



Topic Paper:
**Draft Local Plan
Proposed Site Allocations -
Reasons for Site Selection**



The Selection of Site Allocations for the Draft Local Plan

This paper provides the background to the selection of the proposed housing, gypsy and traveller and employment site allocations for the Draft Local Plan, and sets out the reasoning behind the selection of specific site options within the District's Regional, District, Rural Service, Local Centres, Villages and Hamlets.

Overarching Growth Strategy

As part of the preparation of the Local Plan the Council has identified and appraised a range of growth and spatial options through the Sustainability Appraisal (SA) process:

- Growth options - range of potential scales of housing and economic growth that could be planned for;
- Spatial options - range of potential locational distributions for the growth options.

By appraising the reasonable alternative options the SA provides an assessment of how different options perform in environmental, social and economic terms, which helps inform which option should be taken forward. It should be noted, however, that the SA does not decide which spatial strategy should be adopted. Other factors, such as the views of stakeholders and the public, and other evidence base studies, also help to inform the decision.

The SA identified and appraised five reasonable spatial options for growth (i.e. the pattern and extent of growth in different locations):

- Spatial Option A: Distributing growth to the District's suitable and potentially suitable housing and employment site options (informed by the HELAA and Economic Land Review).
- Spatial Option B: Distributing growth proportionately amongst the District's existing settlements based on their population.
- Spatial Option C: Distributing growth proportionately amongst the District's existing settlements based on the District's defined settlement hierarchy (informed by the Settlement Hierarchy Topic Paper).
- Spatial Option D: Distributing growth in the same way as the adopted Local Plan, focussing most growth in and around Dover.
- Spatial Option E: Distributing growth more equally across the District's settlements: Dover, Deal, Sandwich and Aylesham, as well as the rural villages.

The conclusion of the SA was that Spatial Options C (settlement hierarchy) and D (adopted Plan Dover focus) generally perform the most strongly against the SA objectives, particularly when delivering the baseline growth scenario.

However, given the environmental constraints that exist around Deal and Sandwich very few suitable and potentially suitable sites have been identified in these towns. Given this, the council's preferred option for the distribution of housing and economic growth will comprise a combination of options A (HELAA sites), C (settlement hierarchy) and D (Dover focus). The distribution of housing and economic growth in the District will therefore primarily be based on the settlement hierarchy, and influenced by site availability, environmental constraints and factors of delivery.

Sites have therefore been selected in accordance with the preferred option for the distribution of housing and economic growth, based on their suitability, availability, and achievability.

Settlement Hierarchy

To support the consideration of the Growth Options through the Sustainability Appraisal process a review of the Settlement Hierarchy was undertaken.

The purpose of the Settlement Hierarchy Study was to identify those settlements in the District that are the most sustainable, based on the range of facilities and services present. It focuses in particular on the rural settlements of the District, given that the sustainability credentials of the district's three main centres of Dover, Deal and Sandwich are well-established.

The NPPF and NPPG require that Local Planning Authorities promote sustainable development in rural areas to support the vitality of their rural communities. New housing can enable rural communities to retain their existing services and community facilities and help to create a prosperous rural economy. At the same time national policy advises that a balance must be achieved between allowing new housing and the need to protect the character and heritage of the settlements themselves, as well as the surrounding countryside.

The continued national policy emphasis on sustainable development means that housing development should, where possible, be concentrated in the three urban centres of the district, Dover, Deal and Sandwich, with new development in the rural areas limited and focused on villages commensurate with their scale and position in the hierarchy, unless local factors, including flood risk and environmental designations, dictate otherwise. As the Settlement Hierarchy Study and its predecessor have established, Dover District does not possess a large number of larger villages, but rather a large number of small settlements. The Settlement Hierarchy Study indicates that it is therefore appropriate that the distribution of new housing in the rural areas of the district reflects such a settlement pattern.

The Council has used the Settlement Hierarchy Study to inform the proposed site allocations for the Local Plan and determine how much development an individual settlement should accommodate based on its position in the revised Settlement Hierarchy.

Housing Sites

Identification and Assessment of Housing Sites

The Housing and Economic Land Availability Assessment (HELAA) identifies a future supply of land in the District which is suitable, available and achievable for housing and economic development uses over the Plan period to 2040. The HELAA has been prepared in accordance with the guidance set out in the Government's Planning Practice Guidance <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

As part of stage 1 of the HELAA process officers compiled a comprehensive list of housing sites for assessment, based on a call for sites (completed in June 2017) and a desk-based review of existing information. Following this, officers undertook an initial sift of these sites to eliminate sites that were too small; covered by national designations; and/or contrary to the NPPF, which resulted in sites being removed.

The remaining sites were then taken forward for more detailed assessment. The first stage of this process involved a desktop review using GIS to identify any relevant on-site constraints. Following this, sites were then physically surveyed and assessed to determine their suitability and

development potential (i.e number of houses that could be delivered on the site) using the following criteria:

- site size, physical characteristics of the site and location;
- land uses and character of surrounding area;
- landscape impact, impacts on landscape views and screening of site;
- potential impact on heritage assets relevant to the site;
- access and highways; and
- environmental constraints.

In addition to this, comments were also sought from key stakeholders (including KCC Highways, DDC Heritage Officer, Landscape Architect, Environment Agency and the Kent Downs AONB Unit) with regards to the suitability of some of the sites.

The suitability assessment identified:

- 93 sites as suitable¹;
- 41 sites as potentially suitable²; and
- 197 sites as unsuitable³.

The remaining 33 sites gained planning consent during the assessment process and were therefore removed.

The suitable and potentially suitable sites were then subjected to an availability assessment to determine whether the sites were available for development within the plan period. This involved contacting the relevant site owners/promoters to confirm the sites availability for development within the next 15-20 years. The availability assessment revealed:

- 114 sites as available⁴;
- 12 sites as potentially available⁵; and
- 8 sites as unavailable⁶.

¹ Suitable is defined in the HELAA as: *'site offers a suitable location for development for the use proposed and is compatible with neighbouring uses. There are no known constraints that will significantly limit the development of the site.'*

² Potentially suitable is defined in the HELAA as: *'site offers a potentially suitable location for development for the use proposed, but is subject to a policy designation which inhibits development for the defined use and/or constraints that require mitigation. The development plan process will determine the future suitability for the defined use and whether the constraints can be overcome.'*

³ Unsuitable is defined in the HELAA as: *'site does not offer a suitable location for development for the proposed use and/or there are known constraints which cannot be mitigated. The site is unlikely to be found suitable for the defined use within the next 15-20 years.'*

⁴ Available is defined in the HELAA as: *'landowner/ site promoter has confirmed availability within the next 15-20 years and there are no known legal issues or ownership problems.'*

⁵ Potentially available is defined in the HELAA as: *'Confirmation has not yet been received from the landowner/ site promoter that the land will be available within the next 15-20 years. Further information is required to provide the Council with certainty that the site is available.'*

⁶ Unavailable is defined in the HELAA as: *'The landowner/ site promoter has confirmed that the land is not available for development in the next 15-20 years. The land is subject to known legal issues which are unlikely to be overcome within the next 15-20 years. It has not been possible to make contact with the landowner/ site promoter.'*

Councillors were consulted on the draft findings of the HELAA in 2019, following which a series of meetings were held with Town and Parish Councils in February/March 2020. The draft HELAA was then published on the council's website at the start of April 2020. This concluded that the 126 sites, with a capacity to accommodate 12,111 dwellings, are suitable or potentially suitable and available or potentially available.

The draft HELAA has subsequently been updated to take account of:

- Further evidence requested by officers in relation to highways constraints identified on certain sites;
- New availability evidence;
- Viability evidence in respect of achievability;
- Comments made as part of the wider engagement on the HELAA sites;
- Sites which now have planning permission.

The updated HELAA has been published as part of the Regulation 18 consultation on the draft Local Plan and further representations are invited.

Appraisal of Housing Sites

As part of the Sustainability Appraisal of the draft Local Plan site specific Sustainability Appraisal assessments were carried out on the 126 HELAA sites that were assessed as being suitable or potentially suitable and available or potentially available. In addition to this, a further 8 sites were also subjected to SA alongside the other 126 sites on a precautionary basis. These were sites where the Council had been unable to contact the landowners to confirm their availability before the SA work was carried out.

Each residential site option was appraised using the detailed assessment criteria and associated assumptions set out in the Sustainability Appraisal (see Sustainability Appraisal Report). To ensure that all site options were appraised to the same level of detail in the SA, all options have been appraised at a high level based on the potential capacity of each site using each sites redline boundary and the Council's most up-to-date evidence base.

The Sustainability Appraisal then organised the sites by settlement, with the strongest site options at the top and the weaker performing site options at the bottom. The stronger performing sites have the fewest adverse effects recorded, in particular potential significant adverse effects, and the potential to generate the most positive effects. Conversely, the weakest performing site options have the greatest potential to generate adverse effects, particularly significant adverse effects, and the least potential for positive effects

The Sustainability Appraisal identified no fundamental constraints at individual site level that would prevent sites from coming forward. On all sites there is considered to be scope to avoid or significantly mitigate the potential significant adverse effects identified through the SA against SA objectives 5 (Air Pollution), 7 and (Flood Risk) and 9 (Biodiversity) through the policies in the draft Plan.

