HELAA Reference	Location	Post Code	Settlement	Parish	Ward	Site size (ha)	Agreed Housing Number	G or PDL	Use	AONB	AONB_400m	Ancient_Woodland	Ancient_Woodland_400m	Grade_1_Agricultural_Land	Grade_1_Agricultural_Land_400m	Heritage_Coast	Heritage_Coast_400m	Local_Nature_Reserves	Local_Nature_Reserves_400m	Local_Wildlife_Sites	Local_Wildlife_Sites_400m	National_Nature_Reserves	National_Nature_Reserves_400m	Open_Space_sites_in_the_Development_Plan	Open_Space_sites_in_the_Development_Plan_400m	RAMSAR	RAMSAR_400m	SSSI	SSSI_400m	Special_Areas_of_Conservation	Special_Areas_of_Conservation_400m	Special_Protection_Areas	Special_Protection_Areas_400m	D Harman (Landscape Consultant) Comments	AONB Unit Comments	DDC Landscape Assessment	Overall Landscape RAG Summary	Overall Landscape RAG Justification
ALX001	Land south of Bushy Ruff, Dover	CT16 3EE	Dover	Alkham	River	1.06	20	G	Housing	Yes			Yes								Yes				Yes				Yes							The site is within the AONB and is located within close proximity of the Chalk Banks. An irregular shaped parcel located to the north west of Alkham and south western edge of Dover that is characterised by vast open and undeveloped countryside. The land is relatively flat however rises beyond the southern boundary to where an ancient woodland lies. The site is bounded by mature trees to the north, a track to the north east and hedgerows and Public Bridleway ER257 to the east. There is no delineation of the site to the west or south. Development of this site would urbanise an area that predominantly comprises arable fields and undulating open countryside associated with the AONB and would neither conserve nor enhance the character and beauty of the AONB and would have a detrimental impact on the character and appearance of the AONB and setting of LWS, SSSI and ancient woodland.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
ALX002	Land at Fernfield Lane, Hawkinge	CT18 7AW	Alkham	Alkham	River	2.12	19	G	Housing																											Site has planning permission and will not be taken forward in the HELAA			
ALX003	Land at Short Lane, Alkham	CT15 7BZ	Alkham	Alkham	River	0.32	10	G	Housing	Yes			Yes								Yes				Yes				Yes						Agree with officer assessment, subject to retention of existing trees and enhancement of hedge on Fernfield Lane boundary	The site is in the AONB. This part of the village is characterised typically by open countryside and clustered development (to the south of Alkham Valley Road). The site is a rectangular parcel used as a paddock for keeping horses located at the eastern edge of the village and located to the south of housing scheme comprising 8 units. This part of the village is predominantly characterised by open gently rolling countryside. The land slopes in a southerly direction and is bounded by a small hedgerow along the western boundary, post fencing to the east, sparse trees to the north. There is no southern boundary as the site covers approximately 2/3 of the land parcel. Therefore, the site is exposed in the wider countryside. Soft landscaping would be required to mitigate potential landscape visual impacts from the wider countryside.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
ALX004	Land to the south of Short Lane, to east of Beachwood, Alkham	CT15 7BZ	Alkham	Alkham	River	0.17	5	G	Housing	Yes			Yes								Yes				Yes				Yes							The site is in the AONB, the site is a rectangular shaped piece of grass land, generally flat in nature at the bottom of the Alkham Valley Floor. Development of this site would neither conserve nor enhance the character and beauty of the AONB.			The development of this site would have a detrimental landscape impact that cannot be mitigated.
ALX005	Hill View House, Short Lane, Alkham	CT15 7BZ	Alkham	Alkham	River	0.29	8	G	Housing	Yes			Yes								Yes				Yes				Yes							The site is in the AONB, the site is irregular triangular comprising cultivated field and lies on ground raising to the south of the village green. Site is relatively discrete as is screened behind hedging and mature trees. Unsympathetic development and pressure on the village confines could adversely affect the village setting and development here would necessitate removal of some of the boundary planting resulting in an adverse impact on the setting of Alkham			The development of this site would have a detrimental landscape impact that cannot be mitigated.
ALX006	Malmains Farm Land, Alkham	CT15 7EW	Alkham	Alkham	River	9.44	285	G	Housing	Yes			Yes								Yes				Yes				Yes							The site is very visually prominent within the AONB. Large rectangular site comprising arable agricultural land. The land gently rises to the northern boundary from the road. The site is predominantly open though with limited boundary screening towards the western frontage. This site is very visually prominent and any development of this site would have a detrimental impact upon the setting of the AONB. The development of the site would introduce an intrusive and highly visible urban character to this part of the village and in turn the open countryside.			The development of this site would have a detrimental landscape impact that cannot be mitigated.
ASH001	Land south of the A257	CT3 2AF	Ash	Ash	Little Stour & Ashstone	8.47	150	G	Mixed					Yes											Yes									The site is able to accommodate residential development in some situations without significant landscape/ visual change. Many aspects of development (with appropriate design and mitigation) could potentially relate to the area. Site identified as low-medium sensitivity.		Neither the site nor its surroundings are subject to any specific landscape designations. On its own, development of this site would represent a significant and isolated development in the open countryside. It is therefore difficult to see how this site could be developed independent of those surrounding it. However, the current site and those to the east and west form an arc of undeveloped open countryside around the northern edge of Ash, creating an important part of the village's countryside setting. This arc of arable land is a fundamental part of the village's setting within the wider countryside. To allocate this site would remove a significant part of this arc of arable land and significantly compromise the rural setting of the northern part of the village.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
ASH002	Land at the end of Langdon Avenue, New Street	CT3 2BP	Ash	Ash	Little Stour & Ashstone	0.73	5	G	Housing					Yes																					Langdon Avenue offers a transitional location between the build form along new street and the countryside beyond. Development of the whole site would erode the character of this part of the countryside, introducing a form of development which would fail to respect or respond to its setting. In particular, the rural character of Coombe Lane would be severely eroded should further built form be introduced on this raised boundary. Development of the northern part of the site would have more limited impact once set against the existing low rise development of Langdon Avenue and recent permitted residential development of the Old Tractor Shed within the North Western corner of the site. It is however difficult to see how development here could be incorporated into the grain of the existing settlement along Langdon Avenue, particularly should it be necessary to incorporate the current development of the Old Tractor Shed			The development of this site would have a detrimental landscape impact that cannot be mitigated.
ASH003	Land south of Mill Field	CT3 2BD	Ash	Ash	Little Stour & Ashstone	0.55	8	G	Housing					Yes											Yes											Rectangular shaped site situated behind an existing residential area. Well contained with existing boundary screening. Currently used as a field. A spur has been provided from the adjacent new development to this site, presumably to facilitate its future development. Development could come forward here provided a significant landscape buffer is provided to mitigate wider landscape impact, which would limit development to the northern portion of the site.			Part	The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
ASH004	Land to the north of Molland Lane, Ash	CT3 2JF	Ash	Ash	Little Stour & Ashstone	4.46	110	G	Housing					Yes											Yes											The site is contained within the bund (which will remain) for the A257 (Ash Bypass) to the north and there are residential properties to the south. The western boundary is delineated by Bridleway EE464, with mature hedgerows and trees providing a natural boundary to the open countryside beyond. The site is therefore considered to be well screened. The indicative masterplan within this outline permission currently indicates that the western boundary abuts the current site is set aside to provide a landscape buffer. Should the current site be allocated, careful consideration would need to be given as to how structural landscaping could be incorporated across both sites to minimise the in-combination impact. Particular consideration would need to be given to the western boundary and how this transitions into the rural setting beyond. Overall, allocation of this site would form a logical extension to the village. Careful consideration would need to be given to the design and layout in-combination with the permissioned site so as to ensure development here could be satisfactorily accommodated into the edge of village location without significant impacts.			The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
ASH005	Land west of Molland Lane, Ash	CT3 2HL	Ash	Ash	Little Stour & Ashstone	1.61	40	G	Housing					Yes											Yes								The site is generally able to accommodate residential development without significant landscape/ visual change, or in some cases, development (with appropriate design and mitigation) might enhance the landscape. In either case development could potentially relate well to the area. Site identified as low sensitivity.		Triangular shaped parcel of farmland located at the western edge of Ash that is predominantly rural in character comprising undeveloped farmland and open space. The land is elevated, slightly domed and above road level, and rises to the north. It is bounded by steep banks and mature trees and hedgerows however there is no natural boundary to the west where the land continues as open countryside. The site is exposed to the wider landscape to the west. Development of the site would be highly visible from the wider landscape to the west of the site and would urbanise the existing soft urban edge in area that is largely rural in character. Careful consideration must be given to density and design of any development proposal that may come forward and regard should be given to appropriate landscaping and screening to the west of the site.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
ASH006	Land off Sandwich Road, Ash	CT3 2AH	Ash	Ash	Little Stour & Ashstone	5.76	100	G	Mixed					Yes											Yes								The site is able to accommodate residential development in some situations without significant landscape/ visual change. Many aspects of development (with appropriate design and mitigation) could potentially relate to the area. Site identified as low-medium sensitivity.		Large irregular site comprising an arable cultivated field with grassland to the east. The site is located to the north east of Ash, an area that is characterised by a rural arc of undeveloped arable land and a soft urban edge which is fundamental to the village setting. The land is relatively flat however slightly elevated falling from its highest points to the north east and north west corners. The site is bounded by mature trees and hedges to the north and east, sparse hedgerows to the west and is open to the south fronting Sandwich Road. Development of this site would project a spur of intensive development into the countryside and would be disconnected from the existing settlement, therefore compromising the rural character of the north of Ash.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
ASH007	Land to the rear of 24 Sandwich Road, Ash	CT3 2AF	Ash	Ash	Little Stour & Ashstone	2.83	85	G	Housing					Yes											Yes											The site is located on the edge of a rural settlement. Whilst there is existing residential development along Sandwich Road which provides some backdrop, the site remains somewhat distant being separated by an arable field and allotments from the bulk of the settlement. It is noted that this site was previously considered as part of the 2015 Land Allocations call for sites where it was assessed that, on its own, development of this site would represent isolated and landlocked development in the open countryside. This remains the case. Notwithstanding this, the site has relatively limited visibility from the A257 and Sandwich Road. The main visibility is with the Recreation Ground and a number of footpaths close by (EE106, EE53A, EE465 and EE107 - Burford's Alley) as well as the more distant Public Bridleway EE466 (Hill's Court Road) that abuts the proposed development to the east. Within the site submission access to the site could be provided via White Post Farm should this site be developed. As noted above, residential development of up to 30 units at White Post Farm is currently (June 2018) subject to appeal under reference DOV/16/01247. In view of this, it would be correct to consider the cumulative impact of this site and the potential development at White Post Farm Within the White Post Farm application, the DDC Ecology and Landscape Officer did not consider that development of 30 units to be unduly harmful in terms of either visual, rural or landscape amenity, subject to appropriate boundary treatment. However, this site in combination with White Post Farm would represent a substantial change to the grain of the village setting.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
ASH008	Land to the east of Queens Road, Ash	CT3 2BA	Ash	Ash	Little Stour & Ashstone	4.07	100	Mixed	Mixed					Yes											Yes								The site is able to accommodate residential development in some situations without significant landscape/ visual change. Many aspects of development (with appropriate design and mitigation) could potentially relate to the area. Site identified as low-medium sensitivity.		Large rectangular site of predominantly agricultural use located at the northern edge of the village of Ash that is characterised by a rural arc of undeveloped arable land and a soft urban edge. The land is relatively flat, however slightly elevated falling from its highest point to the east. The site is bounded by mature trees and hedges to the north and west and small hedgerows to the east and south. The eastern boundary is a delineated track (Burford's Alley) which runs from Sandwich Road to the A257 Ash Bypass. The south eastern parcel forms part of the Ash Rugby Club Recreational Ground that is designated open space. Careful consideration must be given to density and design of any development proposal that may come forward, specifically limiting development to the west of the site that is sensitive to the character and appearance of the existing settlement. Regard should be given to appropriate landscaping and screening to the east of the site to act as a buffer from the wider landscape to the east.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
ASH009	Land to the rear of White Post Farm, Sandwich Road, Ash	CT3 2AF	Ash	Ash	Little Stour & Ashstone	1.20	30	Mixed	Housing																											Site has planning permission and will not be taken forward in the HELAA			
ASH010	Land adjacent Saunders Lane, Ash	CT3 2BX	Ash	Ash	Little Stour & Ashstone	3.40	76	G	Housing					Yes																						Large irregular shaped site located on the eastern edge of Ash which is typically characterised by undeveloped countryside and a soft urban edge. The land is concave in topography dropping at various gradients to the centre from all corners, rising to its highest point to the south east corner. The site is heavily treed in to the north and east and the boundaries comprise a combination of mature trees and hedgerows. Such hedgerows also delineate the agricultural plots within the southern part of the site. The site is currently well screened from the wider landscape to the east with the existing boundary vegetation. Careful consideration should be given to design and density of any development proposal that may come forward and should be limited to the western parcel located adjacent to the existing built form. Development of the eastern part of the site would require significant earthworks given its existing topography.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
ASH011	Guilton,Ash	CT3 2HS	Ash	Ash	Little Stour & Ashstone	0.78	10	PDL	Housing					Yes																			The site is quite vulnerable but with some ability to accommodate some residential development in limited situations (with appropriate design and mitigation) without significant landscape/ visual change. Development could potentially relate to some characteristics of the area. Site identified as medium sensitivity		Two small irregular shaped parcels located to the north and south of Pedding Hill to the west of Ash that is largely characterised by linear development and undeveloped open fields. Northern parcel – is seperated from the existing settlement and relatively flat rising slightly to the west, this parcel is bounded by hedgerows to the south and sparse treescape to the north and east. There is no natural boundary to the west of this parcel and the neighbouring field. Southern parcel – previously developed land that is also seperated from the existing settlement and relatively flat, however well screened and contained from the wider landscape to the west and south as a result of mature trees and hedgerows around the whole site. There is minimal opportunity to mitigate the landscape impact of development on the northern parcel that is largely exposed to the wider landscape., given this development here is not supported. However, with careful design and landscaping the southern parcel could be brought forward for development as long as any scheme is sensitive and in keeping with the character and appearance of this part of the settlement.	Part	The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.

