA	SHED01	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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
SHED10	Land at 50 Mill Lane, Shepherdswell	CT15 7LT	Shepherdswell	Shepherdswell with Coldred	Eythorne & Shepherdswell	0.74	22	22	22	Mixed	SHLAA	NS035HE	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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
SHED11	Land to rear of 25 Mill Lane, Shepherdswell	CT15 7LJ	Shepherdswell	Shepherdswell with Coldred	Eythorne & Shepherdswell	0.21	6	6	6	G	SHLAA	SHED01C	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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
SHED13	Land opposite the Conifers, Coldred	CT15 5AP	Dover	Shepherdswell with Coldred	Eythorne & Shepherdswell	0.83	203	25	5	PDL and G	SHLAA	SHL075	Suitable	Suitable site: -Site proposed for 5 self build dwellings. Now subject to a planning application. -Coldred is described as a smaller village or hamlet in the settlement hierarchy, however a minor development of 5 dwellings is likely to be acceptable within the context of Local Plan SP4. -Site falls within a conservation area, therefore a heritage assessment will be required, along with mitigation to mitigate any impact on the conservation area. -An ecological assessment and landscape mitigation will also be needed.	Available	Short	Achievable
TC45082	Land Adjacent Mill House, Shepherdswell		Shepherdswell with Coldred	Shepherdswell with Coldred Parish Council	Aylesham, Eythorne and Shepherdswell	0.58	10	17	10	G	Targeted Call for Sites 2021		Suitable	Suitable site: -Access and visibility requires clarification -site is well screened and enclosed, screening to be retained -Considered the constraints identified on the site can be mitigated through the Local Plan.	Available	Medium	Achievable
SHO001	Land at Churchfield Farm, Vicarage Lane, Sholden	CT14 0AL	Sholden	Sholden	Middle Deal & Sholden	5.76	70-75	173	48	G	HELAA	HELAA102		Site has planning permission and will not be taken forward in the HELAA.	Site has planning permission		Site has planning permission
SHO002	Land at South West of Sandwich Road, Sholden, Deal	CT14 0AD	Sholden	Sholden	Middle Deal & Sholden	23.68	300-400	710	250	G	HELAA	HELAA223	Part of the site has planning permission/ remainder 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 Revision 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.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
SHO003	Elite Car Wash, Sandwich Road, Hacklinge, Sholden	CT14 0AT	Hacklinge	Sholden/Worth	Eastry	0.27	8	8	8	PDL	HELAA	HELAA230	Unsuitable	Unsuitable site: -Isolated development -Loss of employment site	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
SHO004	Land adjoining Pegasus, Sandwich Road, Sholden	CT14 0AD	Sholden	Sholden	Middle Deal & Sholden	1.21	42	36	42	G	Planning Application	DDC		Site has planning permission and will not be taken forward in the HELAA.	Site has planning permission		Site has planning permission
STA001	Summerfield Nursery, Barnsole Road	CT3 1LD	Staple	Staple	Little Stour & Ashstone	1.40	20	42	16	PDL	HELAA	HELAA7		Site has planning permission and will not be taken forward in the HELAA.	Site has planning permission		Site has planning permission
STA002	Warren House, Buckland Lane	CT3 1JY	Staple	Staple	Little Stour & Ashstone	0.43	15	13	10	PDL	HELAA	HELAA34	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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
STA003	The Barn, Chapel Lane, Barnsole	CT3 1NX	Staple	Staple	Little Stour & Ashstone	0.37	6	11	5	G	HELAA	HELAA44	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.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
STA004	Land at Durlock Road, Staple	CT3 1JD	Staple	Staple	Little Stour & Ashstone	0.24	3	7	3	G	HELAA	HELAA48	Suitable	Suitable site: -This site is well connected to the centre of the village and would form a logical extension to Staple. However the development of this site will need to be taken forward in a sensitive way to address heritage concerns about the impact on adjacent Listed Buildings (Grade II). A Heritage Assessment is therefore required. -Site should be considered in conjunction with STA009 -Access with suitable visibility appears achievable. Durlock Road will need localised widening at access point, to enable two vehicles to pass. -No connection to footway network in village. -Unlikely on its own to have a severe capacity impact on the wider highway network. Concern regarding the cumulative impact on the wider highway network from potential allocation sites within the village, particularly in relation to the rural lanes leading to/from the village. -A Transport Assessment will be required -KCC Minerals area	Available	Short	Achievable

HELAA Reference	Location	Post Code	Settlement	Parish	Ward	Site Size (ha)	No. of units put forward	No units average density	Agreed Housing Number	Greenfield (G) or Previously Developed Land (PDL)	Site_Origin	Origin_Ref	Suitability	Summary of Suitability Assessment	Availability	Anticipated Timescale for Delivery Short (2021 - 2026) Medium (2027 - 2031) Long (2032 - 2040)	Achievability
STAD05	Animal Farm, Mill Road, Staple	CT3 1LH	Staple	Staple	Little Stour & Ashstone	0.99	29	30	30	G	HELAA	HELAA142	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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
STAD06	Land fronting Lower Road, Staple	CT3 1LH	Staple	Staple	Little Stour & Ashstone	0.70	19	21	18	Mixed	HELAA	HELAA121	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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
STAD07	Mill Road, Staple - larger site	CT3 1JZ	Staple	Staple	Little Stour & Ashstone	4.11	123	123	120	G	SHLAA	SHL092	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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
STAD08	Mill Road, Staple - smaller site	CT3 1JZ	Staple	Staple	Little Stour & Ashstone	2.10	63	63	20	Mixed	SHLAA	SHL067	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.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
STAD09	Land North of Lower Road and to the east of Durlock Road, Staple (SUT03)	CT3 1JX	Staple	Staple	Little Stour & Ashstone	0.69	20	21	20	G	SHLAA	SHL008		Site has planning permission and will not be taken forward in the HELAA.	Site has planning permission		Site has planning permission