Site Selection Process

The interim HELAA (2020) identified 126 green and amber sites, that would deliver in the region of 12,111 new homes. This is clearly in excess of the amount of land that is needed to meet the residual housing requirement of 5,288 homes over the Plan period (figure doesn't include the Whitfield Urban expansion).

The HELAA is a technical piece of evidence to support the Local Plan making process and is a requirement of the NPPF (2019). It should however be noted that the HELAA does not in itself determine whether a site should be allocated for development, that is the role of the Local Plan.

In determining the sites to be taken forward as housing allocations in the draft Local Plan the Council has also therefore had regard to:

- The overarching growth strategy set out in the draft Local Plan;
- Site specific Sustainability Appraisal assessments carried out as part of the Sustainability Appraisal of the Local Plan;
- The revised settlement hierarchy;
- The Whole Plan Viability Study;
- The Air Quality Study; and
- The Local Plan Transport Modelling Work.

Proposed Housing Allocations

The Local Plan allocates sites to deliver 7,511 new homes over the Plan period, of which 3,690 homes are proposed on strategic sites and 3,821 are proposed on non-strategic housing sites. Strategic housing allocations are proposed at:

- **Whitfield** – The urban expansion of Whitfield is currently identified as a strategic allocation in the Core Strategy 2010 for the delivery of at least 5,750 new homes. Through the Housing and Economic Land Availability Assessment work the Council has also identified an area of land to the north-west of the existing allocation for the delivery of approximately 600 new homes. Strategic Policy 4 allocates this site in addition to the existing allocation at Whitfield for development in accordance with the growth and settlement strategy of the Plan. To date 1,483 homes have been granted consent at Whitfield of which there have been 200 completions, leaving 1,283 homes extant as at 31 March 2020. It is currently estimated that a minimum of a further 2,200 homes can be delivered at Whitfield over the Plan period, with the remainder of the development being delivered outside the Plan period.
- **Aylesham** – Aylesham is identified as a Rural Service Centre in the settlement hierarchy with the potential to accommodate further growth. Through the Housing and Economic Land Availability Assessment work the Council has identified two sites for development in Aylesham, one to the North of Aylesham for the delivery of approximately 500 new homes and the second to the south of Aylesham for the delivery of approximately 640 new homes. Strategic Policies 5 and 6 allocate these sites for development in accordance with the growth and settlement strategy of the Plan.
- **Elvington and Eythorne** – As part of the Council's housing growth strategy it is proposed to grow the villages of Eythorne and Elvington to create a new local centre in the District. Through the Housing and Economic Land Availability Assessment work the Council has identified an area of land between Eythorne and Elvington for the delivery of approximately 350 new homes. Strategic Policy 7 allocates the land to the east of Adelaide Road for development in accordance with the growth and settlement strategy of the Plan

A number of non-strategic allocations are also proposed in Site Allocations Policy 1 in the draft Local Plan.

The justification for the inclusion of these sites as proposed housing allocations in the draft Local Plan, and the exclusion of others, is set out in Appendix 1.

Where constraints have been identified on sites, it is considered that these can be mitigated as part of the planning process and the Strategic and Site Allocations policies set out a number of key considerations for each site in relation to highways, access, heritage, landscape, minerals and flooding, that will need to be addressed by the land owner when taking the site forward.

Furthermore, to support the delivery of the Local Plan the council is working with key stakeholders to produce an Infrastructure Delivery Plan. This is an iterative document that sets out the infrastructure required to support the planned development set out within this Plan. As part of the Regulation 18 consultation on the draft Local Plan the council will be engaging with infrastructure providers, on site specific infrastructure requirements. These comments will be used to inform the Infrastructure Delivery Plan. The Infrastructure Delivery Plan will be published as part of the Regulation 19 consultation on the Local Plan.

The proposed housing allocations are subject to consultation as part of the wider Regulation 18 consultation on the draft Local Plan. As part of this, further information will be requested from land owners/ site promoters of the proposed allocations to demonstrate the sites deliverability. Any comments received on site specific matters will be reviewed, and the Plan will then be updated prior to Regulation 19.

Gypsy and Traveller Sites

Identification and Assessment of Gypsy and Traveller Sites

The NPPF requires Local Plans to include provision for the needs of Gypsy and Travellers. This is informed by a Gypsy and Traveller Accommodation Assessment which has been carried out for Dover District Council by consultants arc4.

The Council's Gypsy and Traveller Accommodation Assessment (GTAA) update prepared by arc4 in 2020 identified a need for 42 pitches over the Plan period. The assessment identified capacity for 10 pitches through turnover on existing sites in the district, and 19 potential pitches on existing sites, resulting in a residual need to identify 13 pitches. Three site options were identified for assessment:

- Land to the south of Alkham Valley Road, Alkham;
- Land to the North of Snowdown Caravan Site; and,
- Land East of Kestrels Fen and South of Ash Road.

The assessment drew on site analysis undertaken by arc4, feedback from key stakeholders and assessment of land constraints, including landscape and highway surveys.

The site South of Ash Road was discounted as unsuitable due to the site being located in flood zone 2 and 3, the need for significant highways and water mains connections work and its distance from schools, health and local services.

The land to the south of Alkham Valley Road, Alkham was assessed as being suitable and the land to the North of Snowdown Caravan Site was assessed as being potentially suitable.

Appraisal of Gypsy and Traveller Sites

The two gypsy and traveller site options have been appraised through the Sustainability Appraisal. The Sustainability Appraisal identified no fundamental constraints at individual site level that would prevent sites from coming forward.

Of the two sites appraised, the Aylesham site option performs better against the SA framework being in a slightly more sustainably accessible location having less opportunity to adversely affect the local environment.

Site Selection Process

In determining the sites to be taken forward as gypsy and traveller allocations in the draft Local Plan the Council has had regard to:

- The overarching growth strategy;
- The requirement to meet the level of need identified in the Gypsy and Traveller Accommodation Assessment;
- The availability of sites for gypsies and travellers; and
- The suitability of the identified sites for gypsies and travellers.

Proposed Gypsy and Traveller Allocations

The draft Local Plan proposes to meet the identified need for 42 gypsy and traveller pitches in the District over the Plan period in the following way:

- 10 pitches are likely to become available through turnover on existing sites and this will be monitored as part of the Council's yearly Housing Information Audit.
- 9 pitches can be provided through suitable intensification of existing sites (see DM Policy 10).
- Through the allocation of both the site in Alkham and the site in Aylesham for gypsy and traveller pitches.

The land to the south of Alkham Valley Road is allocated in Site Allocations Policy 2 for 10 pitches. This site was selected for allocation as its an established gypsy and traveller site that has planning consent and forms part of the 19 pitches for intensification. The site is considered to be available and deliverable in the short term.

The land to the North of Snowdown Caravan Site is allocated in Strategic Policy 6 South Aylesham for 10 pitches. This site is dependant on being delivered as part of the wider development of this site. It is in close proximity to an existing KCC run gypsy and traveller site. The site is considered to be available and deliverable in the medium to long term.

Where constraints have been identified on the sites, it is considered that these can be mitigated as part of the planning process and the Strategic and Site Allocations policies set out a number of key considerations for each site that will need to be addressed by the land owner when taking the site forward.

The proposed gypsy and traveller allocations are subject to consultation as part of the wider Regulation 18 consultation on the draft Local Plan. As part of this, a call for sites will be carried out

with the aim of identifying additional land that could deliver the 3 pitches required to meet the level of identified need and to provide a wider range of options for potential site allocations.

Employment Sites

Identification and Assessment of Employment Sites

The Housing and Economic Land Availability Assessment (HELAA) also considered sites for economic development uses.

As part of stage 1 of the HELAA process officers compiled a comprehensive list of 43 housing sites for assessment, based on a call for sites (completed in June 2017) and a desk-based review of existing information. Following this, officers undertook an initial sift of these sites to eliminate sites that were too small; covered by national designations; and/or contrary to the NPPF, which resulted in 20 sites being removed.

The remaining 23 sites were then assessed to determine their suitability and development potential based on:

- site size, physical characteristics of the site and location;
- land uses and character of surrounding area;
- landscape impact, impacts on landscape views and screening of site;
- potential impact on heritage assets relevant to the site;
- access and highways; and
- environmental constraints.

Sites were then classified as being either: suitable (green), potentially suitable (amber) or unsuitable (red).

The updated HELAA has been published as part of the Regulation 18 consultation on the draft Local Plan and further representations are invited.

Appraisal of Employment Sites

As part of the Sustainability Appraisal of the draft Local Plan site specific Sustainability Appraisal assessments were carried out on the 23 employment sites identified in the HELAA.

The Sustainability Appraisal concluded that no single settlement's employment sites perform particularly better than any other and identified no fundamental constraints at individual site level that would prevent sites from coming forward. On all sites there is considered to be scope to avoid or significantly mitigate the potential significant adverse effects identified through the SA.

Site Selection Process

The Council's Economic Growth Strategy supports the delivery of a higher level of economic growth in the District. However, until the Economic Development Needs Assessment has been updated, post Regulation 18, there is uncertainty around the level of jobs growth anticipated over the Plan period and the amount of new employment land that will be required to deliver this.