ASH012	Land at Guilton, Ash	CT3 2HP	Ash	Ash	Little Stour & Ashstone	0.40	12	G	Housing					Yes												Yes											This is a sensitive location on the edge of the village in an area characterised by sporadic linear development. The introduction of development here would detrimentally change this character through introducing a hard urban edge with coalescence of built form and related paraphernalia into the edge of a rural settlement, where the spaces between buildings would normally be increasing.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
ASH013	Land to the west of Chequer Lane, Ash	CT3 2AZ	Ash	Ash	Little Stour & Ashstone	3.10	90	G	Housing																												Site has planning permission and will not be taken forward in the HELAA		
ASH014	Land to the south of Sandwich Road, Ash	CT3 2AH	Ash	Ash	Little Stour & Ashstone	3.34	63	PDL	Housing					Yes												Yes											The site gently slopes down towards Sandwich Road. The Sandwich Road frontage is partially obscured by adjacent housing with the site opening out behind into a pasture. The boundaries of the pasture to the west, south and east have a substantial hedgerow. The site is very discrete. Redevelopment particularly of the Sandwich Road frontage would require very careful design particularly in terms of design, layout, height and roofscapes to avoid adverse impact on the wider landscape.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
ASH015	Former Council Yard, Molland Lea, Ash	CT3 2JQ	Ash	Ash	Little Stour & Ashstone	0.16	5	PDL	Housing					Yes												Yes											Small rectangular site located on the northern edge of Ash that is characterised by residential development forming a soft urban edge. The land is flat and is bounded by fencing associated with neighbouring residential dwellings to the south and west, and shrubbery to the east and north. The site is well contained within an urban area. The site has been previously developed and is well contained and discrete within the existing urban area of Ash, there would be no detrimental impact on the wider landscape to the north.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
ASH016	Land at Westmarsh, Preston	CT3 2LS	Ash	Ash	Little Stour & Ashstone	0.61	19	G	Housing						Yes						Yes																The site occupies a prominent position on the edge of the hamlet of Westmarsh. Development here would have a significant and detrimental impact upon the rural setting of Westmarsh and the open countryside landscape beyond.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
AYL001	Land at Dorman Avenue	CT3 3BP	Aylesham	Aylesham	Aylesham	0.31	9	G	Housing																	Yes											Small irregular shaped site located in the north of Aylesham (south of the new expansion), an area characterised by residential development with pockets of green spaces. The site is flat and bounded by mature trees, hedgerows (scrub). The site is located adjacent to protected open space (playing fields of primary school) and acts as a green gap between properties. Development of this site could form a logical small extension to the existing urban form. Careful consideration will need to be given to the design and density of any development proposal that may come forward to ensure it's in keeping and sensitive to the existing character of this part of Aylesham.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
AYL002	Land at Boulevard	CT3 3BP	Aylesham	Aylesham	Aylesham	0.61	17	G	Housing				Yes											Yes													Rectangular shaped piece of grass land abutting the built form of Aylesham. The land is elevated and slightly domed in its topography. The site is well screened by mature hedgerows and trees along the southern and western boundaries of the site. Beyond this are a number of industrial units. Site is designated Open Space within the current Development Plan. The site currently offers a buffer between the built form of Boulevard Courrieres and Hill Crescent along new street and the employment sites of Cooting Road. The potential impact of any development can be mitigated through the retention of the existing mature trees and hedgerows along the southern and western boundaries. The northern section should be retained as open space. Careful consideration would need to be given to the design of any development proposal with clear consideration given to how this responds to the original masterplan for Aylesham.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
AYL003	Land to the south of Spinney Lane, Aylesham	CT3 & CT4	Aylesham	Aylesham	Aylesham	132.22	640	G	Mixed	Yes		Yes								Yes						Yes									The site is very susceptible to change, and is unable to accommodate any residential development without significant landscape/ visual change as a result of the loss of key characteristics and the introduction of uncharacteristic features. Development conflicts with the majority of landscape characteristics, and widespread significant landscape/visual impacts are very likely to occur. Site identified as high sensitivity		Large open site, adjacent to the settlement confines of Aylesham. Site gently slopes down from Aylesham in the direction of Snowdown, and is exposed in the landscape, with long distance views across the site. Site is used as arable farmland and contains an area of ancient woodland. Approximately half of the site falls within Dover District Council's boundary and half within Canterbury City Council's boundary. The part of the site within the CCC boundary falls within a Special Landscape designation in the adopted Canterbury Local Plan (2006) and abuts the AONB and the Womenswold Conservation Area. These areas, associated with the AONB boundary, are deemed to have an important quality that is contiguous with the AONB designation. As a result no development is proposed on the land within CCCs boundary. With regards to the portion of the site that is in the Dover District. Whilst it is accepted that development here would urbanise what is open countryside, it is considered that this site would present a logical extension to the settlement. Aylesham is a relatively new village, conceived in the 1920's as one of the first garden villages. Aylesham has continued to expand over the preceeding years and it is considered that there is further capacity to grow this settlement in an organic and sustainable way. If development were to come forward on this site then it would need to be masterplanned in a coherant way so as to mitigate the impact on the landscape and ensure the development was well integrated with the existing settlement and wider area. Careful consideration of design and density would be required, in addition to a generous landscaping scheme to mitigate impact on the landscape and create a buffer between the land in Dover District and that in Canterbury's District. The area of ancient woodland on the site would also need protecting, buffering and enhancing.	Part	The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
AYL004	Farmland lying to the north Aylesham and to the east of the B2046 (Adisham Road)	CT3 3JA	Aylesham	Aylesham	Aylesham	36.35	500	G	Mixed						Yes											Yes									The site is susceptible to change, and some residential development can only be accommodated in very limited situations (and with appropriate design and mitigation) without significant landscape/ visual change. Development conflicts with many landscape characteristics and some significant landscape/visual impacts are likely to occur. Site identified as medium-high sensitivity		Large triangular shaped site located to the north of the existing Aylesham expansion area, an area predominantly characterised by undeveloped countryside. The site is located on the top of a plateau in the open countryside divided into fields by hedgerows. The site is relatively flat bounded by a railway line and embankment to the east, the B2048 to the west, beyond which there are more agricultural fields and an ancient hedgerow to the south. The site is located within the setting of the Ileden and Oxenden Woods. Development of this site would urbanise an area of Aylesham that is characterised by undeveloped countryside, however it is considered that this site would present a logical extension to the settlement. Aylesham is a relatively new village, conceived in the 1920's as one of the first garden villages. Aylesham has continued to expand over the preceeding years and it is considered that there is further capacity to grow this settlement in an organic and sustainable way. If development were to come forward on this site then it would need to be masterplanned in a coherant way so as to mitigate the impact on the landscape and ensure the development was well integrated with the existing settlement and wider area. Careful consideration should be given to the design and density of any development proposal that may come forward to ensure it is sensitive to the character and appearance of this part of the village. Planting, landscaping and screening will be required to reduce the visual impact of any development proposal.	Part	The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
AYL005	Land off Holt Street, Snowdown, Aylesham	CT15 4JN	Aylesham	Aylesham/Nonington	Aylesham	41.77	10	PDL	Employment			Yes			Yes					Yes						Yes											The site is split into two sections. The smaller parcel to the north of Holt Street contains wooded scrubland, and is bound to the west by the railway line which is sunken below it. The larger parcel to the south of Holt Street is the former Snowdown Colliery, which contains many dilapidated former Colliery buildings, several of which are now Listed. The surrounding landscape is flat, although pockets of tree cover mean that both sites are well screened from wider landscape views, and despite its proximity, the old Colliery buildings are not visible from Nonington. The existing development at Snowdown also provides screening from the west, especially for the parcel to the north of Holt Street. A development similar to that recently completed to the west of Aylesham Road, Snowdown, would therefore be appropriately well-screened in this location		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
AYL006	Site at The Greyhound PH, Dorman Avenue South, Aylesham	CT3 3EY	Aylesham	Aylesham	Aylesham	0.27	8	PDL	Housing																												Site has planning permission and will not be taken forward in the HELAA		
CAP001	Land adjacent to 101 New Dover Road	CT18 7JD	Capel-le-Ferne	Capel le Ferne	Capel le Ferne	0.49	10	G	Housing	Yes							Yes		Yes											Yes						Within the AONB. Dense scrub, but consistent with the rural character of the area. Site provides a natural enclosure when viewed from deeper within the AONB. The site also affords key views of the AONB and beyond. Predominantly flat rectangular site, although the site gently rises upwards to the NE side and is raised from the road at this point. It is unlikely that the impacts on the AONB described above could be sufficiently mitigated if the site were developed.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
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	G	Housing	Yes						Yes			Yes							Yes				Yes							The site is in the AONB at the top of the cliff. The landslip area and cliffs are part of the Folkestone Warren SSSI. The site is grassland/ horse pasture. The site is rural in character and adjacent to settlement confines. The part of the site adjacent to the road slopes gently away from the road down to the cliff edge. However the part of the site behind the car repair centre has a steep gradient down to the cliff edge. There are impressive views from the site across the Channel . Part of the site facing the Old Dover Road and adjacent to the car repair centre is sectioned off and well screened by large conifer trees. This section appears to be occupied by caravans. It is unlikely that the impacts on the AONB, Heritage Coast and adjacent SSSI described be sufficiently mitigated if the site were developed.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
CAP003	Land at New Dover Road, Capel-le-Ferne	CT18 7JB	Capel le Ferne	Capel le Ferne	Capel le Ferne	0.16	5	Mixed	Housing		Yes						Yes		Yes							Yes				Yes							The site is outside the AONB but in very close proximity to it, both to the north and south. The site is currently unmanaged grassland, with some trees and hedges to the boundary and is predominantly flat. The site lies some distance from the settlement confines and is semi-rural in character. The land to the south, on the opposite side of the Old Dover Road, is part of the Heritage Coast and designated public open space. The cliffs are an SSSI. There are views from the site into the AONB and also out to sea. It is unlikely that the impacts on the AONB and Heritage Coast could be sufficiently mitigated if the site were developed		The development of this site would have a detrimental landscape impact that cannot be mitigated.