STAD10	Land between Fairview and Chapel Lane, Lower Road/Fleming Road, Barnsode	CT3 1LH	Staple	Staple	Little Stour & Ashstone	1.11	33	33	30	G	SHLAA	SUT04	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.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
STAD11	Land adjoining the Rookery, Durlock Road, Staple	CT3 1JU	Staple	Staple	Little Stour & Ashstone	0.71	Not stated	21	25	G	HELAA	HELAA221	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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
STAD12	The Three Tuns, The Street, Staple	CT3 1LN	Staple	Staple	Little Stour & Ashstone	0.48	9	14	9	PDL	Brownfield Register	BR35		Site has planning permission and will not be taken forward in the HELAA.	Site has planning permission		Site has planning permission
STM001	Land adjacent to Sea Street and backing onto rear of properties at Lighthouse Rd	CT15 6JA	St Margaret's at Cliffe	St Margaret's	St Margaret's at Cliffe	2.65	Not stated	79	80	G	HELAA	HELAA16	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.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
STM002	Land adjacent to junction of Station Road and Dover Road	CT15 6EP	St Margaret's at Cliffe	St Margaret's	St Margaret's at Cliffe	1.70	Not stated	51	50	G	HELAA	HELAA17	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 Margaret of Antioch. -Constrained access	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
STM003	Land adjacent to Reach Road bordering Reach Court Farm and rear of properties on Roman Way	CT15 6AH	St Margaret's at Cliffe	St Margaret's	St Margaret's at Cliffe	3.57	Not stated	107	40	G	HELAA	HELAA18	Part Suitable/ Part Unsuitable	Suitable Site (only the part adjacent to the existing settlement): -The development of this site forms a logical extension to the settlement. -The section of the site adjacent to the existing settlement is considered suitable, as it has medium landscape sensitivity, and whilst it is partly in the AONB, the landscape impact can be mitigated through good screening. -The rest of the site is fully in the AONB and considered unsuitable for development -Vehicle access would be achievable from Reach Road and appropriate connection to the existing footway network could also be achieved. -The local road network is constrained during the peak hours, Reach Road / Junction with High Street is currently subject to on street parking which reduce effective carriageway width. Any removal of parking would have an impact on residents parking amenity. Upper Road, JV A258 Castle Hill Road is subject to a moderate level of vehicle delay during peak hours. -It is unlikely that 40 dwellings would generate a severe harm on the surrounding highway network once distributed within all available traffic routes, however there is general concern over traffic levels within the Village given the constrained nature of the High Street so this should be considered in tandem with other potential sites within the locality. -A Transport Assessment will be required -Contaminated land survey required	Available	Medium	Achievable
STM004	Land adjacent to Seaways, Bay Hill	CT15 6DU	St Margaret's Bay	St Margaret's	St Margaret's at Cliffe	0.31	2	9	2	G	HELAA	HELAA27	Unsuitable	Unsuitable site: -Unacceptable access -Unacceptable impact on the conservation area -Unacceptable landscape impact.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
STM005	South Goodwin House, 69 Granville Road, St Margaret's	CT15 6DT	St Margaret's	St Margaret's	St Margaret's at Cliffe	0.29	5	9	5	Mixed	HELAA	HELAA61	Unsuitable	Unsuitable site: -Unacceptable landscape impact -Unacceptable impact on the setting of the AONB and heritage coast -Coastal Change Management Area.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
STM006	Land at New Townsend Farm, Station Road, St Margaret's	CT15 6ES	St Margaret's	St Margaret's	St Margaret's at Cliffe	13.35	200	400	10	G	HELAA	HELAA192/HELAA279	Part Suitable/ Part Unsuitable	Site Suitable (only a small part of the site is suitable for development): -Site sits prominently in the landscape and the development of the whole site would have an unacceptable impact on the AONB -Only a small part of this site is considered suitable for development, due to the medium high landscape sensitivity of this site -Site could be taken forward for executive homes -An effective scheme of landscape mitigation would be required -Development here may impact on archaeology and an Archaeological Assessment will be required. -In isolation 10 dwellings is unlikely to have a severe impact on the surrounding road network. -There are two potential access points into this site (north and south of Cliff Place Cottage). The northern most access point would likely require the removal of the existing layby, suitable sightlines are likely to be achievable. A right turn lane is likely to be needed to be provided at site access in this location (to manage potential rear end shunts), however there is unlikely to be enough space available to provide one without the use of third-party land. The southern access is unable to provide the necessary required visibility sightline in the southern direction. Therefore, in the absence of speed survey data, access in this location may not be suitable. -This site is located some distance away from the services and amenities within the village, which could lead to an increase in demand for parking within the village as residents are likely to drive rather than walk or cycle. -A2 Duke of York roundabout is another significant constraint for travel travelling to/from Dover. A mitigation strategy will be required for this junction in line with cumulative local plan growth forecasts. -A Transport Assessment will be required -Further information provided seeks to resolve the access issue, however a speed survey is required. -Risk of surface water flooding	Available	Long	Achievable