Furthermore, there is uncertainty around the future availability of White Cliffs Business Park for general employment purposes. It is unclear at this stage exactly what will remain available for employment purposes, but it is likely that at least in medium term and potentially long term, only a small part of the site will remain available for employment use.

The Council is also aware that growth of employment related to Discovery park may not be able to be accommodated within the existing site and further land may be required to support this growth.

Given this, whilst there is still some remaining development potential on existing allocations, which can be rolled forward into the new draft Local Plan, options for allocating further land for employment development are currently limited and further land is therefore likely to be required to deliver the Council's Economic Strategy.

Proposed Employment Allocations

To deliver the Council's economic growth strategy a number of strategic employment allocations are proposed in Strategic Policy 9 of the draft Local Plan. These include:

- Whitecliffs Business Park, Whitfield
- Aylesham Development Area, Aylesham
- Sandwich Industrial Estate, Sandwich
- Discovery Park, Sandwich
- Ramsgate Road, Sandwich
- Dover Waterfront

The justification for the inclusion of these sites as proposed employment allocations in the draft Local Plan, and the exclusion of others, is set out in Appendix 2.

The proposed employment allocations are subject to consultation as part of the wider Regulation 18 consultation on the draft Local Plan. The Council will also be carrying out a call for employment sites as part of the Regulation 18 consultation on the Local Plan. Any comments received on site specific matters will be reviewed, and the Plan will then be updated prior to Regulation 19.

Appendix 1: Reasons for the selection of the proposed housing allocations for the draft Local Plan by settlement

Alkham

Site Reference Number	Site	Size (ha)	Estimated Dwelling Number	Anticipated Timescale for Delivery Short (2020 to 2024) Medium (2025 to 2029) Long (2029 to 2040)	Key Considerations	Reasons for Site Selection
ALK003	Land at Short Lane, Alkham	0.32	10	Medium	Site in AONB and KCC Minerals area. Existing tree's should be retained and a landscape buffer is required.	<p>Alkham is a large village, where development would be acceptable in principle in or adjoining the settlement.</p> <p>ALK003 is the only suitable site identified in Alkham through the HELAA, and is therefore proposed as an allocation, in line with the Council's growth strategy.</p> <p>A number of key considerations have been identified in relation to this site and these will need to be addressed by the land owner as part of the planning process.</p> <p>Where the SA has identified significant adverse effects in relation to this site there is considered to be sufficient scope to avoid or significantly mitigate these.</p>

Ash

Site Reference Number	Site	Size (ha)	Estimated Dwelling Number	Anticipated Timescale for Delivery	Key Considerations	Reasons for Site Selection
				Short (2020 to 2024) Medium (2025 to 2029) Long (2029 to 2040)		
ASH003	Land south of Mill Field, Ash	0.40	8	Medium	Archaeological Assessment required. A landscape buffer is required.	<p>Ash is a Local Centre that provides services for the local rural area and is suitable for a scale of growth that would reinforce its role.</p> <p>ASH003, ASH004, ASH010, ASH011, ASH014 and ASH015 are proposed as allocations, in line with the Council's growth strategy. ASH010 has also recently been granted planning permission. Any further allocations in Ash were not considered to be in accordance with the settlement hierarchy and would not lead to sustainable development.</p> <p>ASH005 and ASH008 have been discounted as relative to the other reasonable options they were not considered to be as well related to the existing settlement of Ash. ASH008 also performs poorly in the SA of the sites.</p> <p>A number of key considerations have been identified in relation to the proposed site allocations in Ash and these will need to be addressed by the relevant land owners as part of the planning process.</p>
ASH004	Land to the north of Molland Lane, Ash	4.48	110	Long	Transport Assessment and Heritage Assessment required. A landscape buffer is required. Vehicular access to be provided from Chequer Lane.	
ASH010	Land adjacent to Saunders Lane, Ash	3.40	76	Short	Heritage Assessment required. A tree survey would be required and existing trees should be retained where possible.	
ASH011	Guilton, Ash	0.35	10	Medium	Heritage Assessment and Land contamination assessment required. A landscape buffer is required.	
ASH014	Land to the south of Sandwich Road, Ash	3.34	63	Short	Heritage Assessment and Land Contamination Assessment required. Vehicular access from Sandwich Road. No vehicular access from Cherry garden lane. Existing boundary hedgerows and vegetation to be retained and enhanced.	
ASH015	Former Council Yard, Molland Lea, Ash	0.16	5	Medium	Land Contamination Assessment required.	

						<p>Furthermore, where the SA has identified significant adverse effects in relation to ASH004 and ASH010 there is considered to be sufficient scope to avoid or significantly mitigate these.</p> <p>A Neighbourhood Plan is currently being prepared for Ash. The sites proposed as allocations in the Local Plan are the same as those identified in the draft Ash Neighbourhood Plan, with the exception of ASH010, which has recently been granted planning permission.</p>
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Aylesham

Site Reference Number	Site	Size (ha)	Estimated Dwelling Number	Anticipated Timescale for Delivery Short (2020 to 2024) Medium (2025 to 2029) Long (2029 to 2040)	Key Considerations	Reasons for Site Selection
AYL001	Land at Dorman Avenue, Aylesham	0.31	9	Medium	Archaeological Assessment required.	Aylesham is a rural service centre and suitable for a scale of development that would reinforce its role as a provider of services to the rural area.
AYL002	Land at the Boulevard, Aylesham	0.61	17	Medium	Archaeological Assessment required.	
AYL003	Land to the South of Spinney Lane Aylesham	132.22	640	Medium	Transport Assessment and Archaeological Assessment required. Ancient woodland will need to be protected. Landscape buffer required to the south and west of the site.	AYL003 and AYL004 have been identified as strategic sites in the Local Plan to deliver the council's housing growth strategy. Whilst constraints do exist on these sites, primarily in relation to highways, work is on-going to address this and develop an appropriate mitigation scheme.
AYL004	Land to the North of Aylesham	36.35	500	Medium	Transport Assessment and Archaeological Assessment required.	

					<p>Landscape buffer required to the west of the site.</p>	<p>AYL001 and AYL002 are small sites within the existing settlement of Aylesham and are considered suitable for development in accordance with the housing growth strategy.</p> <p>AYL005 is not proposed as an allocation at this stage. This site has been put forward to enable the development of the larger adjacent site for employment uses. It is considered that this could come forward separately outside of the Local Plan. The site is also a Local Wildlife site and has a number of constraints that would need to be mitigated.</p> <p>A number of key considerations have been identified in relation to the proposed site allocations in Aylesham and these will need to be addressed by the relevant land owners as part of the planning process.</p> <p>Where the SA has identified significant adverse effects in relation to these sites there is considered to be sufficient scope to avoid or significantly mitigate these.</p>
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Capel-le-Ferne

Site Reference Number	Site	Size (ha)	Estimated Dwelling Number	Anticipated Timescale for Delivery	Key Considerations	Reasons for Site Selection
				Short (2020 to 2024) Medium (2025 to 2029) Long (2029 to 2040)		
CAP006	Land to the east of Great Cauldham Farm, Capel-le-Ferne	4.02	50	Short	Transport Assessment and Archaeological Assessment required. Cumulative impact on Capel Street/Cauldham Lane/New Dover Road junction to be addressed. Vehicular access to be provided from Capel Street. A landscape buffer is required between the site and the AONB to the NW. Development should be set back from the existing residential properties.	Capel-le-Ferne is a large village where development would be acceptable in principle in or adjoining the settlement. All the suitable and potentially suitable HELAA sites identified in Capel are proposed as allocations in the Local Plan, in accordance with the Council's growth strategy (CAP006, CAP009, CAP011 and CAP013).
CAP009	Longships, Cauldham Lane, Capel-le-Ferne	0.66	10	Medium	Archaeological Assessment required. Cumulative impact on Capel Street/Cauldham Lane/New Dover Road junction to be addressed. A landscape buffer is required to mitigate impact on the adjacent AONB.	A number of key considerations have been identified in relation to the proposed site allocations in Capel le Ferne and these will need to be addressed by the relevant land owners as part of the planning process.
CAP011	Land known as the former Archway Filling Station, New Dover Road, Capel-le-Ferne	0.57	18	Medium	Site in AONB. Existing trees and hedgerow should be retained wherever possible and a generous landscape buffer will be required. Archaeological Assessment required.	With regards to CAP006, due to highways concerns the estimated dwelling number on this site has been halved, and the size of the allocation has been reduced to reflect this.
CAP013	Land at Cauldham Lane, Capel-le-Ferne	0.76	15	Medium	Archaeological Assessment required. Landscape buffer required to mitigate impact on the adjacent AONB. Cumulative impact on Capel Street/Cauldham Lane/New Dover Road junction to be addressed.	Furthermore, there is considered to be sufficient scope to avoid or significantly mitigate the significant adverse effects identified through the SA on these sites