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	G	Housing		Yes						Yes		Yes							Yes				Yes							The site is outside the AONB but in very close proximity to it, both to the north and south. The site is currently grassland used for grazing horses, with some bushes/hedges to the boundary. The site is predominantly flat and very open, lying at a lower level than the road. The site lies some distance from the settlement confines and is semi-rural in character. The land to the south, on the opposite side of the Old Dover Road, is part of the Heritage Coast and designated public open space. The cliffs are an SSSI. There are views from the site into the AONB and also out to sea. Small electricity sub-station on site. It is unlikely that the impacts on the AONB and Heritage Coast could be sufficiently mitigated if the site were developed.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
CAP005	Land at New Dover Road, Capel-le-Ferne	CT18 7LH	Capel le Ferne	Capel le Ferne	Capel le Ferne	17.40	142	G	Mixed	Yes							Yes		Yes							Yes				Yes				The site is susceptible to change, and some residential development can only be accommodated in very limited situations (and with appropriate design and mitigation) without significant landscape/ visual change. Development conflicts with many landscape characteristics and some significant landscape/visual impacts are likely to occur. Site identified as medium-high sensitivity	Strongly object to this site - would represent major development in AONB without justification - refer to our objection to 16/01469	The site is in the AONB and comprises a large, open arable field. The site is largely flat, although the land does undulate. There is a treeline across the centre of the site and the site is bounded by hedgerows and trees. Long distance views into the AONB from the site. It is unlikely that the impacts on the AONB and Heritage Coast could be sufficiently mitigated if the site were developed.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
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	50	G	Housing		Yes						Yes		Yes							Yes				Yes					Would object to access from Cauldham Lane	The AONB boundary lies to the West with views from the site into the AONB. A large arable field, which forms part of a larger field. The site is higher along the southern boundary and slopes down towards the north. Enclosed on two sides by residential with no natural boundary to the north. To minimise any impact on the AONB suitable screening will be required along the western and northern boundaries of the site to provide a landscape buffer between the site and the AONB. The hedgerow and tree line to the west of the site should be retained and potentially enhanced to provide a more substantial buffer, with suitable screening and an appropriate buffer between the development and the AONB.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
CAP007	Land north west of New Dover Road, Capel-le-Ferne	CT18 7HH	Capel le Ferne	Capel le Ferne	Capel le Ferne	4.51	60	G	Housing	Yes							Yes		Yes											Yes						Southern half of the site lies within the AONB and AONB lies directly to the west and south with wide ranging views both into the site and from the site into the AONB. Site is adjacent to settlement confines and is positioned on a prominent ridge. The site slopes steeply down from the top of the site at the northern boundary down to the bottom of the site at the southern boundary. It is unlikely that the impacts on the AONB could be sufficiently mitigated if the site were developed.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
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	45	G	Housing	Yes																Yes											The site is outside, but immediately adjacent to the AONB which lies to the north and east of the site. Site extends out into the countryside perpendicular to the grain of the village. Flat, well screened site with grassland with hedging and trees to boundaries. Development would result in the urbanisation of an otherwise rural area and would have a detrimental impact on the setting of the AONB and the views of the open countryside beyond. It is unlikely that the impacts on the AONB could be sufficiently mitigated if the site were developed.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
CAP009	Longships, Cauldham Lane, Capel-le-Ferne	CT18 7HG	Capel le Ferne	Capel le Ferne	Capel le Ferme	0.49	10	PDL	Housing		Yes						Yes		Yes											Yes						The site lies 200m from the AONB and is very prominent in landscape terms. The site is occupied by a single, central, dwelling and garage that is set within a large wooded garden with telephone wires running along the boundary with the road. The site is flat, but raised from the road and is well screened from the road and wider landscape by mature trees and hedging along its boundaries. Development of the site would need to retain existing screening and be considerate of any additional screening required to mitigate views from nearby AONB and the PROW ER253.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
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	G	Housing	Yes																Yes											Site has planning permission and will not be taken forward in the HELAA.		

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	G	Housing	Yes								Yes		Yes						Yes				Yes					The site is susceptible to change, and some residential development can only be accommodated in very limited situations (and with appropriate design and mitigation) without significant landscape/visual change. Development conflicts with many landscape characteristics and some significant landscape/visual impacts are likely to occur. Site identified as medium-high sensitivity	Strongly object to this site - would represent major development in AONB without justification - refer to our objection to 16/01469	Previously developed site (former petrol filling station) with some concrete footings still remaining, otherwise site has been reclaimed by nature. Within the AONB. There are limited views from the site into the surrounding AONB along the northern and western boundaries. The site is flat in nature, well screened and is bounded on all sides by a mature hedgerow, with a number of large trees along the northern boundary. Development impacts on the AONB could be mitigated if the hedgerows around the site and the trees along the northern boundary are retained and potentially enhanced to provide a more substantial buffer.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
CAP012	White Cliffs Caravan Park, New Dover Road, Capel-le-Ferne	CT18 7HY	Capel-le-Ferne	Capel le Ferne	Capel le Ferne	24.43	142	PDL	Housing	Yes						Yes				Yes						Yes				Yes									The site is predominantly in the AONB (with the exception of the small triangle site). Vast, open site, large part of the site is open countryside. The rest comprises a caravan park, public house, isolated buildings and pylons. The small triangle site in the intersection of the New Dover and Old Dover Road is grass and scrub. The site to the south of the New Dover Road is a caravan park. Some hedging along the boundary and adjacent to A20 and the western half of the site is relatively flat. The eastern half of the site has more of a gradient – sloping down from the northern boundary at the top to the southern boundary at the bottom. The section of the site nearest the A20 has a steeper gradient. When viewed from the A20 the site is prominent in the landscape. The site lies some distance from the settlement confines and is semi-rural in character. The land to the south of the New Dover Road is part of the Heritage Coast and a section is designated public open space. The cliffs are an SSSI and there are views from the site into the AONB and also out to sea. It is unlikely that the impacts on the AONB and Heritage Coast described could be sufficiently mitigated if the site were developed.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
CAP013	Land at Cauldham Lane, Capel-le-Ferne	CT18 7HG	Capel-le-Ferne	Capel le Ferne	Capel le Ferne	0.76	15	G	Housing		Yes							Yes		Yes										Yes							No objection, subject to strong structural woodland belt along west boundary of site.		Open views across the site to the adjacent countryside which is in the AONB. Grassland used for grazing horses with makeshift stables on the site. Whilst the site is broadly flat, the land gently rises to the south west into the abutting AONB which is arable farmland. From here the land then falls away, meaning that any development here would be on a prominent ridge. Hedging along the northern boundary with Cauldham Lane. To the east is a single large property in a wooded garden. While on the opposite side of Cauldham Lane is the increasingly lose knit string of properties associated with the village edge. If the site were to come forward then it would need to be well screened to minimise impact on the AONB.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
CAP014	Old Dover Road Site, Capel-le-Ferne	CT18 7HU	Capel-le-Ferne	Capel le Ferne	Capel le Ferne	0.87	26	PDL	Housing		Yes							Yes		Yes						Yes				Yes									The site lies opposite the AONB and Heritage Coast. There are views from the site into the AONB and also out to sea. The cliffs are an SSSI. The land to the south, on the opposite side of the Old Dover Road, is part of the Heritage Coast and designated public open space. The site is level with the road and open in nature. The site is predominantly chalk grassland, although there are a number of small bushes dotted around the site (not just confined to the boundaries.) The site is some way outside the existing settlement confines and the location has an open semi rural character. It is unlikely that the impacts on the AONB and Heritage Coast could be sufficiently mitigated if the site were developed.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
CAP015	38 Cauldham Lane	CT18 7HG	Capel-le-Ferne	Capel le Ferne	Capel le Ferne	0.27	6	PDL	Housing		Yes							Yes																					The AONB lies immediately to the west of the site. The site lies on the edge of the settlement and the area is very rural in character. The site is bounded by high hedges and gently slopes down from towards the south. A large proportion of the site is garden land with trees and vegetation and there is a house and other rural buildings on the site. The development of the site would harden the urban fringe and lead to the urbanisation of this area and this would have a detrimental impact on the setting of the AONB and the views of the open countryside beyond. It is unlikely that the impacts on the AONB could be sufficiently mitigated if the site were developed.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
CAP016	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	Mixed	Change to confines	Yes																												The site is within the AONB, and is surrounded by AONB on all sides. The site is flat and comprises a combination of farm buildings, houses and small pasture. The site is rural in character and typical of the type of development found at the edge of a settlement of this nature. The development of the site and the urbanisation of this area would have a detrimental impact on the setting of the AONB and the views of the open countryside beyond. It is unlikely that the impacts on the AONB could be sufficiently mitigated if the site were developed.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
DEA001	Land to the west of Golf Road and to the south of Lanfranc Road	CT14 6QD	Deal	Deal	North Deal	1.21	30	G	Housing																	Yes												A thin rectangle site that is border by built environment to the North and East with enclosed fields to the West and South. There are tree lines to the North and West that provide some screening and protect views facing east into the site. The site would create a logical extension to the residential built form and character of the settlement area that is adjacent and in close proximity. By retaining the screening in the west of the site the impact of development on the wider landscape would be minimal.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
DEA002	Land behind 281 to 273 St Richards Road, Deal	CT14 9LF	Deal	Deal	Mill Hill	0.50	15	PDL																		Yes												A Small irregular shaped site located at the western edge of Deal, an area predominantly characterised by residential development (to the north and east) and undeveloped agricultural land. The land rises from the south west to the north east and is bounded by mature trees and hedgerows and is therefore well contained from the wider undeveloped landscape to the south and west. There is scrub in the north western corner of site and is located to the rear of properties along St Richards Road. The site contributes to the soft urban edge of Deal, as well as the green wedge that separates Deal from Great Mongeham (located to the west of Deal). Development of this site is likely to cause harm to the character and appearance of the setting of Deal. With the removal of existing boundary vegetation, the site would be visible from the wider landscape to the south and west and would in turn have an impact on the character and appearance of the wider local landscape. There would be limited opportunity to mitigate the impact of development on the character and appearance of the local landscape character. Careful consideration will need to be given to the design and density of any development proposal that may come forward to ensure it is in keeping with and sensitive to the character of this part of Deal. Existing screening will need to be retained.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
DEA003	Land at rear of 87 Golf Road, Deal	CT14 6QD	Deal	Deal	North Deal	1.98	59	G	Housing																	Yes		Yes		Yes		Yes		Yes				A relatively square shaped site that is bordered by fields to the North, West, South and South East. The North of of the site is adjacent to low density residential built environment. There are a few tress dotted aroud the East of the site, with a cluster of structures in the South East. There is some tree line screening in the South East of the site. There would be significant views into the site from the North, West and South West. The site would be a invasive extension into the countryside impacting upon its rural character and would not form a logival extension to the adjacent settlment area. If the site where to come forward extensive screening would be required to the North, West and South West to protect landscape views.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
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	59	G	Housing																	Yes												A rectangle shaped sites that is bordered by built environment to the East, South and West with fields to the North West and North of the site. There is a tree line on the western border of the site providing screening from views facing into the site. There is no screening of field to the North of this site, however the field to the North is HELAA DEA003. Development of this site would form a logical infilling extension to the settlement area and would be in keeping with the residential edge of settlement character of the area. Screening to the west of the site should be retained to protect view from the wider rural landscape.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
DEA005	Land to the west of Hutchings Timber and Jewsons Build Centre, 79 Albert Road, Deal	CT14 9JQ	Deal	Deal	Middle Deal & Sholden	3.14	68	G	Housing																	Yes												The site is dog legged to the North West in shape and is predmonately wooded throughout with the densest number of trees in the north of the site. The site is bordered by industrial buildings to the East and South, with a railway line to the North East, fields to the East and the start of open countryside to the North. Residential development of the site would be isolated from the main residential settlement area. The wooded nature of the site provides screening of views looking South into the site of the industrial uses to the East and South. The site provides a rural wooded character to the area which is predominately dominated by industrial uses to the East and South.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
DEA006	Land at Golf Road, Deal	CT14 6RZ	Deal	Deal	North Deal	3.51	105	G	Housing																	Yes												A predominately clear square site. The site is borderely by residential built environment to the South, East and North with industrial to the South West. Tree lines to the west of the site provide screening to the adjacent industrial site and also provide some screening of wider views into the site from the rural countryside. The site provides a logical infill extension to the settlement areas and would be in keeping with the character and pattern of the built environment. Some additional screening would be required in the North West to soften views from the wider rural countryide.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
DEA007	Land at the north east of Southwall Road, Deal (Wallers Field)	CT14 9SR	Deal	Deal	Middle Deal & Sholden	1.61	63	G	Housing																													Site has planning permission and will not be taken forward in the HELAA		
DEA008	Land off Cross Road, Deal	CT14 9LA	Deal	Deal	Mill Hill	3.73	100	G	Housing							Yes										Yes												A series of arable fields, of which the smaller northern fields are separated by fences from the larger southern field. The landscape slopes downwards in a southerly direction, meaning that the site's high point is located close to the northen extent of the site. The two northern fields are borders to the east by existing development at Cross Road, while to the west of all of the sites is further arable land. The site is bordered to the south by a tree line. Views are possible from the site towards and beyond Great Mongeham to the south west, and towards Ripple and its historic Mill to the south east. The Marlborough Road Industrial Estate and Scrap Yard off Ellens Road do however blot the landscape, and a hard urban edge exists, with Cross Road and St Richard's Road urban areas very suddenly giving way to countryside beyond. This site, along with DEA020 would form a logical extension to the sttelement. Careful consideration should be given to the design and density of any scheme to come forward here, with a generous landscape buffer required to mitigate wider landscape impact.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
DEA009	Land at Coldblow, Ellens Road, Walmer	CT14 9JN	Deal	Deal	Mill Hill	2.82	66	G	Housing					Yes												Yes												Irregular shaped site located to the south west of Walmer, an area predominantly characterised by undeveloped agricultural land. The land is flat and bounded by mature trees and hedgerows to the east however there is no boundary vegetation along the western and northern boundaries. The site is well exposed and highly visible from the wider undeveloped countryside to the west. The site contributes to the rural character of the southern entrance to Walmer and Deal. Development of this site would be incongruous and would urbanise an area that is rural in character and encourage urban sprawl into the countryside. Any development would have a detrimental impact on the character and appearance on the setting of Deal/Walmer, as well as the wider local landscape. There would be minimal opportunity to mitigate the impact of development on the local landscape character.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
DEA010	Land at Marlborough Road, Walmer	CT14 9LD	Deal	Deal	Mill Hill	1.45	39	G	Housing							Yes										Yes												A small arable field borderd by arable land to the east and west, an Industrial Estate to the north and a Scrap Yard to the south. The site slopes downards in a southerly direction and views are possible from the site towards and beyond Great Mongeham to the south west, and towards Ripple and its historic Mill to the south east. When viewed in isolation, the development of this site would bring about significant visual change, but were the areas surrounding the site sensitively masterplanned then the site could be suitable to accommodate residential development.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
DEA011	Land at St Richards Road	CT14 9LG	Deal	Deal/Great Mongeham	Mill Hill/Eastry	10.23	310	G	Housing																	Yes												Large irregular shaped site located at the western edge. The site is located at the top of a ridge and rises from the south west to the north east. It is bounded by mature trees and hedgerows to the north and north west however there is no natural boundary to the south and east. It is therefore exposed to the wider undeveloped landscape to the south and west. Deal, an area characterised by residential development to the north and east and undeveloped agricultural land to the south and west. The site comprises the majority of undeveloped land that currently acts as a green wedge between Deal and Great Mongeham to the west. It also contributes towards the soft urban edge of Deal and in turn the open character of the setting of Deal. The site is located at the top of a ridge and rises from the south west to the north east. It is bounded by mature trees and hedgerows to the north and north west however there is no natural boundary to the south and east. It is therefore well exposed to the wider undeveloped landscape to the south and west. The site comprises the majority of undeveloped land that currently acts as a green wedge between Deal and Great Mongeham to the west. It also contributes towards the soft urban edge of Deal and in turn the open character of the setting of Deal. Careful consideration will need to be given to the design and density of any development proposal that may come forward to ensure it is in keeping with and sensitive to the character and appearance of this part of the Deal.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.