STM007	Land to the west of Townsend Farm Road, St Margaret's (Site B)	CT15 6JE	St Margaret's	St Margaret's	St Margaret's at Cliffe	0.63	31	19	18	G	HELAA	HELAA196	Suitable	Suitable site: -Site provides a logical extension and is well connected to the settlement. To be only taken forward in conjunction with STM008 -Low landscape sensitivity -The site is adjacent to a Conservation Area, Listed Buildings and the AONB. Any development here would therefore need to be sensitively designed to address heritage and landscape concerns and a landscape buffer to be provided. A Heritage Assessment would be required. -Appears access is achievable from end of Townsend Farm Road, but would need to provide suitable visibility within the site for drivers emerging from Ash Grove and pedestrians crossing the junction. The southern section of Townsend Farm Road would need widening in places and the existing footway would need to be extended into the site. Some parking restrictions may be required in the northern section to provide passing places. -A Transport Assessment will be required -Considered the constraints identified on the site can be mitigated through the Local Plan.	Available	Short	Achievable
STM008	Land to the west of Townsend Farm Road, St Margaret's at Cliffe (site A)	CT15 6EP	St Margaret's	St Margaret's	St Margaret's at Cliffe	0.63	31	19	18	G	HELAA	HELAA196	Suitable	Suitable site: -Site provides a logical extension and is well connected to the settlement. To be only taken forward in conjunction with STM007 -Low landscape sensitivity -The site is adjacent to a Conservation Area, Listed Buildings and the AONB. Any development here would therefore need to be sensitively designed to address heritage and landscape concerns and a landscape buffer to be provided. A Heritage Assessment would be required. -Appears access is achievable from end of Townsend Farm Road, but would need to provide suitable visibility within the site for drivers emerging from Ash Grove and pedestrians crossing the junction. The southern section of Townsend Farm Road would need widening in places and the existing footway would need to be extended into the site. Some parking restrictions may be required in the northern section to provide passing places. -A Transport Assessment will be required -Considered the constraints identified on the site can be mitigated through the Local Plan.	Available	Short	Achievable

HELAA Reference	Location	Post Code	Settlement	Parish	Ward	Site Size (ha)	No. of units put forward	No units average density	Agreed Housing Number	Greenfield (G) or Previously Developed Land (PDL)	Site_Origin	Origin_Ref	Suitability	Summary of Suitability Assessment	Availability	Anticipated Timescale for Delivery Short (2021 - 2026) Medium (2027 - 2031) Long (2032 - 2040)	Achievability
STM009	DDC owned site - Land on west side, south of Portal School, Sea Street, St Margaret's	CT15 6AW	St Margaret's	St Margaret's	St Margaret's at Cliffe	0.56	17	17	17	G	SHLAA	SHL043	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.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
STM010	Land located between Salisbury Road and The Droveaway, St Margaret's-at-Cliffe	CT15 6DL	St Margaret's	St Margaret's	St Margaret's at Cliffe	2.72	78	82	10	G	SHLAA	SAD28	Suitable	Suitable site: -Site adjacent to the AONB and Heritage Coast -Low-Medium landscape sensitivity -Site would need to be sensitively designed, with low density housing that respects the character of the area. Generous landscaping would be also required to screen the site to reduce the impact on residential amenity -Direct access to the highway is achievable from either The Droveaway or Salisbury Road, However Salisbury Road is private as such it should be checked that the land promoter has rights of access. Notwithstanding this, the Junction of Salisbury Road/The Droveaway is poor with insufficient sightlines with very limited scope for improvement. The Droveaway geometrically constrained and is subject to a large amount of on street parking which reduces effective width, whilst in theory waiting restrictions could be imposed, this would have a significant impact on local parking amenity. The Junction of The Droveaway/Sea Street is subject to constrained visibility (southbound), as such an increase in turning movements at this junction will increase the likelihood of vehicle conflict and there is limited scope to provide meaningful improvements. -General concern over traffic levels within the Village given the constrained nature of the High Street which is subject to narrow sections and on street parking, this would need to be considered in tandem with other potential allocation sites in the locality. -A Transport Assessment will be required -Considered the constraints identified on the site can be mitigated through the Local Plan. -The site with a small reduction was resubmitted through the targeted call for sites for housing or Self Build and Custom housebuilding. The site remains suitable	Available	Medium	Achievable
STM011	Land to the north of Salisbury Road, St Margaret's-at-Cliffe	CT15 6DP	St Margaret's	St Margaret's	St Margaret's at Cliffe	0.30	9	9	5	G	SHLAA	STM09	Potentially Suitable	Potentially suitable site: -Site adjacent to the AONB and Heritage Coast -Low-Medium landscape sensitivity -Site would need to be sensitively designed, with low density housing that respects the character of the area. Generous landscaping would be also required to screen the site to reduce the impact on residential amenity -Direct access to the highway is achievable from either The Droveaway or Salisbury Road, However Salisbury Road is private as such it should be checked that the land promoter has rights of access. Notwithstanding this, the Junction of Salisbury Road/The Droveaway is poor with insufficient sightlines with very limited scope for improvement. The Droveaway geometrically constrained and is subject to a large amount of on street parking which reduces effective width, whilst in theory waiting restrictions could be imposed, this would have a significant impact on local parking amenity. The Junction of The Droveaway/Sea Street is subject to constrained visibility (southbound), as such an increase in turning movements at this junction will increase the likelihood of vehicle conflict and there is limited scope to provide meaningful improvements. -General concern over traffic levels within the Village given the constrained nature of the High Street which is subject to narrow sections and on street parking, this would need to be considered in tandem with other potential allocation sites in the locality. -A Transport Assessment will be required	Unavailable	Not taken forward to the next stage of assessment as site is unavailable	Not taken forward to the next stage of assessment as site is unavailable