Deal Area

Site Reference Number	Site	Size (ha)	Estimated Dwelling Number	Anticipated Timescale for Delivery Short (2020 to 2024) Medium (2025 to 2029) Long (2029 to 2040)	Key Considerations	Reasons for Site Selection
Deal						
DEA008	Land off Cross Road, Deal	8.73	100	Medium	Transport Assessment, Archaeological Assessment and Land Contamination Assessment required. A landscape buffer is required. Cumulative highways impact to be addressed.	Deal (incorporating Sholden, Great Mongeham and Walmer) is identified as a District Centre in the settlement hierarchy and should be the secondary focus for development in the District. Given this, all the suitable and potentially suitable HELAA sites identified in the Deal area are proposed as housing allocations (DEA008, DEA018, DEA020, DEA021, SHO002, SHO004, GTM003 and WAL002). This is because these site options are compatible with the Council's preferred housing growth strategy and can make notable contributions to delivery of District's housing needs of the Plan period over the short, medium and long term. A number of key considerations have been identified in relation to the proposed site allocations in the Deal area and these will need to be addressed by the relevant land owners as part of the planning process.
DEA018	Church Lane/Hyton Drive, Deal	0.48	18	Short	Archaeological Assessment required. KCC minerals area.	
DEA020	Land off Cross Road, Deal	4	100	Medium	Transport Assessment and Archaeological Assessment required. A landscape buffer is required. Cumulative highways impact to be addressed.	
DEA021	Land off Freeman's Way, Deal	3.69	88	Short	Archaeological Assessment and Land Contamination Assessment required. Site is open space.	
Sholden						
SHO002	Land at South West of Sandwich Road, Sholden, Deal	5.26	100	Short	Transport Assessment, Archaeological Assessment and Land Contamination Assessment required. Cumulative highways impact to be addressed. A generous landscaping scheme and landscape buffer is required.	
SHO004	Land adjoining Pegasus, Sandwich Road, Sholden	1.21	42	Short	Transport Assessment and Archaeological Assessment required. Cumulative highways impact to be addressed.	

					A generous landscaping scheme and landscape buffer is required.	Furthermore, there is considered to be sufficient scope to avoid or significantly mitigate the significant adverse effects identified through the SA on DEA008, DEA020, DEA021, SHO002, SHO004 and WAL002.	
Great Mongeham							
GTM003	Land to the east of Northbourne Road, Great Mongeham	0.77	10	Medium	Heritage Assessment required. A generous landscaping scheme is required.		
Walmer							
WAL002	Land at Rays Bottom between Liverpool Road and Hawksdown	4.44	100	Medium	Transport Assessment and Archaeological Assessment required. Cumulative impact on the road network to be addressed. A landscape buffer will be required.		

Dover Area

Site Reference Number	Site	Size (ha)	Estimated Dwelling Number	Anticipated Timescale for Delivery Short (2020 to 2024) Medium (2025 to 2029) Long (2029 to 2040)	Key Considerations	Reasons for Site Selection
Dover						
DOV006	Land at Dundedin Drive, Dover	0.37	8	Medium	Archaeological Assessment required. Existing trees should be retained where possible.	Dover is a secondary regional centre and therefore the major focus for development in the District. This is reflected in the level of growth proposed here. The urban expansion of Whitfield (WHI008), and the proposed northern extension to the site (WHI001), is identified as a strategic housing allocation in the draft Plan (rolled forward from the existing Core Strategy 2010) and will continue to be the focus of housing growth in the District. WHI008 is also subject to a number of
DOV008	Land adjoining 455 Folkestone Road, Dover	0.34	5	Short	Site in AONB. A landscape buffer is required to mitigate any impact on the AONB.	
DOV009	Land at Stanhope Road, Dover	0.82	32	Short	Archaeological Assessment required.	
DOV012	Former Channel Tunnel Workers Accommodation, Farthingloe, Dover	11.62	100	Medium	Heritage Assessment and Land Contamination Assessment required Site in AONB and KCC Minerals area. A comprehensive landscaping scheme and landscape buffer will be required to mitigate impact on the landscape.	

DOV017	Dover Waterfront	10.98	200	Long	Heritage Assessment required. Site in Flood Zone 2 and 3. Sequential test and Flood Risk Assessment required. Land Contamination Assessment and Transport Assessment required. An assessment of air quality, noise, vibration and light pollution will also be needed.	planning permissions to take this site forward. Furthermore, it is proposed to continue with the regeneration of key sites in the Town Centre including Dover Waterfront (DOV017) and Mid Town (DOV018) (both currently allocated for development in the Council's Core Strategy 2010), and these are rolled forward as allocations for mixed use development including housing in the draft Local Plan.
DOV018	Dover Mid Town	5.99	100	Medium	Heritage Assessment required. Development should be set back from the River Dour. Site in Flood Zone 2 and 3. Sequential test and Flood Risk Assessment required. Land Contamination Assessment and Transport Assessment required.	Unless sites are now unavailable the majority of the suitable and potentially suitable sites identified in the HELAA in the Dover area are proposed as allocations (i.e DOV006, DOV008, DOV009, DOV012, DOV019, DOV022B, DOV022C, DOV022E, DOV023, DOV025, DOV026, DOV028, DOV030, GUS002 and WHI006). This is because these site options are compatible with the Council's preferred housing growth strategy and can make notable contributions to delivery of District's housing needs of the Plan period over the short, medium and long term. DOV009 and part of DOV022C have also now been granted planning permission.
DOV019	Albany Place Car Park, Dover	0.28	15	Medium	Heritage Assessment required.	Sites confirmed as unavailable include DOV010, DOV021, DOV022A, DOV029 and DOV035.
DOV022B	Land adjacent to the Gas Holder, Coombe Valley, Dover	0.91	40	Medium	Transport Assessment and Land Contamination Assessment required.	
DOV022C	Land between Coombe Valley Rd and Primrose Rd, Dover	0.37	20	Medium	Transport Assessment and Land Contamination Assessment required.	
DOV022E	Land at Barwick Rd Industrial Estate, Coombe Valley, Dover	3.69	220	Medium	Transport Assessment and Land Contamination Assessment required.	
DOV023	Buckland Paper Mill, Dover	2.38	124	Short	Heritage Assessment required. Development should be set back from the River Dour and culverts removed. Site in Flood Zone 2 and 3. Sequential test and Flood Risk Assessment required.	

					Land Contamination Assessment required. KCC Minerals area.	<p>The Council are also now pursuing DOV007 and DOV032 for employment/tourism use. This area has therefore been identified as an opportunity area in the Dover Town Centre policy.</p> <p>A number of key considerations have been identified in relation to the proposed site allocations in the Dover and these will need to be addressed by the relevant land owners as part of the planning process.</p> <p>Furthermore, there is considered to be sufficient scope to avoid or significantly mitigate the significant adverse effects identified through the SA on the sites in Dover.</p>
DOV025	Land off Wycherley Crescent, Dover	0.54	10	Medium	Site is covered by two Local Wildlife sites - mitigation will therefore be required.	
DOV026	Westmount College, Folkestone Road, Dover	1.43	100	Medium	Land Contamination Assessment required. Existing trees should be retained where possible, and screening should be provided at the boundary. Better links should be provided through the site to connect with the public open space to the north.	
DOV028	Charlton Shopping Centre, High Street, Dover	0.63	100	Medium	Heritage Assessment required. Development should be set back from the River Dour and culverts removed. Site in Flood Zone 2 and 3. Sequential test and Flood Risk Assessment required. Land Contamination Assessment required. Site in a KCC Minerals area.	
DOV030	Land at Durham Hill, Dover	0.34	10	Short	Heritage Assessment and Land Contamination Assessment required. Site is open space.	
Guston						
GUS002	Connaughts Barracks, Dover	54.98	300	Short	Transport Assessment, Heritage Assessment and Land Contamination Assessment required. A landscaping scheme is required to mitigate impact on the views of and from nearby heritage assets.	
Whitfield						

WHI006	Guide Hut, Sandwich Road, Whitfield	0.24	8	Medium	Existing trees and hedgerow should be retained where possible.
WHI008/ WHI001	Whitfield Urban Extension (including proposed northern extension)	380	2200 (in Plan period)	Long	Development should be in accordance with SPD. Transport Assessment and Heritage Assessment required. A generous landscaping scheme is required to mitigate impact on the countryside.

Eastry

Site Reference Number	Site	Size (ha)	Estimated Dwelling Number	Anticipated Timescale for Delivery		Key Considerations	Reasons for Site Selection
				Short (2020 to 2024)	Medium (2025 to 2029)		
EAS002	Land at Buttsole Pond, Lower Street, Eastry	3.93	80		Medium	Transport Assessment and Heritage Assessment required. A generous landscaping scheme and landscape buffer will be required to mitigate impact on the countryside.	Eastry is a Local Centre that provides services for the local rural area and is suitable for a scale of growth that would reinforce its role.
EAS009	Eastry Court Farm, Eastry	0.84	5		Medium	Transport Assessment and Heritage Assessment required. Existing trees should be retained where possible.	With the exception of EAS007 and EAS011 it is proposed to allocate all suitable and potentially suitable sites identified in the HELAA in Eastry in accordance with the Council's growth strategy (i.e EAS002 , EAS009 , and EAS012).
EAS012	Lower Gore Field, Lower Gore Lane, Eastry	3.97	35		Long	Transport Assessment and Archaeological Assessment required. Site in a KCC Minerals area. A significant landscape buffer will be required along the north west boundary of the site. This area should remain undeveloped.	EAS007 is detached from the settlement and is proposed primarily for employment, therefore it is not proposed to allocate this site for housing.