DEA012A	Land between the A256 and North Deal	CT14 0AQ	Deal	Sholden/Deal	Middle Deal & Sholden	406.31	2500	Mixed	Mixed					Yes												Yes	Yes		Yes			Yes	Yes		The site is able to accommodate residential development in some situations without significant landscape/ visual change. Many aspects of development (with appropriate design and mitigation) could potentially relate to the area. Site identified as low-medium sensitivity		An Arable field forming a land boundary between an urban expansion which is under construction to the south, Sholden to the west and woodland (designated as Priority Habitat Inventory) to the north. To the east of the site is an industrial estate and further arable farmland. The surrounding land is flat although longer views into the site from the east are interrupted by the Southwall and Northwall Road Industrial Estates. The woodland to the north of the site provides a much clearer boundary than presently exists at the edge of the the expansion. The site could therefore form a logical addition to the expansion without significant harm to the wider landscape , especially if areas of open or green space were provided to mitigate the loss of recerational/leisure space a network of paths around the site provides		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
DEA012B	Land between the A256 and North Deal																																		The site is quite vulnerable but with some ability to accommodate some residential development in limited situations (with appropriate design and mitigation) without significant landscape/ visual change. Development could potentially relate to some characteristics of the area. Site identified as medium sensitivity		The site comprises areas of grassland which are often divided by ditches into areas that resemble paddocks. The surrounding sites contain contrasting land uses - to the north is further fields before the boundary of Betteshanger Country Park is reached, and to the west is woodland designated as Priority Habitat Inventory. To the south-west is farmland, the southern portion of which is the site of an urban expansion that is under construction, and to the south is the Southwall Road Industrial Estate, while there are also industrial units at the eastern boundary of the site, either side of the railway line at the end of Northwall Road. The surrounding land is flat although views into the site from the SSSI to the north-east are interrupted by tree cover. This indicates that the site would be capable of accommodating some residential development without significant detriment to the landscape, albeit this would need to be carefully designed and with appropriate buffering.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
DEA012C	Land between the A256 and North Deal																																		The site is susceptible to change, and some residential development can only be accommodated in very limited situations (and with appropriate design and mitigation) without significant landscape/ visual change. Development conflicts with many landscape characteristics and some significant landscape/visual impacts are likely to occur. Site identified as medium-high sensitivity		The site comprises several arable fields separated by ditches. Betteshanger Country Park is adjacent to the site, to the west, and land forming part of the SSSI designation is location across the railway line which forms the site's eastern border. To the south and north of the site is further arable land. The adjoining land is flat, apart from the Country Park land which is raised above the site, bordered by trees. The site is distant from any existing settlement and visible from the SSSI to the east. The site would therefore be unlikely to be appropriate for accomodating any residential development.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
DEA012D	Land between the A256 and North Deal																																		The site is susceptible to change, and some residential development can only be accommodated in very limited situations (and with appropriate design and mitigation) without significant landscape/ visual change. Development conflicts with many landscape characteristics and some significant landscape/visual impacts are likely to occur. Site identified as medium-high sensitivity		Two large arable fields bounded to the west by the busy A258, to the south by existing development at Sholden, to the east by a farm with many stored caravans, and to the north by farmland. The surrounding land is flat, although a dip exists between the site and Betteshanger Country Park, in which Cottington Farm sits. The site is highly visible from the A258, and from this road views are also possible of the raised Country Park land. The visibility of the site from the A258 and the Country Park suggest that a residential development on the whole site would cause significant visual change, and would be difficult to sufficiently buffer.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
DEA012E	Land between the A256 and North Deal																																		The site is able to accommodate residential development in some situations without significant landscape/ visual change. Many aspects of development (with appropriate design and mitigation) could potentially relate to the area. Site identified as low-medium sensitivity		Collection of large arable field adjacent to the north of Deal settlement area. A train line runs along the western boundary of the field with built environment to the South and East, with open countryside to the North. The scale of this site would need to be in keeping of the character of North of Deal in that it would be a large extension to there area. Significant mitigation will be required to address the impact on the open countryside beyond and to address views looking south onto the site. At present the northern boundary of the site has limited screening compared to the scale of the site proposed. Sensitive development to the South and East of the site with significant mitigation to limit the impact on the countryside beyond could create a softer edge to the urban environment then currently exists.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
DEA013	Land to the rear of 133-147 St Richard's Road, Deal	CT14 9LF	Deal	Deal	Mill Hill	1.35	21	Mixed																																Site has planning permission and will not be taken forward in the HELAA		
DEA014	Land at Albert Road, Deal	CT14 9RB	Deal	Deal	Middle Deal & Sholden	4.54	142	PDL	Housing																															Site has planning permission and will not be taken forward in the HELAA		
DEA015	Linwood Youth Centre, 92 Mill Road, Deal	CT14 9AG	Deal	Deal	Middle Deal & Sholden	0.27	6	PDL	Housing																															Site has planning permission and will not be taken forward in the HELAA		
DEA016	Reservoir St Richards Road, Deal (DO146)	CT14 9JT	Deal	Deal	Mill Hill	1.09	32	PDL	Housing																															Site has planning permission and will not be taken forward in the HELAA		
DEA017	Alexandra Drive, Deal	CT14 9LF	Deal	Deal	Mill Hill	24.18	725	G	Housing						Yes											Yes													A large expanse of mostly uninterrupted arable farmland. Part of the site extent contains an existing medical centre. The land slopes donwards in a southerly direction and views are possible from the site towards Great Mongeham and its conservation area and Church to the south west, as well as towards Ripple and its historic Mill to the south east. An Industrial Estate off Marlborough Road and a scrap yard off Ellens Road blot the landscape in this area. Many informal walking routes cross the site. The site may be suitable to accommodate residential development if this were sensitively designed to address landscape concerns, as well as providing for green/leisure space which could be lost when informal routes are removed.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
DEA018	Church Lane/Hyton Drive, Deal CT14 9QG	CT14 9SQ	Deal	Sholden	Eastry	0.48	18	G	Housing						Yes											Yes													Due to existing development, the site is well-screened in views from the west and south. However due to the flat nature of the fields to the north of the Hyton Drive development site, the site is appreciable in views from across the field to the north. The site itself currently contains long grass and vegetation, with some recently-planted trees along its eastern border i.e. neighbouring the Hyton Drive development. To mitigate any biodiversity impacts, an assessment would be required as part of any development proposal to understand the preserve and impact on any present wildlife		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
DEA019	Land to the rear of Station Road, Walmer	CT14 7RH	Walmer	Walmer	Walmer	0.30	8	PDL	Housing					Yes											Yes														The site and its surrounding land is flat, albeit the railway line is at a higher level than the site. The site is enclosed from surrounding views so development on site would have no landscape impact. The site has been cleared. The border with the railway line is screened by a line of mature trees and this is vital to ensure the privacy and separation of the site from the railway line. The site and the neighbouring allotments are designated as Public Open Space and the loss of this amenity space would not be supported here..		The development of this site would have a detrimental landscape impact that cannot be mitigated.