SUT001	Land at Homestead Farm, Waldershare Road	CT15 5JA	Ashley	Sutton by Dover	Eastry	0.21	3	6	5	G	HELAA	HELAA42	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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
SUT002	Land adjacent to The Folies, Downs Road, East Studdal	CT15 5DB	Sutton	Sutton by Dover	Eastry	2.57	20	77	15	G	HELAA	HELAA72	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.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
SUT003	Seaview, Downs Road, East Studdal	CT15 5DA	Sutton	Sutton by Dover	Eastry	0.63	5+	19	10	G	HELAA	HELAA74	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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
SUT004	Land adjacent to 1 Downs Close, East Studdal	CT15 5BY	Sutton	Sutton by Dover	Eastry	0.71	10	21	10	G	HELAA	HELAA150	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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
SUT005	The Homestead, Homestead Lane, East Studdal	CT15 5BN	Sutton	Sutton by Dover	Eastry	1.76	35	53	30	G	HELAA	HELAA161	Potentially suitable	Potentially suitable site: -In the December 2020 HELAA the site was incorrectly assessed as having planning permission. The site was submitted and reassessed through the targeted call for sites. -Access appears achievable -Masterplan required to demonstrate how site could reflect character of East Studdal settlement -Reduction in site capacity to reflect size of settlement	Available	Medium	Achievable
SUT006	Land adjacent to Stoneheap Road, East Studdal	CT15 5BU	Sutton	Sutton by Dover	Eastry	1.52	35	46	35	G	HELAA	HELAA162	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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
SUT007	East Studdal Nursery, Downs Road, East Studdal	CT15 5DB	East Studdal	Sutton by Dover	Eastry	1.00	30	30	30	PDL	Unimplemented Allocation	LA35		Site has planning permission and will not be taken forward in the HELAA.	Site has planning permission		Site has planning permission
SUT008	Land at Fieldings, Stoneheap Road, East Studdal (SUT06)	CT15 5BU	East Studdal	Sutton by Dover	Eastry	0.42	12	13	10	Mixed	SHLAA	SHL005	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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
SUT009	Downs Road, East Studdal (SUT01)	CT15 5DA	East Studdal	Sutton by Dover	Eastry	1.26	36	38	5	G	SHLAA	SUT01	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.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
SUT010	Land to the east of Homestead Farm, Ashley	CT15 5JA	East Studdal	Sutton by Dover	Eastry	1.64	Not stated	49	50	Mixed	SHLAA	SUT05	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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
SUT011	Chapel Lane, Ashley	CT15 5HS	East Studdal	Sutton by Dover	Eastry	1.75	Not stated	53	50	G	SHLAA	NSQ2SUT	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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
SUT012	Land adjacent to Fieldings, Stoneheap Road, East Studdal	CT15 5BX	East Studdal	Sutton by Dover	Eastry	0.40	10	12	10	G	HELAA	HELAA233	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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
TC45038	Canton, Downs Rd, East Studdal, Dover	CT15 5DB	East Studdal	Sutton-by-Dover Parish Council	Eastry	0.86	9 to 12	26	26	Greenfield	Targeted Call for Sites 2021		Unsuitable site: -Unacceptable access visibility preventing on site parking	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	
TC45056	Land adjoining Glendale, Strakers Hill, East Studdal, Dover, Kent	CT15 5BS	East Studdal	Sutton-by-Dover Parish Council	Eastry	0.18	Not stated	5	5	Greenfield	Targeted Call for Sites 2021		Unsuitable site: -It is not clear if a suitable access could be achieved -Visibility not achievable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	
TC45068	Fields on Downs Road East Studdal (behind the community centre)	CT15 8BS	East Studdal	Sutton-by-Dover Parish Council	Eastry	7.68	Not stated	230	230	Greenfield	Targeted Call for Sites 2021		Unsuitable site: -Large site disproportionate to settlement. -Unacceptable impact on character of settlement -Unacceptable impacts on biodiversity	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	

HELAA Reference	Location	Post Code	Settlement	Parish	Ward	Site Size (ha)	No. of units put forward	No units average density	Agreed Housing Number	Greenfield (G) or Previously Developed Land (PDL)	Site_Origin	Origin_Ref	Suitability	Summary of Suitability Assessment	Availability	Anticipated Timescale for Delivery Short (2021 - 2026) Medium (2027 - 2031) Long (2032 - 2040)	Achievability
TEM001	Land to the west of the A2 near Whitfield roundabout	CT16 3AP	Dover	Temple Ewell	Lydden & Temple Ewell	12.03	300	361	300	G	HELAA	HELAA84	Unsuitable	Unsuitable site: -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 ACNB -Development here would have a poor relationship to the settlement	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
TEM002	Land at Manor View Nursery, Lower Road, Temple Ewell	CT16 3DY	Temple Ewell	Temple Ewell	Lydden & Temple Ewell	1.13	25	34	25	PDL	Unimplemented Allocation	LAS		Site has planning permission and will not be taken forward in the HELAA.	Site has planning permission		Site has planning permission
TEM003	Manor Farmyard, Egerton Road, Temple Ewell	CT16 3BT	Dover	Temple Ewell	Lydden & Temple Ewell	0.74	Not stated	22	20	PDL	SHLAA	SHL045	Unsuitable	Unsuitable site: -Unacceptable access and highways impact -Unacceptable landscape impact -Development here would not be in keeping with the character of the settlement	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