						<p>Part of EAS011 has now been granted planning permission and the remainder of the site is unavailable.</p> <p>A number of key considerations have been identified in relation to the proposed site allocations in Eastry and these will need to be addressed by the relevant land owners as part of the planning process.</p> <p>Furthermore, there is considered to be sufficient scope to avoid or significantly mitigate the significant adverse effects identified through the SA on the sites in Eastry.</p>
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Eythorne and Elvington

Site Reference Number	Site	Size (ha)	Estimated Dwelling Number	Anticipated Timescale for Delivery Short (2020 to 2024) Medium (2025 to 2029) Long (2029 to 2040)	Key Considerations	Reasons for Site Selection
EYT001	Land at Monkton Court Lane	1.94	20	Medium	Transport Assessment, Heritage Assessment and Archaeological Assessment required. A landscape buffer will be required.	Eythorne and Elvington are currently identified as villages in Policy CP1 of the Core Strategy (2010). However the recent Settlement Hierarchy Review conducted by the Council shows that both these settlements score well in relation to the number of services and facilities provided. Given this, as part of the Council's strategy for the rural area it is proposed to grow the villages of
EYT003/ EYT009/ EYT012	Land to the east of Adelaide Rd, Elvington	20.26	350	Medium/Long	Site to be masterplanned as a whole. Transport Assessment and Archaeological Assessment required. Protection and enhancement of Ancient Woodland on-site A generous landscaping scheme and landscape buffer is required.	

EYT008	Land on the south eastern side of Roman Way, Elvington	1.65	50	Short	<p>Transport Assessment and Archaeological Assessment required. Cumulative impact on the highway to be addressed.</p> <p>Existing trees and hedgerow should be retained where possible and a generous landscaping scheme should be provided.</p>	<p>Eythorne and Elvington to create a new local centre in the District.</p> <p>EYT003, EYT009 and EYT012 are therefore identified as a strategic allocation in the Local Plan in accordance with the Council's housing growth strategy.</p>
EYT019	Land to east of Adelaide Road, Eythorne	0.27	6	Medium	<p>Archaeological Assessment required Site in a KCC Minerals area. A landscape buffer is required.</p>	<p>EYT001, EYT008 and EYT019 have also been identified as suitable sites in the HELAA that would provide a logical extension to the existing settlement and are also proposed as housing allocations in line with the housing growth strategy.</p> <p>It was however considered that any further allocations here would not be consistent with the position of Eythorne and Elvington in the settlement hierarchy, could cause an unacceptable impact on the highway network and would not lead to sustainable development. Given this it is not proposed to allocate EYT002, EYT004 and EYT015.</p> <p>A number of key considerations have been identified in relation to the proposed site allocations in Eythorne and Elvington and these will need to be addressed by the relevant land owners as part of the planning process.</p>

						Furthermore, there is considered to be sufficient scope to avoid or significantly mitigate the significant adverse effects identified through the SA on the sites here.
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Goodnestone and Chillenden

Site Reference Number	Site	Size (ha)	Estimated Dwelling Number	Anticipated Timescale for Delivery Short (2020 to 2024) Medium (2025 to 2029) Long (2029 to 2040)	Key Considerations	Reasons for Site Selection
G00006	Land adjacent to Short Street, Chillenden	1.02	5	Medium	Heritage Assessment and Land Contamination Assessment required. Suitable for executive homes. A generous landscaping scheme is required.	Chillenden is identified in the small villages and hamlets category in the settlement hierarchy where windfall infill development would be acceptable in principle. To allocate both the sites identified as suitable and potentially suitable in Chillenden would be in conflict with the settlements position in the settlement hierarchy and would not lead to sustainable development. It was therefore considered that G00006 was best related to the settlement, and less constrained than G00007. G00007 was therefore discounted. A number of key considerations have been identified in relation to the proposed site allocation here and these

						<p>will need to be addressed by the land owner as part of the planning process.</p> <p>Furthermore, there is considered to be sufficient scope to avoid or significantly mitigate the significant adverse effects identified through the SA on the site here.</p>
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Kingsdown

Site Reference Number	Site	Size (ha)	Estimated Dwelling Number	Anticipated Timescale for Delivery Short (2020 to 2024) Medium (2025 to 2029) Long (2029 to 2040)	Key Considerations	Reasons for Site Selection
KIN002	Land at Woodhill Farm, Ringwould Road, Kingsdown	3.46	90	Short	<p>Transport Assessment, Archaeological Assessment and Land Contamination Assessment required.</p> <p>A generous landscaping scheme is required to mitigate impact on the adjacent AONB.</p>	<p>Kingsdown is a large village where development would be acceptable in principle in or adjoining the settlement.</p> <p>KIN002 is the only site identified in the HELAA in Kingsdown as being potentially suitable for development and is proposed as a housing allocation due to the fact its in a relatively sustainable location that is compatible with the council's preferred spatial strategy.</p> <p>A number of key considerations have been identified in relation to the proposed site allocation here and these will need to be addressed by the land owner as part of the planning process.</p>

East Langdon

Site Reference Number	Site	Size (ha)	Estimated Dwelling Number	Anticipated Timescale for Delivery Short (2020 to 2024) Medium (2025 to 2029) Long (2029 to 2040)	Key Considerations	Reasons for Site Selection
LAN003	Land adjacent Langdon Court Bungalow, The Street, East Langdon	4.68	40	Medium	<p>Transport Assessment and Archaeological Assessment required. Impact on local rural road network to be addressed.</p> <p>A generous landscaping scheme is required to mitigate impact on the countryside.</p>	<p>East Langdon is a large village where development would be acceptable in principle in or adjoining the settlement.</p> <p>LAN003 is the only suitable site identified in the HELAA in East Langdon. It is therefore proposed as a housing allocation in accordance with the Council's growth strategy.</p> <p>A number of key considerations have been identified in relation to the proposed site allocation here and these will need to be addressed by the land owner as part of the planning process.</p> <p>Furthermore, there is considered to be sufficient scope to avoid or significantly mitigate the significant adverse effects identified through the SA on the site here.</p>

Lydden

Site Reference Number	Site	Size (ha)	Estimated Dwelling Number	Anticipated Timescale for Delivery Short (2020 to 2024) Medium (2025 to 2029) Long (2029 to 2040)	Key Considerations	Reasons for Site Selection
LYD003	Land adjacent to Lydden Court Farm, Church Lane, Lydden	2.18	65	Medium	<p>Transport Assessment and Heritage Assessment required.</p> <p>Impact on Canterbury Rd/ Church lane junction to be addressed.</p> <p>Existing trees and hedgerow should be retained where possible and a generous landscaping scheme is required to mitigate impact on the countryside.</p>	<p>Lydden is a large village where development would be acceptable in principle in or adjoining the settlement</p> <p>LYD003 is identified as suitable in the HELAA and is proposed as an allocation in accordance with the Council's growth strategy.</p> <p>LYD003 is considered to be better related to the settlement and less constrained than LYD001. LYD001 was therefore discounted.</p> <p>A number of key considerations have been identified in relation to the proposed site allocation here and these will need to be addressed by the land owner as part of the planning process.</p> <p>Furthermore, there is considered to be sufficient scope to avoid or significantly mitigate the significant adverse effects identified through the SA on the site here.</p>

Nonnington

Site Reference Number	Site	Size (ha)	Estimated Dwelling Number	Anticipated Timescale for Delivery Short (2020 to 2024) Medium (2025 to 2029) Long (2029 to 2040)	Key Considerations	Reasons for Site Selection
NON006	Prima Windows, Easole Street/Sandwich Road, Nonington	1.14	35	Medium	Heritage Assessment and Land Contamination Assessment required. Existing boundary screening should be retained and enhanced.	<p>Nonington is identified in the small villages and hamlets category in the settlement hierarchy where windfall infill development would be acceptable in principle.</p> <p>On this basis it was considered that it was only appropriate to continue with the existing undeveloped Land Allocations Local Plan allocation (NON006), and that to allocate further sites would not be sustainable in this location. NON004 and NON009 were therefore discounted.</p> <p>A number of key considerations have been identified in relation to the proposed site allocation here and these will need to be addressed by the land owner as part of the planning process.</p> <p>Furthermore, there is considered to be sufficient scope to avoid or significantly mitigate the significant adverse effects identified through the SA on the site here.</p>