DEA020	Land off Cross Road, Deal	CT14 9JN	Deal	Deal	Mill Hill	3.99	100	G	Housing						Yes											Yes									The site is quite vulnerable but with some ability to accommodate some residential development in limited situations (with appropriate design and mitigation) without significant landscape/ visual change. Development could potentially relate to some characteristics of the area. Site identified as medium sensitivity		The site is bounded on its eastern and northern sides by existing development so there are no landscape views of the site from these directions. However due to the sloping nature of the land and the flat profile of the land to the south, the site is visible in wider landscape views from the south and west. In addition the site is visible from the historic, listed Ripple Windmill. The site's high point is located close to the northeastern corner, from where the land slopes gently in a westerly direction and slightly more steeply in a southerly direction. The site is adjacent to settlement confines, and at present represents the boundary between Deal's urban area and the arable fields of the countryside beyond. The development of this site would provide a logical extension to Deal. Careful consideration would need to be given to the design and density of any proposal for this site. Generous landscaping would be required to mitigate impact on the surrounding countryside.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
DEA021	Land off Freemen's Way, Deal	CT14 9DH	Deal	Deal	Mill Hill	1.69	88	G	Housing																Yes														The site is designated as Public Open Space although on inspection the site's access is gated in order to prevent public access. The site is enclosed to the extent that wider landscape views of the site are not available. The boundary between the site and the cemetery is demarcated by a line of trees and a hedgerow. Provided the loss of pulic open space can be mitigated and a suitable landscaping scheme can be provided, then this site would be considered suitable for development.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
DOV001	Land to the right of Gordon Lodge at the top of Vale View Road	CT17 9NP	Dover	Dover	Tower Hamlets	1.45	40	G	Housing																Yes														Site is situated at the top of a chalk valley. The site slopes steeply from the southern boundary up to the top of the valley at the northern boundary. Designated public open space. Site is overgrown and comprises a mixture of grassland, trees and bushes. There are also footpaths across the site. Site provides a soft edge to the urban boundary and is rural in character. Development here would have a detrimental impact on the adjacent public open space (playing fields) and serve to create a hard urban boundary in this location. The loss of this public open space to housing would change the character of this location and impact on residents ability to access public open space. It is unlikely that the loss of public open space in this location could be sufficiently mitigated if the site were developed.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
DOV002	Land on the south side of Elms Vale Road	CT17 9PS	Dover	Dover	Maxton, Elms Vale & Priory	0.81	16	G	Housing	Yes			Yes						Yes		Yes					Yes													Site is in the AONB Site is rectangular, and as it is in a valley, the site slopes steeply from the road at the northern boundary to the ancient woodland at the top of the valley on the southern boundary. The site comprises grassland with some trees and bushes. The boundary of the site with the road is lined with trees and hedges. Ancient woodland lies directly to the south of the site. The site is a designated Local Wildlife Site (Chverton Elms Valley). It is unlikely that the impacts on the AONB and Local Wildlife Site described above could be sufficiently mitigated if the site were developed.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
DOV003	Ferrybridge House, Abbey Road, Dover	CT17 0LF	Dover	Dover	St Radigunds	1.10	33	Mixed	Housing	Yes			Yes						Yes		Yes																		Site is in the AONB. Site is situated approximately halfway up the northern bank of Coombe Valley. Site is level and triangular in shape. Abbey Road runs to the north of the site. To the north of Abbey Road is a very steep chalk grassland slope that then grades into a less steep area of grassland and scrub. To the south, and noticeably lower than the site is the Coombe Valley Industrial Estate (employment area). To the south east of the site is the existing residential area, although the site has little relationship to this. The site is well screened by trees, but good views are achievable through the site to the AONB beyond. It is unlikely that the impacts on the AONB described above could be sufficiently mitigated if the site were developed.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
DOV004	Land at Abbey Road, St Radigunds, Dover	CT17 0LE	Dover	Dover	St Radigunds	0.78	23	G	Housing	Yes									Yes		Yes					Yes													The site is within the AONB. The site is roughly triangular in shape, and lies approximately ten metres above Abbey Road. The site is located on the northern part of Coombe Valley and steeply slopes upwards from the southern boundary with Abbey Road/St Radigunds Road up to the northern boundary. Site consists of grassland, small trees and bushes. May be used for grazing animals. Site is open in nature and rural in character. Part of the site is adjacent to St Radigunds Valley local wildlife site. The boundary with Abbey Road is heavily treed. The northern part of the site is Open Access Land. It is unlikely that the impacts on the AONB and LWS could be sufficiently mitigated if the site were developed.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
DOV005	Former tennis courts at Crabble Athletic Ground, Crabble Road, River	CT17 0QE	Dover	Dover	St Radigunds	1.75	50	Mixed	Housing	Yes											Yes				Yes														The AONB and St Radigunds Valley LWS lie directly to the south of the site. An irregular shaped site which follows the curvature of the adjacent athletics ground. The site slopes steeply from Crabble Avenue to the north up to the southern boundary. The site consists of protected mature trees to the north where the land rises steeply to two areas of hardstanding (formerly used as tennis courts). The remaining upper half of the site consists of grassland surrounded by mature trees. The site is designated public open space which takes the form of informal parkland. It is unlikely that the loss of public open space and impact on the AONB described above could be sufficiently mitigated if the site were developed.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
DOV006	Land at Dundedin Drive (south), Dover	CT16 2JU	Dover	Dover	Buckland	0.37	8	Mixed	Housing												Yes					Yes													Beyond the garage blocks the land slopes steeply to the rear and is heavily treed. The trees are located in scrub over chalk grassland. The western part of the site comprises sloping grassland and a path which links Dunedin Drive to Hobart Crescent. The grassland provides valuable amenity space in an otherwise urbanised area. The garages on the site garages are currently very poor urban form, being a low density land use and do not enhance the character of the urban area. If development requires a greater depth to the site, this may require excavation and loss of trees/shrubs. This is only of significance in the west where the site backs onto properties in Hobart Crescent. An assessment of this relationship should be included within a landscape assessment. And an element of screening should be retained to prevent overlooking. Elsewhere there is sufficient depth of hillside to accommodate minor losses.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
DOV007	Former Co-op, Castle Street, Dover	CT16 1PT	Dover	Dover	Castle	0.28	10	PDL	Mixed		Yes								Yes		Yes					Yes													Large retail site, urban in character, within the Dover Town Centre boundary. Site comprises the former single storey Co-op building which is currently used by independent traders as a pop-up market space. River Dour runs along the eastern boundary of the site . The area to the north east and east of the site along the River Dour is designated as a future riverside walk. Area of green space to the north of the site which also contains a number of trees. Pencester Gardens (Public open space) lies to the north west of the site. The re-development of this site for housing could impact on the River Dour and further work would be required to assess any potential impact. The re-development of the site could facilitate the delivery of the proposed riverside walk along the River Dour and improve the riverside environment in this location. The redevelopment of this site could provide better links to Pencester Gardens		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
DOV008	Land adjoining 455 Folkestone Road, Dover	CT17 9JX	Dover	Dover	Maxton, Elms Vale & Priory	0.34	5	G	Housing	Yes									Yes		Yes					Yes										Strongly object to this site - in conjunction with D012 below, would represent major development in AONB without justification - refer to our 2019 objection to 12/0040	Small well contained site. Adjacent to settlement confines. Within the AONB and adjoining an area of designated Public Open Space (the sports field to the south). The site slopes steeply down from Folkestone Road and is heavily overgrown with trees and bushes and shrubs. The area is on the urban fringe and has an edge of settlement feel. Low density frontage development would be appropriate here. If this site were to come forward then a significant landscape buffer would be required to mitigate impact on the AONB.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.

DOV009	Land at Stanhope Road, Dover	CT16 2PR	Dover	Dover	buckland	0.82	32	G	Housing													Yes			Yes													Grassland, which is scrubby in appearance. The site is bounded by hedges and small trees. Site is designated public open space within the urban confines. There is no public access to the site though and the site is not used for recreation. The land here slopes steeply down from the north of the site to the southern boundary on Stanhope Road. The site has a direct view point from Western Heights. Provided the loss of open space can be mitigated then this site would be suitable for development. Careful consideration of the design and density of any scheme would be needed in addition to boundary screening.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
DOV010	Poultons Family Centre, Vale View Road, Dover	CT17 9NR	Dover	Dover	Maxton, Elms Vale & Priory	0.46	25	PDL	Housing											Yes		Yes				Yes												Residential area within the settlement confines. Site is broadly level, however it' is on a hillside. Area of open space (grassed) to the south of the site. A number of mature trees along the northern, eastern and southern boundaries of the site Previously developed site. Any development should ensure that the trees along the boundary line of the site are retained to provide an adequate level of screening and respect the character of the area. Area of open space to the south of the site should also be retained to provide a buffer between the site and the surrounding development and to respect the prevailing character of the area		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
DOV011	Land to the west of Hillside Road, Dover	CT17 0JQ	Dover	Dover	St Radigunds	0.84	30	G	Housing		Yes											Yes				Yes												The area to the southern boundary, which is in the AONB, is also a Local Wildlife Site (St Radigunds Valley). Site is covered with mature trees and wild in appearance. Site has benefitted from benign neglect, which has visually enhanced the separation of the AONB from the rear of housing on Bunkers Hill. The tree cover which has developed ensures the screening from the AONB and development would cause this to be lost and increase the risk of urbanisation impacts directly on the AONB. It is unlikely that the impact on the AONB and Local Wildlife Site described above could be sufficiently mitigated if the site were developed.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
DOV012	Western Heights and Farthingloe	CT15 7AA	Dover	Dover/Hougham Without	Town & Pier/Capel le Ferne	162.45	100	Mixed	Housing	Yes			Yes					Yes	Yes		Yes			Yes					Yes							Strongly object to this site - would represent major development in AONB without justification - refer to our 2019 objection to 12/0040	The site comprises both Western heights and Farthingloe. The Western Heights is a landscape curiosity. A highly modified ridgeline overlooking Dover Town, its character has under gone constant change. The 19th Century saw it transformed into a missive half-sunken fortification with the Citadel to the west and the Drop Redoubt to the east with open 'fields of fire' between, above chasm-like connecting ditchwork. Since WW2 the fortress has fallen into decline, with its chalk grassland slopes subject to scrub invasion and woodland growth, predominantly of Sycamore, occurring wherever it can get a foothold. Abandonment has led to demolition of parts, vandalism and a general aura of neglect, except for the area around the Citadel which is owned by the Home Office and has been used variously for secure holding of people. This use has been accompanied by the presence of highly intrusive fencing. The site is located in a prominent position, overlooking the western docks. To the north lies existing residential development, the town centre lies to the east, and the A20 (the main thoroughfare to the docks) to the south. Open countryside lies to the west. Farthinghoe is the part of the site that was used for the channel tunnel workers and is previously developed land. The Farthinghoe parcel is somewhat self contained from the rest of the Western Height site, it is bordered by woodland to the north and south with fields to the West and East. There are trees providing screening to this parcel to the West, South and East with a road running along the north of the site. Due to the previously developed nature of this parcel of the site that are roads within it. Accommodation is considered suitable provided the impact on the AONB can be mitigated through good design and landscaping and screening.	Part	The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
DOV013	Land and buildings on the east side of Holmestone Road, Dover	CT17 0UF	Dover	Dover	St Radigunds	0.26	95	PDL	Housing	Yes			Yes									Yes																Development of the site would result in the loss of part of the AONB and have a significant and detrimental impact on the setting of the AONB. The topography of the site is such that any development would sit in a prominent position above the valley and this would be visible in both short and long distance views		The development of this site would have a detrimental landscape impact that cannot be mitigated.
DOV014	Former Sleed Wood Refuse Tip, off Abbey Road, Dover	CT15 7DQ	Dover	Hougham Without/Dover	Capel le Ferne/St Radigunds	11.13	180	PDL	Other	Yes		Yes								Yes	Yes					Yes												Development of the site would result in the loss of part of the AONB and have a significant and detrimental impact on the setting of the AONB. Development would result in the loss of part of the Local Wildlife Site		The development of this site would have a detrimental landscape impact that cannot be mitigated.
DOV015	65 Folkestone Road, Dover	CT17 6RZ	Dover	Dover	Maxton, Elms Vale & Priory	0.06	11	G	Housing																													Site has planning permission and will not be taken forward in the HELAA		
DOV016	Land adjacent to allotments, Folkestone Road, Dover	CT17 9JU	Dover	Dover	Maxton, Elms Vale & Priory	0.98	29	PDL	Housing																											The AONB Unit objects to the development of this site, as set out in our letter to application 15/0271, however note that the principle has been established as planning permisson has now been granted.	Site has planning permission and will not be taken forward in the HELAA.		
DOV017	Dover Waterfront	CT17 9BN	Dover	Dover	Town & Pier	12.27	200	PDL	Housing		Yes									Yes		Yes			Yes												Extensive site encompassing both Dover waterfront and a part of the Town Centre. Largely flat. Predominantly urban landscape. Site is divided by the A20. Previously developed land. Part of the site is designated public open space. This comprises the promenade and the formal garden area in front of Camden Crescent Car Park. Site includes part of the beach, which is shingle. Development here should seek to make a positive contribution to the urban landscape in this location and contribute to the regeneration of the area. Given the prime seafront location of this site the provision of public open space should be maximised. This should be well designed and accessible to all		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
DOV018	Mid Town	CT16 1BW	Dover	Dover	Castle	5.99	100	PDL	Housing		Yes									Yes		Yes			Yes												Extensive town centre site. Largely flat. Predominantly urban landscape. River Dour runs through the site, meaning that part of the site also acts as the flood plain for the river. A riverside walk exists alongside the Dour in this location. The site includes two area of public open space – the bowling green and a more formal garden area with seating. Site is previously developed land. Development here should seek to make a positive contribution to the urban landscape in this location and contribute to the regeneration of the area. Given the prime riverside location of this site the provision of public open space should be maximised. This should be well designed and accessible to all. The development of the site should also have a positive impact on the river environment through planned enhancements.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
DOV019	Albany Place Car Park, Dover	CT17 9AT	Dover	Dover	Town & Pier	0.28	15	PDL	Housing											Yes		Yes				Yes												Brownfield site of irregular shape. Car park laid to tarmac. The site is situated on rising ground, lying immediately below the Western Heights. The larger section of the site slopes downwards from its highest point on the western boundary (near the corner of Albany Place and Adrian Street) towards its eastern boundary (closest to numbers 5 and 6 Chapel Place). The remaining portion of the site is flat and sits alongside existing almshouses, separated by a flint wall. The site lies adjacent to Cowgate Cemetery, which is designated as Open Space. The site enjoys wide-ranging and extensive views of Dover Castle, in particular from the southwestern part of the site. In taking forward the development of this site regard needs to be had to the setting of the Western Heights (Scheduled Monument) and Cowgate Cemetery to ensure any impact on these important landscape features is minimised. Development should also be designed to minimise the impact on the long distance views of Dover castle. Regard needs to be had to the overall design of any scheme on this site, as insensitive development in this location could have a detrimental impact on the promotion of the access to the Western Heights		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
DOV020	Land adjacent to the former Melbourne County Primary School, Dover	CT16 2JH	Dover	Dover	Buckland	0.43	10	PDL	Housing													Yes				Yes												The site is triangular in shape and predominantly flat. The site is scrubby an overgrown in appearance and consists mostly of trees and bushes. Directly to the west lie the Whitfield Down and Buckland Down Local Wildlife site and the site shares characteristics with the LWS in terms of the vegetation present. Directly to the south is land designated as Open Space, which appears to be an area of maintained grassland. Significant vegetation would need to be removed in order to facilitate development on this site, which would have an impact on the landscape. The site also provides a landscape buffer between the residential area and Local Wildlife Sites to the west and an element of screening along the boundary of the site with the LWS should be retained if the site were to come forward. If this site were to come forward then there would be the potential for biodiversity off-setting through improvements to the adjacent LWS		The development of this site would have a detrimental landscape impact that cannot be mitigated.