TEM004	Whitfield Valley, Dover	CT16 3BU	Dover	Temple Ewell	Lydden & Temple Ewell	8.02	Not stated	241	240	Mixed	SHLAA	PH5005	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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
TIL001	Land on the west side of Dover Road	CT14 0IB	Tilmanstone	Tilmanstone	Eastry	0.95	15	28	15	G	HELAA	HELAA19	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.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
TIL002	Dove's Corner, land to the north of Chapel Road, Tilmanstone	CT14 0IF	Tilmanstone	Tilmanstone	Eastry	4.53	63	136	63	G	HELAA	HELAA225	Unsuitable	Unsuitable Site: -Site only to be considered with TIL003 -Unsuitable 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.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
TIL003	Danefield House, St Mary's Grove, Tilmanstone	CT14 0IS	Tilmanstone	Tilmanstone	Eastry	3.10	1	93	25	PDL	HELAA	HELAA229	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 Grove with Dover Road. Unlikely on its own to have a severe capacity impact on the Highway network. No footways serving site.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
WAL001	Land off Station Road, Walmer	CT14 7RH	Walmer	Walmer	Walmer	11.63	348	349	223	G	Unimplemented Permission	14/00361		Site has planning permission and will not be taken forward in the HELAA.	Site has planning permission		Site has planning permission
WAL002	Land at Rays Bottom between Liverpool Road and Hawksdown	CT14 7PS	Deal	Walmer	Walmer	4.44	120	133	75	G	Brownfield Register	BR04	Suitable	Suitable Site: -No heritage concerns other than archaeology -Site will need to reflect character of surrounding area - low density, generous landscaping, well designed -Potential site for executive homes -Risk of surface water flooding -Transport Assessment required -Considered the constraints identified on the site can be mitigated through the Local Plan.	Available	Medium	Achievable
WAL003	Land at the Western end of Hawkhill Road, Walmer	CT14 7LN	Deal	Walmer	Walmer	0.45	22	13	22	G	SHLAA	SHL039	Unsuitable	Unsuitable site: -Unacceptable heritage impact -Unacceptable landscape impact -Unacceptable impact on the character of the settlement	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
WAL004	Land to the rear of 20 and 64 Mayers Road, Walmer	CT14 7RJ	Walmer	Walmer	Walmer	0.72	21	22	21	G	SHLAA	DEA27	Unsuitable	Unsuitable site: -Access is not considered to be achievable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
WAL005	Land rear of Hawks Hill House, Hawkhill Road, Kingsdown	CT14 7LN	Kingsdown	Ringwood with Kingsdown	Ringwood	14.08	Not stated	422	400	G	Brownfield Register	BR215	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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
WAL006	Land off Dover Road, Walmer	CT14 7PE	Deal	Ringwood with Kingsdown	Ringwood	4.08	85	122	85	G	HELAA	HELAA167		Site has planning permission and will not be taken forward in the HELAA.	Site has planning permission		Site has planning permission
WH001	Land to the north west of Whitfield's current housing allocation	CT15 5AD	Dover	Shepherdswell with Coldred/Tilmanstone	Eastry/Eythorne & Shepherdswell	69.02	900	2071	600	G	HELAA	HELAA149	Suitable	Suitable site: -This site would form a logical extension to the Whitfield Allocation. -Site adjacent to two areas ancient woodland and in close proximity to a historic park and garden. Landscape mitigation will therefore be required, along with a Heritage Assessment -KCC Highways have however advised that this site would represent a further increase in housing allocation over an above that already identified within the current Local Plan. Further information and modelling outputs will be required to ascertain the absolute impact of this increased allocation on the surrounding highway network, however it is evident from current observations that the Whitfield Roundabout will not be able to cope with additional development without an appropriate mitigation strategy, which in turn will need to be agreed with Highways England and KCC and may require 3rd party land. The same applies to other junctions such as Duke of York and possibly Brenley Corner (outside of the district). Whilst there is consensus that a longer term strategy for managing traffic on the A2 corridor is required at a national level, this may not be resolved prior to the Local Plan review being completed. In addition to the above, it is important to consider the potential impact that further housing allocation may have on local corridors such as Alkham Valley Road and the junctions located along this route such as London Road/Alkham Road, Whitfield Hill/London Road and Junctions within the District of Folkestone & Hythe, providing accessing to and from the A20/M20 corridors. -A Transport Assessment will be required	Available	Medium	Achievable
WH002	Eastling Down Farm, Sandwich Road, Waldershare	CT15 5AS	Sutton	Tilmanstone	Eastry	0.90	26	27	27	Mixed	HELAA	HELAA141	Suitable	Suitable site: -Only to be taken forward in conjunction with WH001 subject to the above. -On its own, the site would constitute unsustainable development in a remote location and its not clear that access is achievable	Available	Medium	Marginal
WH003	Eastling Down Farm, Sandwich Road, Waldershare	CT15 5AS	Sutton	Tilmanstone	Eastry	0.39	11	12	12	Mixed	HELAA	HELAA184	Suitable	Suitable site: -Only to be taken forward in conjunction with WH001 subject to the above. -On its own, the site would constitute unsustainable development in a remote location and its not clear that access is achievable	Available	Medium	Marginal
WH004	Eastling Down Farm, Sandwich Road, Waldershare	CT15 5AS	Sutton	Tilmanstone	Eastry	0.82	27	24	24	Mixed	HELAA	HELAA140	Suitable	Suitable site: -Only to be taken forward in conjunction with WH001 subject to the above. -On its own, the site would constitute unsustainable development in a remote location and its not clear that access is achievable	Available	Medium	Marginal
WH005	Field adjacent to Singlede Manor, Singlede Lane, Whitfield	CT15 5AD	Dover	Shepherdswell with Coldred	Eythorne & Shepherdswell	1.49	6	45	45	G	HELAA	HELAA128	Suitable	Suitable site: -Only to be taken forward in conjunction with WH001 subject to the above. -On its own, the site would constitute unsustainable development in a remote location and its not clear that access is achievable -Site is adjacent to a Grade II Listed Building and a Heritage Assessment will therefore be required.	Available	Medium	Achievable