Northbourne

Site Reference Number	Site	Size (ha)	Estimated Dwelling Number	Anticipated Timescale for Delivery Short (2020 to 2024) Medium (2025 to 2029) Long (2029 to 2040)	Key Considerations	Reasons for Site Selection
NOR005	Betteshanger Colliery, Betteshanger, Deal	20.69	210	Short	<p>Heritage Assessment, Transport Assessment and Land Contamination Assessment required.</p> <p>Site in Flood Zone 2 and 3. Sequential test and Flood Risk Assessment required.</p> <p>Site in a KCC Minerals area.</p> <p>Existing boundary screening should be retained and enhanced to provide a generous landscape buffer.</p>	<p>Northbourne is a large village where development would be acceptable in principle in or adjoining the settlement</p> <p>To allocate all the sites identified as suitable or potentially suitable in the HELAA in Northbourne would be in conflict with the settlement hierarchy and would not lead to sustainable development.</p> <p>Given this it was considered that NOR005 was best related to the settlement, is already supported by existing infrastructure and would deliver the most benefit to the existing community. NOR001, NOR002 and NOR003 were therefore discounted.</p> <p>A number of key considerations have been identified in relation to the proposed site allocation here and these will need to be addressed by the land owner as part of the planning process.</p> <p>Furthermore, there is considered to be sufficient scope to avoid or significantly mitigate the significant adverse effects identified through the SA on the site here.</p>

Preston

Site Reference Number	Site	Size (ha)	Estimated Dwelling Number	Anticipated Timescale for Delivery	Key Considerations	Reasons for Site Selection
				Short (2020 to 2024) Medium (2025 to 2029) Long (2029 to 2040)		
PRE003	Apple Tree Farm, Stourmouth Road	0.76	12	Medium	Transport Assessment required.	<p>Preston is a large village where development would be acceptable in principle in or adjoining the settlement</p> <p>PRE003, PRE016 and PRE017 are identified as suitable sites in the HELAA and are proposed as allocations in accordance with the Council's growth strategy.</p> <p>These sites are considered to be better related and connected to the settlement and less constrained than PRE001 and PRE007. PRE007 is also now unavailable.</p> <p>A number of key considerations have been identified in relation to the proposed site allocations in Preston and these will need to be addressed by the relevant land owners as part of the planning process.</p> <p>Furthermore, there is considered to be sufficient scope to avoid or significantly mitigate the significant adverse effects identified through the SA on the sites here.</p>
PRE016	Site north of Discovery Drive, Preston	1.10	35	Medium	Transport Assessment and Land Contamination Assessment required. Site borders Flood Zone 3. Access to be provided through adjacent sites.	
PRE017	Site north-west of Appletree Farm, Stourmouth Road, Preston	2.53	75	Medium	Transport Assessment and Land Contamination Assessment required. Access to be provided through adjacent sites.	

Ringwold

Site Reference Number	Site	Size (ha)	Estimated Dwelling Number	Anticipated Timescale for Delivery Short (2020 to 2024) Medium (2025 to 2029) Long (2029 to 2040)	Key Considerations	Reasons for Site Selection
RIN004	Ringwould Alpines, Dover Road, Ringwould	0.22	5	Short	Archaeological Assessment required. Existing trees and hedgerows should be retained and enhanced.	<p>Ringwould is identified in the small villages and hamlets category in the settlement hierarchy where windfall infill development would be acceptable in principle.</p> <p>To allocate all the sites identified as suitable in Ringwould would be in conflict with the position of the settlement in the settlement hierarchy and would not lead to sustainable development.</p> <p>It was therefore considered that RIN004 was the least constrained of the sites and the best related to the settlement, compared to RIN002 and RIN003. These sites were therefore discounted.</p> <p>A number of key considerations have been identified in relation to the proposed site allocation here and these will need to be addressed by the land owner as part of the planning process.</p> <p>Furthermore, there is considered to be sufficient scope to avoid or significantly mitigate the significant adverse effects identified through the SA on the site here.</p>

Sandwich

Site Reference Number	Site	Size (ha)	Estimated Dwelling Number	Anticipated Timescale for Delivery	Key Considerations	Reasons for Site Selection
				Short (2020 to 2024) Medium (2025 to 2029) Long (2029 to 2040)		
SAN006	Sandwich Highway Depot/Chippies Way, Ash Road, Sandwich	2.10	32	Medium	<p>Transport Assessment, Heritage Assessment and Land Contamination Assessment required.</p> <p>Cumulative highways impact to be addressed.</p> <p>Site in Flood Zone 2 and 3 and within Sandwich Bay defences breach zone. Sequential test and Flood Risk Assessment required.</p>	<p>Sandwich is a rural service centre and suitable for a scale of development that would reinforce its role as a provider of services to the rural area.</p> <p>With the exception of SAN010 and SAN016 all the suitable and potentially suitable sites identified in the HELAA in Sandwich are proposed as allocations (i.e. SAN006, SAN007, SAN008, SAN013, SAN015, SAN019 and SAN023). This is because these site options are in relatively sustainable locations that are compatible with the Council's preferred spatial strategy and can make notable contributions to delivery of district's housing needs of the Plan period over the short, medium and long term. SAN015 has also recently been granted planning permission.</p>
SAN007	Land known as Poplar Meadow, Adjacent to 10 Dover Road, Sandwich	1.58	80	Medium	<p>Transport Assessment and Heritage Assessment required.</p> <p>Cumulative highways impact to be addressed</p> <p>Site within Flood Zone 2 and 3 and within Sandwich Bay defences breach zone. Sequential test and Flood Risk Assessment required.</p> <p>Existing screening should be retained and enhanced.</p>	<p>SAN010 has been discounted on the basis that it is poorly related to the settlement, could give rise to an unacceptable impact on the highways network and development here would prejudice any future development of SAN024 if it were to become available.</p>
SAN008	Woods' Yard, rear of 17 Woodnesborough Road, Sandwich	0.7	35	Medium	<p>Transport Assessment, Heritage Assessment and Land Contamination Assessment required.</p> <p>Cumulative highways impact to be addressed</p> <p>Site within Flood Zone 2 and 3 and within Sandwich Bay defences breach zone. Sequential test and Flood Risk Assessment required.</p>	

SAN013	Land adjacent to Sandwich Technology School, Deal Road, Sandwich	3.43	60	Medium	Site allocated for housing and the expansion of the Sandwich Sports and Leisure Centre Transport and Heritage Assessment required. Cumulative highways impact to be addressed Existing screening should be retained and enhanced.	<p>SAN016 has been discounted on the basis that it is poorly related to the settlement and could give rise to an unacceptable impact on the highways network.</p> <p>SAN010 and SAN016 also score poorly in the SA of the sites.</p> <p>A number of key considerations have been identified in relation to the proposed site allocations in Sandwich and these will need to be addressed by the relevant land owners as part of the planning process.</p> <p>Furthermore, there is considered to be sufficient scope to avoid or significantly mitigate the significant adverse effects identified through the SA on the sites here.</p>
SAN015	Kumor Nursery, Sandwich	2.40	67	Short	Transport Assessment required. Cumulative highways impact to be addressed KCC Minerals area.	
SAN019	Sydney Nursery, Dover Road, Sandwich	0.38	10	Medium	Transport Assessment and Archaeological Assessment required. Cumulative highways impact to be addressed Site in Flood Zone 2 and 3. Sequential test and Flood Risk Assessment required. Site in a KCC Minerals area. Existing boundary screening should be retained and enhanced.	
SAN023	Land at Archers Low Farm, St George's Road, Sandwich	2.19	40	Medium	Transport Assessment and Heritage Assessment required. Cumulative highways impact to be addressed Site in Flood Zone 2 and 3 and within Sandwich Bay defences breach zone. Sequential test and Flood Risk Assessment required. Existing boundary screening should be retained and enhanced.	

Shepherdswell

Site Reference Number	Site	Size (ha)	Estimated Dwelling Number	Anticipated Timescale for Delivery		Key Considerations	Reasons for Site Selection
				Short (2020 to 2024)	Medium (2025 to 2029)		
SHE003	Land to the north of Westcourt Lane, Shepherdswell	9.55	100	Short		<p>Transport Assessment, Archaeological Assessment and Land Contamination Assessment required.</p> <p>Cumulative impact on the local rural road network to be addressed</p> <p>A comprehensive landscaping scheme will be required to mitigate impact.</p>	<p>Shepherdswell is a Local Centre that provides services for the local rural area and is suitable for a scale of growth that would reinforce its role.</p> <p>Given this it is proposed to allocate all suitable and potentially suitable sites identified in the HELAA in Shepherdswell (i.e SHE003, SHE004, SHE006 and SHE008). This is because these site options are in relatively sustainable locations that are compatible with the Council's preferred spatial strategy and can make notable contributions to delivery of district's housing needs of the Plan period over the short, medium and long term</p>
SHE004	Land to the north and east of St Andrew's Gardens, Shepherdswell	4.31	40	Short		<p>Transport Assessment and Archaeological Assessment required.</p> <p>Cumulative impact on the local rural road network to be addressed</p> <p>A sensitive landscaping scheme will be required.</p>	
SHE006	Land at Botolph Street Farm, Shepherdswell	0.82	20	Medium		<p>Heritage Assessment required.</p> <p>A landscape buffer is required.</p> <p>Cumulative impact on the local rural road network to be addressed</p>	
SHE008	Land off Mill Lane, Shepherdswell	0.38	10	Medium		<p>Archaeological Assessment required.</p> <p>Cumulative impact on the local rural road network to be addressed</p>	<p>SHE001 is unavailable.</p> <p>A number of key considerations have been identified in relation to the proposed site allocations in Shepherdswell and these will need to be addressed by the relevant land owners as part of the planning process.</p> <p>Furthermore, there is considered to be sufficient scope to avoid or significantly mitigate the significant adverse effects</p>

						identified through the SA on the sites here.
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Staple