DOV021	Former TA Centre, London Road, Dover	CT17 0SZ	Dover	Dover	St Radigunds	0.34	10	PDL	Housing											Yes						Yes												Previously developed site. Flat site with steep banks to the rear (south-east and south-west boundary). Site lies significantly lower than George Street to the rear. Site lies higher than London Road to the front of the site however. There are a number of mature trees on the site. There is a historic flint wall along the boundary of the site with the properties on George Street. Development of the site would not lead to any detrimental impact on the townscape, provided development fronted London Road and retained screening from George Street. A tree survey should be carried out on the site and trees retained where indicated.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
DOV022A	Land in Coombe Valley, Dover	CT17 0UP	Dover	Dover	St Radigunds	1.82	100	PDL	Housing		Yes									Yes		Yes				Yes												Level site. A brownfield site in an area with a significantly urban character. St Radigunds Road is raised above a substantial brick wall to the north, and the site is significantly raised above Coombe Valley Road, bordered by walls and/or fences for the majority of the length of the site. Redevelopment of the site could provide opportunities to improve the landscape and townscape with a beneficial impact on the entrance to the Coombe Valley area.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
DOV022B	Land in Coombe Valley, Dover	CT17 0FQ	Dover	Dover	Coombe Valley	0.91	40	PDL	Housing											Yes		Yes				Yes												The site is level with a steep bank to the rear (south). The site is derelict brownfield land in poor condition, in an area with a significantly urban feel. The site is bordered by Victorian terraces to the south and east and a gas holder to the west Redevelopment of the site would provide an opportunity to improve the contribution to the landscape at this entrance to the Coombe Valley		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
DOV022C	Land in Coombe Valley, Dover	CT17 0EX	Dover	Dover	Coombe Valley	0.37	20	PDL	Housing		Yes									Yes		Yes				Yes												The site is flat but constrained, with terraced properties adjoining to the west fronting Primrose Road and Coombe Valley Road, as well as newly built flats to the east of the site. The site is brownfield land, with units still in employment use, and the area has a significantly urban feel. Redevelopment of the site would provide an opportunity to improve the landscape contribution of this site, with resulting benefits for adjoining properties.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
DOV022D	Land in Coombe Valley, Dover	CT17 0HJ	Dover	Dover	Coombe Valley	2.60	80	PDL	Housing																													Site has planning permission and will not be taken forward in the HELAA		
DOV022E	Land in Coombe Valley, Dover	CT17 0LG	Dover	Dover	Coombe Valley	1.69	220	PDL	Housing	Yes										Yes		Yes				Yes												The site slopes downwards from west to east. The site is well screened by an existing fence/hedgeline from Barwick Road. The site is presently a brownfield site containing a mixture of industrial and warehouse units. The site has an urban character, in between residential and industrial uses. The site is also very well screened from Poulton Close by existing vegetation. Some screening is provided by existing industrial units to the west of the site and from a tree line on the western edge of the industrial estate. Development on site would need to contain sufficient screening from other parts of the AONB.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
DOV023	Buckland Mill, Dover	CT17 0FF	Dover	Dover	St Radigunds	2.38	124	PDL	Housing		Yes											Yes				Yes												Large flat site, which has largely been cleared of buildings, apart from those of historic merit. River Dour runs through the site which is urban in character, but also includes an element of green space to the rear, around the river. Site is currently under development with new public open spaces planned, in addition to a landscaped wetland between the mill and the river. To the south of the site on the other side of Crabble Meadows is an area of designated public open space. Development of the site will have a positive impact on the urban landscape in the area, by bringing the redundant Mill back into use and preserving existing buildings of historic merit. The development of the site should also have a positive impact on the river environment through planned enhancements. Given the location of the site, the provision of designated public open space should be explored through the planning application		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
DOV024	Factory building, Lorne Road, Dover	CT16 2AA	Dover	Dover	St Radigunds	0.25	8	PDL	Housing											Yes						Yes												The site is rectangular and predominantly flat. The site sits within a residential area. The River Dour runs along the southern boundary of the site. The site is lined by trees along its southern and western boundaries. The re-development of this site would improve the streetscape in a predominantly residential area. As part of an application, an assessment would need to be carried out, to the approval of the Council, to establish the importance of the trees on site and which trees should be retained. The potential to improve the riverside and public access should be realised if the site is developed.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
DOV025	Land off Wycherley Crescent, Dover	CT16 2BH	Dover	Dover	Buckland	0.54	10	PDL	Housing												Yes					Yes												The site is extensively treed with a mixture of mature species and hedgerows. The site slopes steeply downwards towards Wycherley Crescent. The site forms part of the Whitfield Down and Buckland Down Local Wildlife site. The site provides an edge-of-settlement feel on the edge of this section of the Buckland estate. The site is within the Whitfield Down and Buckland Down LWS, which is based upon chalk grassland, although the site is now predominantly scrub with trees. There may be potential for offsetting development here by positive habitat management elsewhere in the LWS. The Buckland Valley, including this site, is open access land, although the scrub nature of it hinders freedom to roam. A path runs alongside the SW boundary to the proposed site, providing a well used link between Peverell Road and The Linces. This is likely to be used for accessing Christchurch Academy. Development proposals would have to compensate for loss of Green Infrastructure.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.

DOV026	Westmount College, Folkestone Road, Dover	CT17 9SQ	Dover	Dover	Maxton, Elms Vale & Priory	1.43	100	PDL	Housing										Yes		Yes			Yes												Previously developed site that has largely been reclaimed by nature. Site consists of grassland that is scrubby in appearance. There is a densely wooded area to the north of the site. Mature trees along the boundary. The top part of the site towards the northern boundary is public open space. The site slopes steeply from the northern boundary down to the southern boundary with the Folkestone Road. There are long distance views of the site from Western Heights. Any development should ensure that the trees along the boundary line of the site are retained to provide an adequate level of screening and respect the character of the area. A buffer should be provided between the site and the designated public open space to the north. New linkages should be formed through the site to provide better access to the existing public open space to the north		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
DOV027	Winchelsea Road, Dover	CT17 9SR	Dover	Dover	Maxton, Elms Vale & Priory	0.42	9	PDL	Housing										Yes		Yes				Yes											Significantly constrained brownfield site. Occupied by employment uses. Site is long and narrow with very steep chalk sides. Site opens up at the end, where there are a number of scruffy industrial uses. Site is would be an unsafe landscape for housing. However the impact of development on the landscape here would be minimal.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
DOV028	Charlton Shopping Centre, High Street, Dover	CT16 1AR	Dover	Dover	Tower Hamlets	0.63	100	PDL	Housing										Yes						Yes											Square shaped parcel of land that is current occupied by a shopping centre and car park. The site is bordered by built environment to the North West and South with the River Dour to the east. The area is very much urban in character and the buildings occupying the site and adjacent are from the 1970's to 80's. Redevelopment of the buildings would change the character frontage of the area however sensitive design should be able to mitigate and has the potential to make the River Deur more accessible and to also soften the appearance of the Dour which presently is mainly a concrete storm channel.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
DOV029	Industrial Buildings, Poulton Close, Dover	CT17 0HL	Dover	Dover	St Radigunds	2.19	100	PDL	Housing	Yes								Yes			Yes				Yes											The western quarter of the site falls within the AONB. The site lies in an industrial estate which sits in the valley floor surrounding Coombe Valley Road. The site is relatively level although at a slightly raised height when compared to Poulton Close. To the south of the site, and raised above it, is land which forms part of the Whinless Down and Long Wood Local Wildlife Site, which is heavily treed and is of intrinsic landscape value to this area. Opposite the site is parking for the existing industrial units, and directly in front of the site is a treeline which provides an amenity value above what would be usually expected on an industrial estate. The trees are similar in appearance to those which are present on the bank to the rear of the site in the LWS, so this gives a pleasant flavour of the countryside beyond. The site's location on the edge of the valley floor and the presence of a hedgerow/vegetation between the site and the northern section of the industrial estate mean the site is well screened in views from the opposite side of the valley (Barwick Road). Redevelopment of the site may provide an opportunity to improve the landscape offer of the Coombe Valley area, and foster better links between the residential areas to the east of the industrial estate and the open countryside beyond (to the west).		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
DOV030	Land at Durham Hill, Dover	CT17 9TS	Dover	Dover	Town & Pier	0.34	10	G	Housing										Yes		Yes			Yes												The site forms part of an Open Space designation, along with the Cowgate Cemetery which is to the south of the site. The site adjoins the Western Heights, Dover Local Wildlife Site. The site as existing forms a buffer between the urbanised area of Dover Town Centre, extending as far as Albany House, Price of Wales House and the council-built flats to the north, and the Western Heights fortifications which are located on raised ground above the town. The site is located on a steep hill which has a transitional character, rising from the buoier setting of the Town Centre towards, further up the hill, a much more tranquil setting above the town, and from where vehicular access can eventually be found to the Western Heights fortifications. Redevelopment of the site may, in townscape terms, be capable of providing improvements if well-designed		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
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	G	Housing		Yes	Yes							Yes		Yes				Yes											The site adjoins the AONB (to the west) and forms a tangible edge between the urban landscape of Dover and the rural landscape beyond. The site's wooded appearance currently provides an attractive green space, and its sloping nature helps reinforce the edge of settlement feel experienced here. The site slopes steeply upwards in a southerly direction, above a stone wall which adjoins the footpath parallel to Elms Vale Road. The site is located outside existing Settlement Confines, so development on this site would introduce an extended hard edge, with a detrimental impact on the Elms Vale landscape and the adjoining AONB and Public Open Space		The development of this site would have a detrimental landscape impact that cannot be mitigated.
DOV032	Church Street, Car Park, Dover (DOV25)	CT16 1BY	Dover	Dover	Castle	0.25	50	PDL	Housing										Yes		Yes				Yes											A relatively triangle shaped site that is currently a car park. The site is bordered to the north by Pencaster Gardens, mixed use built environment to the West East and South and St Marys Church to the South West. The site a present creates a break in the built form of the area and create a hardscaped gap between the built environment and Pencaster gardens. The car park detracts from the built character of the area and soft scaping of pencaster gardens, Development here could make a contribution to the urban town scape and positive design could allow for green scape connectivty between St Marys Church and Pencaster Gardens. Postive design of the site could also help integrate Pencaster garden with adjacent built environment.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
DOV033	DDC owned Site - Crabble Athletic Ground - former cricket pitch	CT17 0JB	Dover	Dover	St Radigunds	4.15	125	PDL	Housing		Yes										Yes			Yes												The site abuts the AONB to the south and south-west. The site is within a Public Open Space designation. The site abuts the St Radigunds Valley LWS to the south. The site is oval-shaped and lined by tall trees to the north and west. A group of trees to the east are covered by TPO 2, 1989. The site is slightly raised when compared to Crabble Avenue to the north, while the clubhouse and football ground to the south are at a higher level than the sports pitches on site. It is unlikely that the impacts on the AONB, Public Open Space and LWS could be sufficiently mitigated.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
DOV034	Land at Crabble Lane, River	CT17 0NY	Dover	Dover	St Radigunds	5.16	155	G	Housing	Yes			Yes							Yes					Yes											Site adjoins the AONB and falls outside of Settlement Confines. It forms part of the St Radigund's Valley recognised Local Wildlife Site. The site is currently undeveloped chalk grassland with a mixture of woodland and scrub. The site rises very steeply from Crabble Lane in a south easterly direction and is therefore very prominent in wider views. The site forms the tangible edge where the urban settlement of River ends and countryside beyond begins, so development here would go against the urban grain. It is unlikely that the impacts above could be sufficiently mitigated.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
DOV035	137-142 London Road, including to the rear	CT17 0TG	Dover	Dover	St Radigunds	0.12	10	PDL	Housing		Yes										Yes				Yes											A square shaped flat site, that slopes gently down to road. There is built urban environmental adjacent to the North, West and south with the River Dour to the East. The site is currently occupied a car wash and consists of parking spaces light commercial builds set back from the road. The site create a break in the character of the urban environment.. Development could make a positive contribution to the urban scape. Design to the rear of the site would need to be sensitive to the setting of the area and the River Dour.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
DOV036	Land north of Melbourne Avenue, Dover	CT16 2JH	Dover	Dover	Buckland	0.41	16	G	Housing												Yes				Yes											The narrow linear site fronts Melbourne Avenue and is open to the wider countryside to both the north and south. The site currently offers a green break in Melbourne Avenue and any development would increase visual coalescence between Whitfield and Dover. Development of the site would be visible in long distance views, and would be intrusive into the skyline. A public right of way runs alongside the northern part of the site which runs behind Durban Crescent and connects with the North Downs Way/White Cliffs Countryside Trail.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
DOV037	Crabble Athletic Ground, River	CT17 0QE	Dover	Dover	St Radigunds	2.71	80	PDL	Housing		yes										Yes			Yes												The site adjoins the AONB and forms part of a Public Open Space designation. The site comprises a football ground including stands on all four sides and a practice pitch to the west. The site is elevated above the Crabble Athletic ground to the north-west and is adjoined by woodland on all sides except the north-west. The site abuts the St Radigunds Valley Local Wildlife Site on its eastern and southern boundaries. The loss of local sports facilities would be difficult to justify, given that no suitable alternative facilities exist in Dover. It is unlikely that the impacts above could be sufficiently mitigated.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
DOV038	Land Between Dover Road and Melbourne Avenue, Dover	CT16 2JJ	Dover	Dover/Guston	Buckland/St Margaret's at Cliffe	56.84	1000	PDL?	Housing											Yes					Yes											This is a vast area of land which stretches from the southern boundary of the White Cliffs Business Park to the railway line providing the boundary to the south and east. The site undulates, with some large sloping areas and occupies a ridgeline position. There are power lines over part of the site, together with a mobile phone mast. There is also a ventilation shaft for the railway that is a running tunnel under part of the site and sterilises the eastern boundary from development. The site is very prominent when viewed from Dover town and Western Heights, it over looks the Dour Valley and provides separation of the Buckland Estate from Dover Castle. The North Downs Way and White Cliffs Countryside Trail runs through the site in a north-south direction and meets PRoW EB12 creating permeability by recreational paths. The site has very good landscape qualities and is in a prominent position so any development would have a detrimental impact on the setting of both Dover town and Dover Castle.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
DOV039	Site bordered by Minnis Lane and to the north of Abbey Road	CT15 7DW	Dover	River	River	23.14	500	G	Housing	Yes			Yes								Yes								Yes							The site is in the AONB. It is un likely that the impacts of development in the AONB could be sufficently mitigated against. Further the site is some distance from any settlement or significant built environment, and development of the site would be substaintialy isolated in the countryside.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
EAS001	Land at Lower Street, Eastry	CT13 0JH	Eastry	Eastry	Eastry	6.19	120	G	Housing					Yes											Yes									The site is very susceptible to change, and is unable to accommodate any residential development without significant landscape/ visual change as a result of the loss of key characteristics and the introduction of uncharacteristic features. Development conflicts with the majority of landscape characteristics, and widespread significant landscape/visual impacts are very likely to occur. Site identified as high sensitivity		Large irregular shaped site located to the south of Eastry, an area predominantly characterised by undeveloped agricultural fields and sporadic ribbon development. The land rises to the north east and is bounded by mature trees and hedgerows and existing development to the east, and country lanes with some hedgerows to the west and south. The northern boundary comprises hedgerows. The site is screened from the wider landscape to the east and south due to the boundary vegetation and neighbouring woodland however is visible from the wider landscape to the west. The site is divorced from Eastry and therefore lies beyond the entrance to Eastry (at the hamlet, Buttsole) and in turn contributes towards the rural character of the setting of Eastry. Development of this site would be incongruous and would urbanise a part of Eastry that is largely rural in character and would be divorced from the existing built form. Development would also be visible from the wider open countryside to the west and would in turn have a detrimental impact on the character and appearance on the wider landscape (to the west), as well as the village setting		The development of this site would have a detrimental landscape impact that cannot be mitigated.