WH006	Guide Hut, Sandwich Road, Whitfield	CT16 3NG	Dover	Whitfield	Whitfield	0.24	Not stated	7	8	Mixed	HELAA	HELAA81	Suitable	Suitable site: -The loss of the guide hut would need to be mitigated -Doesn't appear access is available from Guilford Avenue as there is third party land between the site boundary and the public highway. Appears a private drive access with suitable visibility may be achievable from Sandwich Road, but may involve relocation of existing traffic island/gateway feature and telecommunications cabinets. -Unlikely on its own to have a severe impact on the wider highway network. Appears to be some existing parking on part of the site which would be displaced if development takes place. -A Transport Assessment would therefore be required	Unavailable	Not taken forward to the next stage of assessment as site is unavailable	Not taken forward to the next stage of assessment as site is unavailable
WH007	Holly Lodge Retirement Community, Holly Lodge, Sandwich Road, Whitfield	CT16 3JP	Dover	Whitfield	Whitfield	3.68	106	111	111	G	HELAA	HELAA160	Suitable	Suitable site -Part of the Whitfield allocation. Site should only be taken forward as part of WH005 in accordance with the SPD. Not suitable to come forward as an isolated development.	Available	Medium	Marginal

HELAA Reference	Location	Post Code	Settlement	Parish	Ward	Site Size (ha)	No. of units put forward	No units average density	Agreed Housing Number	Greenfield (G) or Previously Developed Land (PDL)	Site_Origin	Origin_Ref	Suitability	Summary of Suitability Assessment	Availability	Anticipated Timescale for Delivery Short (2021 - 2026) Medium (2027 - 2031) Long (2032 - 2040)	Achievability
WH008	Managed Expansion of Whitfield	CT16 3YF	Dover	Whitfield	Whitfield	310.12	5750	9304	5575	G	Unimplemented Allocation	CP11	Suitable	<ul style="list-style-type: none"> Suitable site. This site is currently allocated for significant development in the DDC Core Strategy 2010 and its development should be guided by the Whitfield Urban Expansion SPD. The site continues to form a logical urban extension to Dover. However, infrastructure constraints exist on the site which will need to be overcome to take this site forward. The deliverability and viability of this site still need to be proven and the evidence base relating to this site requires updating, as does the policy framework supporting this site. Development here should be sensitive to the setting of the Listed Buildings on the site and a Heritage Assessment should be prepared. The EA have objected to any development on the LWS KCC Highways have advised that further highways modelling work is required to unlock the capacity within the site 	Available	Medium	Marginal
WH009	Land to rear of Archers Court Road, Whitfield	CT16 3HP	Whitfield	Whitfield	Whitfield	1.67	28	50	28	G	Unimplemented Permission	16/01328		Site has planning permission and will not be taken forward in the HELAA.	Site has planning permission		Site has planning permission
WIN01	Land off Preston Hill	CT3 1EJ	Wingham	Wingham	Little Stour & Ashstone	5.17	60	155	60	G	HELAA	HELAAS	Unsuitable	<ul style="list-style-type: none"> Unsuitable site: -Detrimental impact on the character and appearance of the village setting and the wider local landscape to the west 	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
WIN02	Land off Preston Hill Road	CT3 1DB	Wingham	Wingham	Little Stour & Ashstone	1.02	20	31	20	G	HELAA	HELAAS	Unsuitable	<ul style="list-style-type: none"> Unsuitable site: -Detrimental impact on the character and appearance of the village setting and the wider local landscape to the west 	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
WIN03	Land adjacent to Staple Road	CT3 1LX	Wingham	Wingham	Little Stour & Ashstone	0.83	25	25	20	G	HELAA	HELAAS8	Suitable	<ul style="list-style-type: none"> Suitable site: -Lower density development would be a logical continuation of built form. -Access appears to be achievable towards the western end of the site but visibility requirements will need to be determined through a speed survey, as the site is just outside the existing 30 mph speed limit. Minor widening of Staple Road will be required in the vicinity of the access to achieve suitable width at access point. -Connection to the existing footway network on the north side of Staple Road will be required and this will need a new section of footway in the highway verge, connecting to Miller Close, with associated dropped kerbs and tactile paving. -Unlikely on its own to have a severe impact on the wider Highway network, however additional impact over and above this development may raise concern with regards to the Staple Road/Adisham Road junction which is subject to constrained geometry. -A Transport Assessment would therefore be required -KCC Minerals area 	Available	Medium	Achievable
WIN04	Land adjacent to White Lodge, Preston Hill	CT3 1DB	Wingham	Wingham	Little Stour & Ashstone	0.31	10	9	8	PDL	HELAA	HELAAS40	Suitable	<ul style="list-style-type: none"> Suitable site. -A Heritage Impact Assessment will be required to mitigate impact on the Listed Building opposite. -KCC have concerns over access and a speed survey will be required to fully clarify that suitable visibility could be achieved in this restricted section of road. -Whilst site is within a transitional area, low density loose grain development with a significant buffer/green edge to road would be acceptable. -Contaminated land survey required 	Available	Medium	Achievable
WIN05	Old Railway Station, Canterbury Road, Wingham	CT3 1NH	Wingham	Wingham	Little Stour & Ashstone	1.92	6	57	6	Mixed	HELAA	HELAAS4	Unsuitable	<ul style="list-style-type: none"> 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 	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