Site Reference Number	Site	Size (ha)	Estimated Dwelling Number	Anticipated Timescale for Delivery	Key Considerations	Reasons for Site Selection
				Short (2020 to 2024) Medium (2025 to 2029) Long (2029 to 2040)		
STA004	Land at Durlock Road, Staple	0.24	3	Short	Heritage Assessment required. Site in a KCC Minerals area. Existing boundary screening should be retained and enhanced.	<p>Staple is identified in the small villages and hamlets category in the settlement hierarchy where windfall infill development would be acceptable in principle.</p> <p>To allocate all the sites identified as suitable/potentially suitable in the HELAA in Staple would be in conflict with the position of the settlement in the settlement hierarchy and would not lead to sustainable development.</p> <p>It was therefore considered that STA004 was the least constrained of the sites and the best related to the settlement compared to STA003, STA008 and STA010. STA009 has recently been granted planning permission.</p> <p>STA003, STA008 and STA010 were therefore discounted on the basis that they are poorly related to the settlement and would not lead to sustainable development.</p>

						<p>A number of key considerations have been identified in relation to the proposed site allocation here and these will need to be addressed by the land owner as part of the planning process.</p> <p>Furthermore, there is considered to be sufficient scope to avoid or significantly mitigate the significant adverse effects identified through the SA on the site here.</p>
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St Margaret's

Site Reference Number	Site	Size (ha)	Estimated Dwelling Number	Anticipated Timescale for Delivery Short (2020 to 2024) Medium (2025 to 2029) Long (2029 to 2040)	Key Considerations	Reasons for Site Selection
STM003	Land adjacent to Reach Road bordering Reach Court Farm and rear of properties on Roman Way	1.78	40	Short	Part of the site lies within the AONB and Heritage Coast. A sensitive landscaping scheme in addition to a landscape buffer will be required to mitigate impact. Transport Assessment and Land Contamination Assessment required.	St Margaret's is a Local Centre that provides services for the local rural area and is suitable for a scale of growth that would reinforce its role.
STM006	Land at New Townsend Farm, Station Road, St Margarets	1.32	10	Medium	Site in AONB. A sensitive landscaping scheme in addition to a landscape buffer will be required to mitigate impact. Archaeological Assessment required. Suitable for executive homes.	Given this it is proposed to allocate all suitable and potentially suitable sites identified in the HELAA in St Margaret's (i.e STM003 , STM006 , STM007 and STM008). This is because these site options are in relatively sustainable locations that are compatible with the Council's preferred spatial strategy and can make notable contributions to delivery of district's housing needs of
STM007	Land to the west of Townsend Farm Road, St Margarets (Site B)	0.63	18	Short	Site in AONB. A sensitive landscaping scheme in addition to a landscape buffer will be required to mitigate impact.	

					Existing trees and hedgerow should be retained where possible. Transport Assessment and Heritage Assessment required.	the Plan period over the short, medium and long term STM010 and STM011 are unavailable.
STM008	Land to the west of Townsend Farm Road, St Margarets at Cliffe (site A)	0.63	18	Short	Site is partly in AONB. A sensitive landscaping scheme in addition to a landscape buffer will be required to mitigate impact. Existing trees and hedgerow should be retained where possible. Transport Assessment and Heritage Assessment required.	A number of key considerations have been identified in relation to the proposed site allocations in St Margaret's and these will need to be addressed by the relevant land owners as part of the planning process. Furthermore, there is considered to be sufficient scope to avoid or significantly mitigate the significant adverse effects identified through the SA on the sites here.

Wingham

Site Reference Number	Site	Size (ha)	Estimated Dwelling Number	Anticipated Timescale for Delivery Short (2020 to 2024) Medium (2025 to 2029) Long (2029 to 2040)	Key Considerations	Reasons for Site Selection
WIN003	Land adjacent to Staple Road	0.83	20	Short	Transport Assessment required. Cumulative impact on the road network to be addressed including Adisham Rd/ Staple Rd and Adisham Rd/A257 junction KCC Minerals area.	Wingham is a Local Centre that provides services for the local rural area and is suitable for a scale of growth that would reinforce its role. Given this, with the exception of WIN006, it is proposed to allocate all the suitable sites identified in the HELAA in Wingham (i.e WIN003 ,
WIN004	Land adjacent to White Lodge, Preston Hill	0.31	8	Short	Heritage Assessment and Land Contamination Assessment required. A landscape buffer is required.	

WIN014	Footpath Field, Staple Road, Wingham,	3.60	50	Short	<p>Transport Assessment required. Site in a KCC Minerals area. Cumulative impact on the road network to be addressed including Adisham Rd/ Staple Rd and Adisham Rd/A257 junction A sensitive landscaping scheme in addition to a landscape buffer will be required to mitigate impact.</p>	<p>WIN004 and WIN014). This is because these site options are in relatively sustainable locations that are compatible with the Council's preferred spatial strategy and can make notable contributions to delivery of district's housing needs of the Plan period over the short, medium and long term</p> <p>WIN006 has been discounted as it was refused planning permission on highway grounds and it is considered at this stage that this cannot be mitigated.</p> <p>A number of key considerations have been identified in relation to the proposed site allocations in Wingham and these will need to be addressed by the relevant land owners as part of the planning process.</p> <p>Furthermore, there is considered to be sufficient scope to avoid or significantly mitigate the significant adverse effects identified through the SA on the sites here.</p>
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Woodnesborough

Site Reference Number	Site	Size (ha)	Estimated Dwelling Number	Anticipated Timescale for Delivery Short (2020 to 2024) Medium (2025 to 2029) Long (2029 to 2040)	Key Considerations	Reasons for Site Selection
WOO005	Beacon Lane Nursery, Beacon	0.73	5	Short	Archaeological Assessment required. Site in KCC minerals area	Woodnesborough is identified in the small villages and hamlets category in

	Lane, Woodnesborough					the settlement hierarchy where windfall infill development would be acceptable in principle.
WOO006	Land south of Sandwich Road, Woodnesborough	1.27	10	Short	Archaeological Assessment required. Existing trees and hedgerow should be retained where possible.	<p>To allocate all the sites identified as suitable in the HELAA in Woodnesborough would be in conflict with the position of the settlement in the settlement hierarchy and would not lead to sustainable development.</p> <p>It was therefore considered that WOO005 and WOO006 were the least constrained sites that were better related to the settlement. Furthermore, WOO007 is unavailable and WOO002 is considered to be too small for allocation.</p> <p>A number of key considerations have been identified in relation to the proposed site allocations in Woodnesborough and these will need to be addressed by the relevant land owners as part of the planning process.</p> <p>Furthermore, there is considered to be sufficient scope to avoid or significantly mitigate the significant adverse effects identified through the SA on the sites here.</p>

Worth

Site Reference Number	Site	Size (ha)	Estimated Dwelling Number	Anticipated Timescale for Delivery Short (2020 to 2024) Medium (2025 to 2029) Long (2029 to 2040)	Key Considerations	Reasons for Site Selection
WOR006	Land to the east of Jubilee Road	0.56	10	Medium	Heritage Assessment required. Site adjacent to Flood zones 2 and 3. Site in a KCC Minerals area. A landscape buffer will be required.	Worth is a large village where development would be acceptable in principle in or adjoining the settlement
WOR009	Land to the East of former Bisley Nursery, The Street, Worth	0.83	20	Short	Heritage Assessment required. Existing boundary treatment should be retained and enhanced.	<p>WOR006 and WOR009 are identified as suitable sites in the HELAA and are proposed as allocations in accordance with the Council's growth strategy. As it is considered that these sites are best related to the settlement and the least constrained.</p> <p>WOR007 has been discounted on balance given its open space designation in the Worth Neighbourhood Plan.</p> <p>A number of key considerations have been identified in relation to the proposed site allocations in Worth and these will need to be addressed by the relevant land owners as part of the planning process.</p> <p>Furthermore, there is considered to be sufficient scope to avoid or significantly mitigate the significant adverse effects identified through the SA on the sites here.</p>

Note

There are no proposed housing site allocations in the settlements of Ripple, Sutton, Tilmanstone and West Hougham.

In Ripple, no suitable or potentially suitable sites were identified here in the HELAA.

In Sutton, SUT005 and SUT007 have been granted planning permission. SUT009 is also now unavailable, which would prevent the development of SUT002 as this site is detached from the settlement and development here would not be well related to the settlement and would lead to unsustainable development.

Tilmanstone and West Hougham fall within the small villages and hamlets category in the settlement hierarchy and as a result of this it was considered that further development would not be appropriate here. Til001 and HOU004 were therefore discounted.