EAS002	Land at Buttsole Pond, Lower Street, Eastry	CT13 0JF	Eastry	Eastry	Eastry	3.93	80	G	Housing						Yes										Yes									The site is susceptible to change, and some residential development can only be accommodated in very limited situations (and with appropriate design and mitigation) without significant landscape/ visual change. Development conflicts with many landscape characteristics and some significant landscape/visual impacts are likely to occur. Site identified as medium-high sensitivity		Large irregular shaped site located to the south of Eastry, an area predominantly characterised by undeveloped agricultural fields and sporadic ribbon development. The land rises to the north with that closest to the existing settlement boundary being visually prominent. The south and west is bounded by low lying hedgerows/bunding with sporadic trees. The eastern frontage consists of mature vegetation stepped up from the carriageway level broken by a cluster of dwellings forming part of a verdant approach to Eastry village. To the north of the site is an area of scrubland forming part of the Eastry Hospital development, a mixed use scheme which includes 100 residential. This area is part of a landscaped space between the buildings proposed and the southern boundary of that development. The application requires the southern boundary of the site to be retained and supplemented with further proposed trees and planting to soften the scheme's appearance from long views on the South side. Any development on this site would have to significantly mitigate the impact of developing this site on the local landscape character.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
EAS003	The Pines, Thornton Lane, Eastry	CT13 0EU	Eastry	Eastry	Eastry	0.65	18	PDL	Housing						Yes																					Small irregular shaped parcel located at the south western edge of Eastry, an area predominantly characterised by undeveloped countryside/farmland and well screened business/industrial uses. The land is flat however on a broad ridge and raised above road level. It is bounded by mature hedgerows and trees to the west, north, and south, and is well contained and screened from the wider landscape. The site is divorced from the settlement and is separated by undeveloped green fields. Development of this site would be incongruous and would encourage the urbanisation of this part of Eastry that is predominantly rural in character, as well as the adjacent northern parcels that act as a green wedge between the existing built form of Eastry and the site.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
EAS004	land at Woodnesborough Lane, Eastry	CT13 0DX	Eastry	Eastry	Eastry	1.53	28	G	Housing					Yes	Yes										Yes											Site has planning permission		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.

EAS005	The storage depot at The Pines, Thornton Lane, Eastry	CT13 0EU	Eastry	Eastry	Eastry	2.57	50	PDL	Housing						Yes										Yes												Large irregular shaped parcel located at the south western edge of Eastry, an area predominantly characterised by undeveloped countryside/farmland and well screened business/industrial uses. The land is flat however on a broad ridge and raised above road level. It is bounded by mature hedgerows and trees to the west, north, and south, and is well contained and screened from the wider landscape. The site is divorced from the settlement and is separated by undeveloped green fields. Development of this site would be incongruous and would encourage the urbanisation of this part of Eastry that is predominantly rural in character, as well as the adjacent northern parcels that act as a green wedge between the existing built form of Eastry and the site. Development would also be highly visible from the surrounding wider landscape and would be out of character to the character of the undeveloped countryside.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
EAS006	Land at Liss Road, Eastry	CT13 0JY	Eastry	Eastry	Eastry	1.35	20	G	Housing																	Yes									The site is susceptible to change, and some residential development can only be accommodated in very limited situations (and with appropriate design and mitigation) without significant landscape/ visual change. Development conflicts with many landscape characteristics and some significant landscape/visual impacts are likely to occur. Site identified as medium-high sensitivity		Irregular shaped parcel of arable land in a semi-rural location abutting the confines of the Eastry settlement boundary. The site rises gently towards the northern boundary and is a section of larger agricultural field. Consequently, there is no separation along the southern boundary, which leads to the open agricultural land beyond. A degree of enclosure from the wider landscape is however offered by a line of hedgerow south of the site. The site is however enclosed on the north, eastern and western boundary. The site is located on the edge of the settlement and comprises open farmland with no natural boundaries. This affords views of the open countryside. If developed, a hard urban edge would be introduced and the views and the rural character of the area would be lost.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
EAS007	Land east of Foxborough Hill, Eastry	CT13 0DL	Eastry	Eastry	Eastry	1.05	13	Mixed	Employment					Yes												Yes												Previously developed land. Small irregular shaped parcel located to the north of Eastry, an area predominantly characterised by undeveloped countryside with a small cluster of employment units. The land is flat and the site is bounded mature trees and hedgerows to the north, east and south and Foxborough Hill to the west. The site is relatively well contained and screened from the wider landscape to the east. The site is currently used for employment purposes and is adjacent to a recreation ground. Given the existing use of the site, development of this site for mixed use is unlikely to have a significant impact on the character and appearance of the local landscape.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
EAS008	Gore Field, Gore Lane, Eastry	CT13 0LJ	Eastry	Eastry	Eastry	1.93	55	Mixed	Housing																													Site has planning permission and will not be taken forward in the HELAA		
EAS009	Eastry Court Farm, Eastry	CT13 0HL	Eastry	Eastry	Eastry	0.84	5	G	Housing						Yes											Yes												Irregular shaped site located at the eastern edge of Eastry, an area predominantly characterised by sporadic residential properties, agricultural buildings and undeveloped countryside. The site is contained by development except beyond the northern boundary which comprises undeveloped countryside. The site is bounded by mature trees and hedgerows which continue sporadically throughout the site. It is relatively well screened from the wider landscape to the north and neighbouring residential properties. Development of this site would be logical infill between the existing built form and is therefore unlikely to have a significant impact on the character and appearance on this part of Eastry and the wider landscape to the north.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
EAS010	Eastry Hospital, Mill Lane, Eastry	CT13 0JU	Eastry	Eastry	Eastry	4.99	80	PDL	Housing																													Site has planning permission and will not be taken forward in the HELAA		
EAS011	The Old Chalk Pit, Heronden Road, Eastry	CT13 0ET	Eastry	Eastry	Eastry	0.69	20	PDL	Housing						Yes											Yes												This site it is flat and is enclosed by vertical sides on the eastern and southern boundaries reflecting the past excavation. The site is discrete being in a hedge-lined cutting and is previously developed land with existing buildings. Pylons cross both sites from north to south. If sufficient tree screening was retained and an appropriate boundary to the south created, the overall impact of development would be minor.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
EAS012	Lower Gore Field, Lower Gore Lane, Eastry	CT13 0ED	Eastry	Eastry	Eastry	3.97	35	G	Housing					Yes												Yes												Rectangular shaped site located at the north western edge of Eastry, an area predominantly characterised by undeveloped countryside. The land is flat with only a slight undulation and is bounded by mature hedgerows and trees to the north, and south east. There is no delineation between the western boundary and wider field to the west. The site contributes to the soft urban edge of Eastry. Careful consideration will need to be given to the design and density of any development proposal that my come forward to ensure it is in keeping with and sensitive to the character of this part of Eastry. Any development will need to be well screened with a generous landscape buffer provided on site.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
EAS013	Land at Heronden Road, Eastry (EAS06)	CT13 0EZ	Eastry	Eastry	Eastry	2.75	82	Mixed	Housing						Yes											Yes												Irregular shaped site located on the edge of the village, which occupies the south eastern portion of a much larger agricultural field. The land rises to the east where there are residential properties (there is also change of height at this boundary with the houses higher than the field). These properties are screened by a line of trees (which are protected by Tree Preservation orders). A track runs along the northern boundary and the southern boundary follows the line of Heronden Road, which curves. There is no feature or line delineating the western boundary. Pylons run down the eastern side of the site. Development of this site would be highly visible in this location and any development would lend a very hard edge to the village. The impact on landscape character of the village edge would be damaging and would have a detrimental impact on the open countryside and long distance views.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
EAS014	Land at Heronden Road, Eastry (EAS04)	CT13 0ET	Eastry	Eastry	Eastry	0.30	13	G	Housing						Yes																							The site consists of agricultural land that retains the line of the original topography, which rises to the west from the east. There is, therefore, a considerable drop between the north eastern corner of this site and the south eastern corner of the excavated allocated site to the north. There appears to be an access onto the site at the north western corner of the allocated site. There is no line or feature delineating the southern boundary line. There would be an adverse impact on the setting of Eastry if the southern part of the site were developed. Development would also have a detrimental impact and would be extremely visible on the wider countryside.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
EAS015	Land adjoining Walton Cottages, Woodnesborough Lane, Eastry	CT13 0DP	Eastry	Eastry	Eastry	2.98	88	PDL	Housing						Yes											Yes												Rectangular shaped site located at the north eastern edge of Eastry, an area predominantly characterised by undeveloped countryside. The land rises to the south and provides a strong character to the village edge. It is bounded by mature hedgerows and trees to the east and west (including post fencing) however there is no delineation to the north. The site is relatively well screened from Sandwich Road to the west and the wider undeveloped landscape to the east. Development of this site would urbanise an area of Eastry that is predominantly rural in character and comprises a manor house with formal and informal gardens that contribute to this character. Development of this site would also be incongruous and encourage urban sprawl from the existing development along Sandwich Road and Boystown Place and would have a detrimental impact on the character and appearance of the village setting and wider local landscape to the east.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
EAS016	Land adj to Thornton Lane, Eastry	CT13 0LA	Eastry	Eastry	Eastry	4.23	150	mixed	Housing						Yes											Yes												Large irregular site consisting of multiple uses (storage, open fields, tree surgeon and residential (The Pines)) located at the south eastern corner of Eastry. The land is generally flat, being located on a broad ridge but the land drops rapidly to Thornton Lane to the west of the site. There are hedgerows around the boundary and across the site reflecting the land uses. There may be scope for development of the northern part as this would not unduly harm the transitional character of the area. Development further south would be more exposed to the wider countryside and would be reliant on a third party tree line to screen views and this could only be partially effective.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
EAS017	Land at Walton House and Walton Lea, Sandwich Road, Eastry	CT13 0DP	Eastry	Eastry	Eastry	5.49	15	Mixed	Mixed					Yes												Yes												The site is reasonably screened and self contained, however the site is seperated from the built form of Eastry. The site would create a significant built form in what at present is a soft edge to the settlement area that is characterised by a Grade II listed building and its grounds to the south of the site.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
EYT001	Land at Monkton Court Lane	CT15 4BH	Eythorne	Eythorne	Eythorne & Shepherdswell	1.94	20	G	Housing																	Yes												Large narrow rectangular parcel located on the south eastern edge of the village of Eythorne that is primarily characterised by ribbon development, as well as undeveloped and open countryside. The land is relatively flat and located at the bottom of a valley (west-facing slope) where the undeveloped land to the east rises. The site is currently well screened by the existing hedgerow along the western boundary (e.g. Monkton Court Lane) however there is no natural boundary along the eastern boundary which is delineated by post fencing. Careful consideration should be given to the design and density of any development (e.g. frontage development) that may come forward to ensure that it encourages the retention of a soft urban edge and is therefore sensitive to the existing character and appearance of the village setting. Sufficient landscaping would be required to create a buffer to the farmland to the east, as well as new frontage along Monkton Court Lane.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