WIN06	Land at Broomhill, Gobery Hill, Wingham	CT3 1JJ	Wingham	Wingham	Little Stour & Ashstone	1.32	11	39	11	G	HELAA	HELAAS2	Potentially Suitable	<ul style="list-style-type: none"> Potentially Suitable site: -Low density development here, which follows the existing grain, would represent a logical extension to existing built form. -Access with suitable visibility appears achievable. Improvements would be needed to reinforce the existing 30 mph gateway and highlight presence of access. Improvements also needed at junction of Gobery Hill and Preston Hill to provide pedestrian crossing facilities, allowing connection between site and bus stops/services/amenities in village, however at this stage it is not clear whether a safe form of crossing improvement can be achieved in this location. -Heritage Assessment would be required 	Available	Medium	Achievable
WIN07	Wingham Engineering Works and land to the east, Goodnestone Road, Wingham	CT3 1AQ	Wingham	Wingham	Little Stour & Ashstone	5.63	162	169	162	Mixed	HELAA	HELAAS113	Unsuitable	<ul style="list-style-type: none"> Unsuitable site: -Site sits 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. 	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
WIN08	Land lying on the north eastern fringe of Wingham and north of the A257	CT3 1JJ	Wingham	Wingham	Little Stour & Ashstone	5.52	105	166	105	G	HELAA	HELAAS172	Unsuitable	<ul style="list-style-type: none"> Unsuitable site: -Detrimental impact on the character and appearance of the village setting and the wider local landscape. -Medium High landscape sensitivity 	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
WIN09	Land at Cedar Lodge, Canterbury Road, Wingham	CT3 1BB	Wingham	Wingham	Little Stour & Ashstone	5.47	40-50	164	50	Mixed	HELAA	HELAAS205	Unsuitable	<ul style="list-style-type: none"> Unsuitable site: -Unacceptable heritage impact (part of the site is a Scheduled Monument) -KCC have advised that access does not appear achievable. 	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
WIN10	Land east of Adisham Road, Wingham	CT3 1AU	Wingham	Wingham	Little Stour & Ashstone	1.75	40	53	40	G	HELAA	HELAAS207	Unsuitable	<ul style="list-style-type: none"> 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 	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
WIN11	Land west of Adisham Road, Wingham	CT3 1AZ	Wingham	Wingham	Little Stour & Ashstone	2.01	40-50	60	50	G	HELAA	HELAAS208	Unsuitable	<ul style="list-style-type: none"> 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 	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
WIN12	Land to the rear of The Paddock and either side of Potts Lane (track), Wingham	CT3 1BX	Wingham	Wingham	Little Stour & Ashstone	2.15	64	65	64	G	SHLAA	WIN01	Unsuitable	<ul style="list-style-type: none"> 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. 	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
WIN13	Land fronting Gobery Hill, Wingham	CT3 1DE	Wingham	Wingham	Little Stour & Ashstone	0.97	29	29	29	G	SHLAA	NS01WIN	Unsuitable	<ul style="list-style-type: none"> 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. 	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
WIN14	Footpath Field, Staple Road, Wingham,	CT3 1AL	Wingham	Wingham	Little Stour & Ashstone	3.60	108	108	75	G	HELAA	HELAAS234	Suitable	<ul style="list-style-type: none"> Suitable site: -Site forms a logical extension to the settlement – adjacent to the rural exception site. -Medium-high landscape sensitivity -Scheme would need to mitigate landscape impact. Low density housing is recommended, with a substantial landscape buffer -Access appears to be achievable but visibility requirements will need to be determined through a speed survey, as the site is outside the existing 30 mph speed limit. Widening of Staple Road will be required along the site frontage. -Footway required along frontage connecting to existing network at Miller Close. -Concern regarding the impact at Staple Road/Adisham Road and Adisham Road/High Street junctions. -A Transport Assessment would be required -KCC Minerals area 	Available	Short	Achievable
WIN15	Former Gregory's Yard, rear of 67 High Street, Wingham	CT3 1DW	Wingham	Wingham	Little Stour & Ashstone	0.31	6	9	10	Mixed	HELAA	HELAAS238	Unsuitable	<ul style="list-style-type: none"> 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. 	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
WOO001	Land opposite Sunnyside Cottages, Marshborough Road	CT3 0PF	Sandwich	Woodnesborough	Sandwich	0.27	5	8	5	Mixed	HELAA	HELAAS	Unsuitable	<ul style="list-style-type: none"> 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 	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
WOO002	Land at Beacon Lane Farm	CT3 0PD	Woodnesborough	Woodnesborough	Sandwich	0.14	7	4	5	PDL	HELAA	HELAAS36		Site has planning permission and will not be taken forward in the HELAA.	Site has planning permission	Site has planning permission	

HELAA Reference	Location	Post Code	Settlement	Parish	Ward	Site Size (ha)	No. of units put forward	No units average density	Agreed Housing Number	Greenfield (G) or Previously Developed Land (PDL)	Site_Origin	Origin_Ref	Suitability	Summary of Suitability Assessment	Availability	Anticipated Timescale for Delivery Short (2021 - 2026) Medium (2027 - 2031) Long (2032 - 2040)	Achievability
W00003	Land at Beacon Lane Farm (Plot 2), Beacon Lane	CT13 0PD	Woodnesborough	Woodnesborough	Sandwich	0.45	12	14	12	G	HELAA	HELAA37	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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
W00004	Land adjacent to Marshborough Cottage, Farm Lane	CT13 0PH	Woodnesborough	Woodnesborough	Sandwich	0.27	2	8	2	G	HELAA	HELAA39	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 landscape impact	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
W00005	Beacon Lane Nursery, Beacon Lane, Woodnesborough	CT13 0PB	Woodnesborough	Woodnesborough	Sandwich	1.03	12	31	5	PDL	HELAA	HELAA153	Part Suitable/ Part Unsuitable	Suitable Site (in part): - Part of the site has permission for relocation of the adjacent funeral parlour and chapel of rest, with a new access onto Beacon Lane (it appears this has been partly implemented). This part of the site is therefore red. -The rest of the site is however considered to be suitable for housing -Archaeological Assessment required -Access for the proposed houses will also be from the new access on the site which has been agreed with KCC.	Available	Medium	Achievable