List of discounted sites

- ASH005
- ASH018
- AYL005
- DOV007
- DOV010
- DOV021
- DOV022A
- DOV029
- DOV032
- DOV035
- EAS007
- EAS011
- EYT002
- EYT004
- EYT015
- GOO007
- HOU004
- LYD001
- NON004
- NON009
- NOR001

- NOR002
- NOR003
- PRE001
- PRE007
- RIN002
- RIN003
- SAN010
- SAN016
- SHE001
- STA003
- STA008
- STA009
- STA010
- STM010
- STM011
- SUT002
- SUT005
- SUT007
- SUT009
- TIL001
- WIN006
- WOO002
- WOO007
- WOR007

Appendix 2: Reasons for the selection of the proposed employment allocations for the draft Local Plan

ELR Site Ref Number	Site Name	Location	Site size (ha)	Existing Use	Estimated Development Potential	Reason for Allocation	Reason not taken forward for allocation
1	Ramsgate Road, Sandwich	Sandwich	81.6	Industrial area (Allocated B1/B2/B8 uses)	0 sqm	Industrial site. Needs to be protected. No current remaining developable land, but suitable for redevelopment/ intensification to provide further employment uses. Potential to support future expansion/spill-over of the Enterprise Zone over the longer term. Allocated for potential future development as well as protecting existing employment uses.	
2	Discovery Park Enterprise Zone, Sandwich	Sandwich	81.1	Enterprise Zone - LDO to help guide B class development	0 sqm	The premier employment site in the District with international links. Scope for redevelopment of site to accommodate a greater critical mass of activity in future. Excellent transport connections to road network, cycle route, walking distance into Sandwich town and local services. Allocated for potential future development as well as protecting existing employment uses.	
3	Sandwich Industrial Estate	Sandwich	18.3	Industrial area	5,832 sqm	Suitable for redevelopment/ intensification to provide further employment uses. Part of the site has consent for residential, which has been implemented. One plot remains undeveloped. This had consent for 5,832 sqm B8 use industrial units, however this permission has expired (11/00417). Good transport connections, close to Sandwich for local services. Allocated for potential future development as well as existing employment uses.	
4	Aylesham Development Area	Aylesham	4.2	Allocated B1/B2 uses	8,500sqm	Previous allocation. Employment site with land remaining for development. Adjacent site has been identified as being potentially suitable for housing through the HELAA. Close proximity to Aylesham train station. Connections to A2 by road network, but not good access for HGV movements. The demand for some employment land may increase from new housing units, in	

						order to improve sustainability. Site hasn't come forward since 2002 allocation. Suitable site for mixed use, B1 and potentially some B2 due to close proximity to residential. Keep as an employment allocation.	
5	Pike Road Industrial Estate, Eythorne (aka Tilmanstone Employment Site)	Eythorne	9.3	Allocated B2 use	0 sqm		Previously allocated industrial site. Site has permission for 10,000 sqm B2 floorspace and a solar farm (13/00654). Permission is yet to be implemented. The relatively isolated site supports a mix of occupiers, although question whether sufficient demand exists in the local market for this scale of space in this location. Good access to A256 on road network. Fairly isolated site with limited access to local services. Protect employment uses, but not to be strategic allocation.
6	Betteshanger Colliery Pithead	Betteshanger	6.9	Allocated (B1/B2/B8 uses)	2,500sqm		Long-standing employment allocation that has remained undeveloped for a number of years. Site is identified in the HELAA for housing/ mixed use development. Currently subject to a planning application for mixed use re-development including 2,500 sqm B1 floorspace. Suitable for employment uses, but would be suitable for more flexible or mixed uses moving forward in the plan period. Site not to be allocated for employment. Site is allocated for housing.
7	White Cliffs Business Park Phases I-III	Dover	54.7	Allocated B1/B2/B8 uses	Phase 1 - 2,905 sqm Phase 2 - 34,076 sqm Phase 3 - 50,400 sqm	Existing allocation. Premier employment site in the District. Need to protect from further erosion of employment uses. Undeveloped plots remain. Keep as an employment allocation.	
8	Barwick Road Industrial Estate	Dover	20.06	Industrial	0 sqm		Industrial site. Needs to be protected. Suitable for redevelopment/ intensification to provide employment uses, but constrained by its location and access difficulties. Part of the site is currently

							allocated for residential and had permission granted for 220 residential units (12/00111) although this has now lapsed. This part of the site would lend itself to more mixed use development. Protect employment uses, but not to be strategic allocation.
9	Dover Western Docks	Dover	38.53	Port Related	375 sqm		Port related site, covered by a harbour revision order, with the potential to provide an element of employment as part of its future expansion plans. Capacity exists within the site to provide further port related employment uses in the future. Not to be a wider employment strategic allocation.
10	Deal Business Park	Deal	2.4	B1 and B2	0 sqm		Suitable for redevelopment/ intensification to provide employment uses. Part of the site now forms part of the Albert Road mixed use development. Road network constraints. Protect employment uses, but not to be strategic allocation.
11	Albert Road, Deal	Deal	1.8	Brownfield - Site cleared for development	0 sqm		Existing allocation. Site has permission for mixed use development including 960 sqm B1 office space. Provided this is built out no further potential remains. Site would be unsuitable for regular HGV movements given the road network constraints. Protect employment uses, but not to be strategic allocation.
12	Whitfield Urban Extension, (land to east of Sandwich Road and north west of Napchester Road)	Whitfield	310	Greenfield	750 sqm		Existing allocation. Site is identified as a strategic allocation in the draft Local Plan to provide an urban extension to Whitfield. The development is identified to provide 750 sqm B1 floorspace, however there maybe potential to increase this amount if justified. The site is identified for allocation through the housing policies, so not necessary to duplicate within the strategic employment allocations.

13	The Worth Centre, 1 Jubilee Road, Worth	Worth	0.77	Industrial. B1 and B8.	0 sqm		Small scale rural industrial site. Employment allocation in the Worth Neighbourhood Plan. The unit sizes are appropriate in size for smaller local businesses. Potential for some redevelopment/ intensification. Protect employment uses, but not to be strategic allocation.
14	Land off Holt Street, Snowdown, Aylesham	Aylesham	39.94	Vacant/former colliery land	25,000 sqm		Site promoted in the HELAA for a range of employment uses. Provided constraints can be mitigated, site is potentially suitable for employment. KCC have expressed concerns over access and pressure on the surrounding road network. May come forward within the plan period. Not to be allocated as a strategic employment site.
15	Land east of Foxborough Hill, Eastry	Eastry	1.05	Part warehouse, part vacant/former garden centre	100 sqm		Site is promoted in HELAA. Considered to be suitable for smaller scale employment. 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. May come forward within the plan period. Not to be allocated as a strategic employment site.
16	Land at Ringwould Alpines, Dover Road, Ringwould - site submitted 4 times by Lee Evans for B1, care home, holiday accommodation	Ringwould	1.19	Garden centre - retail	1,800 sqm		Site is promoted in the HELAA for a range of uses. It has been identified as being suitable for housing. It is also considered to be potentially suitable for employment uses. The access is constrained. May come forward within the plan period. Not to be allocated as a strategic employment site. Site allocated for housing in the housing allocations policy.

17	A20 Sites (incl. Citadel, Megger, Archcliffe Fort etc)	Dover	6.08	B1, B2 and B8 uses, also D1	0 sqm		There is a cluster of industrial and employment uses adjacent to the A20 at the entrance into the Dover Western Docks area, with excellent transport links. This site has not previously had any specific employment policy, but is clearly an important employment area with Megger, Archcliffe Fort, P&O and the Port Shipping Company at the gateway into the busy Dover Marina and port area. Limited opportunity for expansion. Protect employment uses, but not to be strategic allocation.
18	Dover Waterfront	Dover	12.27	Mixed - limited B1 uses	1,000 sqm	Site is currently allocated as a strategic site in the Core Strategy for mixed use re-development including employment uses. Site has been assessed as still being suitable for mixed use development including an element of employment. Considered a strategic allocation site, to coincide with the wider strategic and economic growth aims for Dover Town. Site also identified as a housing allocation.	
19	Aylesham Industrial Estate	Aylesham	15.8	B1, B2 and B8 uses	0 sqm		Established Industrial site. Limited opportunity for expansion. Protect employment uses, but not to be strategic allocation.
20	Port Zone, Whitfield (aka Old Park Barracks)	Whitfield	21.75	B1, B2 and B8 uses	0 sqm		Mixed use site, including industrial. Needs to be protected. Well located in terms of access to strategic road network. Potential for some redevelopment/ intensification. Protect employment uses, but not to be strategic allocation.
21	Dover Mid Town	Dover	5.99	Mixed - Retail/ Cultural/ Education/ Health/ Police/ Community/ Sport/ Office	1,000 sqm		Site is currently allocated as a strategic site in the Core Strategy for mixed use re-development including employment uses. Site has been assessed as still being suitable for mixed use development including an element of employment. Not to be strategic allocation. Site identified in the Dover Town

							Centre policy and the housing allocations policy.
22	Former Co-op Site and the adjacent Church Street Car Park	Dover	0.60	Retail/ Car Park	2,000 sqm		Site promoted in HELAA for mixed use development. Potential for B uses to be provided as part of the wider proposals for the development of this site. Not to be strategic allocation. Site identified in the Dover Town Centre policy.
23	Citadel	Dover	8.15	Mixed Greenfield and former barracks and vacant immigration centre	2,000 sqm		The Citadel site was previously used as an immigration removal centre and as an army barracks. Provided all the constraints identified can be overcome the site may be potentially suitable for employment uses (B1 primarily). May come forward within the plan period. Not to be strategic allocation.