W00006	Land south of Sandwich Road, Woodnesborough	CT13 0LZ	Woodnesborough	Woodnesborough	Sandwich	3.15	95	95	10	G	SHLAA	LDF02	Part Suitable/ Part Unsuitable	Suitable Site (in part): -Potential for infill development to mirror the housing on the other side of the road - low density frontage development with suitable screening. -An Area of Archaeological Potential runs through the site. An archaeological assessment would therefore be required. -Access with suitable visibility appears achievable. Secondary emergency access required and there appears to be sufficient frontage length to achieve this. - Connection to existing footway network on north side of Sandwich Road will be required and this will need a footway along the site frontage with associated dropped kerbs and tactile paving. Whilst this would provide pedestrian access to the nearest bus stops and limited services in Woodnesborough, there is an existing gap in the footway network heading into Sandwich. -Concern about impact of additional traffic on rural roads to west of site. -A Transport Assessment would be required	Available	Medium	Achievable
W00007	Wood Ash Garage at the junction of Beacon Lane and Drainless Road, Woodnesborough	CT13 0PR	Woodnesborough	Woodnesborough	Sandwich	0.32	9	10	10	PDL	SHLAA	W0003	Suitable	Suitable site: -Heritage concerns in relation to the impact on the opposite Listed Buildings will need to be addressed through a Heritage Assessment. -Ten dwellings would be acceptable bearing in mind existing permitted use(s) on the site, however the access point would need to be optimised in Hamhill Road to maximise available visibility. Unlikely on its own to have a severe impact on the highway network. No footways serving the site. -Contaminated land survey required	Unavailable	Not taken forward to the next stage of assessment as site is unavailable	Not taken forward to the next stage of assessment as site is unavailable
W00008	Woodnesborough Nurseries, Sandwich Road, Woodnesborough	CT13 0NG	Woodnesborough	Woodnesborough	Sandwich	2.52	75	76	75	PDL	SHLAA	SHL021	Unsuitable	Unsuitable site: -Unacceptable heritage impact in relation to the impact on the setting of the adjacent scheduled monument and Listed Buildings -Unacceptable access; -Unacceptable landscape impact	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
TC45090	Land off The Street, Woodnesborough, Sandwich	CT13	Woodnesborough	Woodnesborough Parish Council	Sandwich	0.89	10	27	27	G		Targeted Call for Sites 2021	Unsuitable	Unsuitable site: -Access is unachievable -Footpath access is unachievable -Unacceptable landscape impact -Impact on Old Hall Grade II would need assessment	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
WOR001	Land to the rear of The Street	CT14 0DA	Worth	Worth	Sandwich	1.19	5	36	5	G	HELAA	HELAA12	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.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
WOR002	Land that lies between A258 Deal Road and Jubilee Road	CT14 0DT	Worth	Worth	Sandwich	6.56	150-180	197	150	G	HELAA	HELAA28	Unsuitable	Unsuitable site: -Unacceptable landscape impact and impact on setting of village.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
WOR003	Land off southern side of Felderland Lane	CT14 0BP	Worth	Worth	Sandwich	0.34	12	10	12	G	HELAA	HELAA35	Unsuitable	Unsuitable site: -Unacceptable heritage impact in relation to the impact on the setting of the adjacent Listed Buildings	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
WOR004	Land at Jubilee Road, Worth	CT14 0DT	Worth	Worth	Sandwich	3.64	94	109	94	G	HELAA	HELAA210	Unsuitable	Unsuitable site: -Unacceptable landscape impact and impact on setting of village.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
WOR005	Land west of Mill Lane, Worth	CT14 0DU	Worth	Worth	Sandwich	3.13	100	94	100	G	HELAA	HELAA213	Unsuitable	Unsuitable site: -Site is not well located in relation to the existing village.	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
WOR006	Land to the east of Jubilee Road	CT14 0DR	Worth	Worth	Sandwich	1.27	10	38	10	G	SHLAA	LDF012	Part Suitable/ Part Potentially Suitable	Suitable Site (in part): -Frontage development would be most appropriate in this location, this would limit development to the front portion of the site -Site is adjacent to the Conservation Area and a Heritage Assessment will be required. -Appears suitable visibility may be achievable but existing on-street parking may need to be removed to provide the same. Existing road would need widening at access point. -A Transport Assessment will be required. -KCC Minerals area -Flood zone 2. FRA required	Available	Medium	Achievable
WOR007	Land to the rear of Jubilee Road, Worth	CT14 0DN	Worth	Worth	Sandwich	1.03	31	31	20	G	SHLAA	NS01WOR	Unsuitable	Unsuitable site: -Development here wouldn't be in accordance with Local Green Space policy PMS	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
WOR008	Land north of glasshouses, Worth	CT14 0FD	Worth	Worth	Sandwich	7.01	302	210	302	G	SHLAA	WOR02	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	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable	Not taken forward to the next stage of assessment as site is unsuitable
WOR009	Land to the East of former Bisley Nursery, The Street, Worth	CT14 0FD	Worth	Worth	Sandwich	0.83	19	25	15	G		Site Visit	Suitable	Suitable site: -Potentially no connection to highway to gain access (adjacent roads within Bisley Nursery development are remaining private and not being adopted), unless agreement reached with owner. These private roads are also not necessarily laid out to accommodate additional dwellings. A Transport Assessment is required - Further information submitted to clarify site access. Concerns over width of proposed access and footpath provision. Further information required. -Well contained site. Would form a logical extension to the new development here. Well connected to the village. -Heritage Assessment required	Available	Short	Achievable