EYT002	Farm land behind and accessed from Adelaide Road	CT15 4DR	Elvington	Eythorne	Eythorne & Shepherdswell	5.95	120	G	Housing																Yes										The site is quite vulnerable but with some ability to accommodate some residential development in limited situations (with appropriate design and mitigation) without significant landscape/ visual change. Development could potentially relate to some characteristics of the area. Site identified as medium sensitivity		Irregular shaped parcel of arable land in a semi-rural location abutting the confines of the Elvington settlement boundary. The site as put forward is a section of a wider agricultural field. Consequently, there is no separation or enclosure along the southern boundary, which leads to the open agricultural land beyond. The site is largely flat land though occupies a prominent and elevated position with long views into the site from a dry valley to the south. The site is predominantly open, the main exception being the western boundary along which a line of mature trees and hedgerow provide screening. Beyond this boundary lays the well-used PROW EE335 that crosses the site diagonally and appears well used. Careful consideration would need to be given to the density and design of any development proposal to reduce the impact on the wider landscape to the west and the setting of the village. Soft landscaping would be required to mitigate potential landscape visual impacts from the wider countryside and to provide biodiversity opportunities		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
EYT003	Land adjoining Terrace Road, Elvington	CT15 4EJ	Elvington	Eythorne	Eythorne & Shepherdswell	8.07	150	G	Housing																	Yes									The site is susceptible to change, and some residential development can only be accommodated in very limited situations (and with appropriate design and mitigation) without significant landscape/ visual change. Development conflicts with many landscape characteristics and some significant landscape/visual impacts are likely to occur. Site identified as medium-high sensitivity		The site is bounded by a mature tree belt along Adelaide Road to the west and an engineered embankment along the north. The site is largely open to the east and south, though with a number sporadic trees and a post and wire fence providing delineation to the fields and sports grounds beyond. A number of unmarked paths cross the site, providing connectivity between Elvington and Ethyorne. A large electricity pylon crosses the site. Overall, the site occupies a visually prominent position. The development of this site, in conjunction with EYT009, would present a logical extension to the settlement. Careful consideration will be needed in relation to the design and density of any scheme that comes forward here and a generous landscaping scheme will be required to mitigate impact on the wider landscape.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
EYT004	Land adjoining Adelaide Road, Elvington	CT15 4DP	Elvington	Eythorne	Eythorne & Shepherdswell	10.29	180	G	Housing																	Yes												Large irregular shaped parcel of arable land in a semi-rural location abutting the eastern confines of the Elvington settlement boundary and northern confines of the Eythorne settlement boundary. The site as put forward is a section of a wider agricultural field. Consequently, there is no separation or enclosure along the northern boundary between the site and the northern confines of Eythorne. The site slopes relatively steeply upwards from south to north. A large electricity pylon crosses the bottom of the site. Overall, the site occupies a visually prominent position. Site represents a logical extenion to the settlement. However, further assessment would be required to demonstrate whether the landscape impact can be mitigated.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
EYT005	Land At Shooters Hill, Eythorne	CT15 4LY	Eythorne	Eythorne	Eythorne & Shepherdswell	0.86	20	G	Housing												Yes					Yes												Irregular shaped parcel located at the north eastern edge of the village of Eythorne that is characterised by sporadic clusters of residential development and undeveloped grassland. The land is flat and comprises mature trees however there is a steep bank from Shooters Hill at the south eastern corner and the site lies at a higher level than the road. The site is bounded by mature trees to the north, west and east and post fencing to the south where the Public Footpath EE348 runs along. The site is well contained and contributes to the green wedge that typically separates Lower Eythorne from Upper Eythorne. Careful consideration should be given to the density and design of any development proposal that may come forward to ensure it is in keeping with and sensitive to the existing rural character of this part of the village of Eythorne.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
EYT006	Land off Kennel Hill, Eythorne	CT15 4BL	Eythorne	Eythorne	Eythorne & Shepherdswell	8.11	80	G	Housing				Yes													Yes												Large rectangular parcel located on the south eastern edge of the village of Eythorne that is primarily characterised undeveloped and open countryside, as well as ribbon development to the west. The land comprises a west-facing slope that rises to the east form, with the land forming the bottom slope of a valley, where the land continues as undeveloped and open countryside. It is therefore in a prominent position and highly visible from the existing settlement. There is no natural boundary between the site and the undeveloped parcel to the west however it is delineated by post fencing. The eastern boundary comprises a line of mature trees and the southern consists of a hedgerow along Kennel Hill. A smal number of properties, within the existing settlement confines are located immediately adjacent to the north-west boundary. Public Bridleway ER182 runs along the northern boundary. Given the site's prominent position in the south west of the village, any development would be highly visible and would overwhelm the existing settlement to the west. Any development would have a detrimental impact on the character and appearance of the village setting, as well as the wider landscape to the east, south and north.		The development of this site would have a detrimental landscape impact that cannot be mitigated.

EYT007	Land to the west of Coldred Road, Eythorne	CT15 4BE	Eythorne	Eythorne	Eythorne & Shepherdswell	1.44	10	G	Housing												Yes				Yes											Square shaped parcel located to the south west of the village of Eythorne that is predominantly characterised by undeveloped and open countryside, woodland to the east of Coldred Road, as well as dispersed residential properties. The land comprises a north west-facing slope, leading to the bottom of a valley where the land recommences to rise in the wider north-west. The land also rises to the south. There is no natural boundary along the western and southern boundaries however the site is delineated by the boundary associated with the existing cattery to the west. The northern boundary comprises a small hedgerow and the east is bounded by an existing track providing access to the adjacent cattery and bed and breakfast via Coldred Road. The site is in an elevated position and exposed to the wider landscape to the south and west. Development of this site would be highly visible from the wider landscape to the south and west and would introduce a disconnected urban form to a part of the village that is rural in character. Any development would have a detrimental impact on the character and appearance of the wider landscape, as well as the village setting.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
EYT008	Land on the south eastern side of Roman Way, Elvington	CT15 4NP	Elvington	Eythorne	Eythorne & Shepherdswell	1.65	50	G	Housing																Yes											The site is flat and rectangular in shape abutting the confines of the settlement of Elvington. The site as put forward is a section of a wider agricultural field. Consequently, there is no separation or enclosure along the northern boundary, which leads to the open agricultural land beyond. The site is largely flat land and occupies an elevated position. This is however a plateau, with the topology to the north and north east allowing for limited long views into the site. The site itself forms an indent within the settlement immediately adjacent to housing development in Beech Drive and Poplar Drive. The south western and south eastern boundaries are formed by existing housing development, the north western boundary by well used PROW EE335 along which existing and mature hedgerow and an embankment provide good enclosure. North of the site lies an unmarked though seemingly well used path providing linkage to PROW EE335 Soft landscaping would be required to mitigate potential landscape visual impacts from the wider countryside and to provide biodiversity opportunities. Further, retention of the existing mature hedgerows along the western boundary would be necessary for similar reasons. Careful consideration will need to be given to the density of any development of this site to ensure it is sensitive to the existing character of this part of Elvington and in particular the built form of Ash Grove and Cherry Grove.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
EYT009	Land to the east of Terrace Road, Elvington	CT15 4EJ	Elvington	Eythorne	Eythorne & Shepherdswell	10.34	150	G	Housing																Yes									The site is susceptible to change, and some residential development can only be accommodated in very limited situations (and with appropriate design and mitigation) without significant landscape/ visual change. Development conflicts with many landscape characteristics and some significant landscape/visual impacts are likely to occur. Site identified as medium-high sensitivity		The site is made up of two distinct land parcels. The southern parcel consists of a relatively flat rectangular section of land. This section of land is well enclosed on all sides by mature tree belt with a larger area of woodland bounding the south western corner of the site. This woodland is subject to a blanket TPO. The northern parcel consists of a triangular piece of land which slopes from the south eastern corner to the north western. Whilst this section of the site is not as discrete as the southern section, it is still relatively enclosed owing to the disused railway embankment which runs alongside the eastern boundary. There are however long views into the site from the west. A large electricity pylon crosses the site. A number of unmarked paths cross the site, providing connectivity between Elvington and Eythorne. This site would provide a logical extension to the settlement, particularly when considered with EYT003. Care consideration will need to be given to the design and density of any development here, with a suitable landscaping scheme required to mitigate impact on the wider landscape.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
EYT010	Land lying to the south east of Eythorne village	CT15 4BH	Eythorne	Eythorne	Eythorne & Shepherdswell	3.56	100	G	Housing																Yes											Large irregular shaped parcel located to the south east of the village of Eythorne that forms part of the historic park and garden of Waldershare Park that is primarily characterised by undeveloped and open countryside. The land rises to the east which continues as open countryside and comprises woodland along the northern (Kennel Hill) and southern boundaries. There is no natural boundary to the east or west. Therefore, the site is well exposed to the wider countryside to the south and east. Public Footpath EE351 runs adjacent to the western boundary and Public Footpath EE350 to the south. Given the site's prominent position in the south west of the village, any development would be highly visible and would overwhelm the existing settlement to the north west. Any development would introduce an uncharacteristic urban form to a part of the village that is predominantly rural in character and in turn would not be in keeping. Any development would have a detrimental impact on the character and appearance of the village setting, as well as the wider landscape to the east, south and north.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
EYT011	Land adjacent to Coldred Road and Flax Court Lane, Eythorne	CT15 4BE	Eythorne	Eythorne	Eythorne & Shepherdswell	1.50	20	G	Housing												Yes				Yes											Large irregular shaped parcel located on the south western edge of the village of Eythorne that is predominantly rural in character comprising dispersed residential dwellings with large grounds and undeveloped open countryside to the west and south. The land gently slopes to the north west, with its most elevated point along Coldred Road. The site is well screened from the wider landscape to the north west and comprises scattered mature trees which feature along the northern, southern, eastern (along Coldred Road) and western boundaries, as well as scrub and hedgerows. Development of this site would urbanise an area of the village that is typically rural in character and would result in a loss of open space. Any development would in turn have a detrimental impact on the character and appearance of the village setting.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
EYT012	Sweetbriar Lane, Elvington	CT15 4EF	Elvington	Eythorne	Eythorne & Shepherdswell	1.85	50	G	Housing																Yes											A triangular site, comprising scrubland between a tarmac footpath along its hypotenuse (to the south) and existing housing development to the north-west. Several informal pedestrian routes cross the land, which is marred in many places by litter. The site slopes gently downwards in an easterly direction with views across farmland to Pike Road Industrial Estate and the former Spoil Tip from the footpath, as well as the Welfare Sports Club to the south-east of the path. With appropriate buffering the site would form a logical extension to Elvington, alongside an existing recent extension.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
EYT013	Land at Homeside, Eythorne	CT15 4HL	Eythorne	Eythorne	Eythorne & Shepherdswell	0.81	25	G	Housing												Yes				Yes											Rectangular parcel located at the norther edge of the village of Eythorne that is characterised by ribbon development and open spaces that typically act as a green wedge between Lower Eythorne and Upper Eythorne. The land falls gently to the west and the site is bounded by mature hedgerows and trees. The site is hidden from Sandwich Road to the east however is visible from the properties of Sun Valley Way which abuts the northern boundary. Careful consideration should be given to the density and design of any development proposal that may come forward to ensure it is in keeping with and sensitive to the existing rural character of this part of the village of Eythorne.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
EYT014	Land North of Elmton Lane, Eythorne (EYT11)	CT15 4AR	Eythorne	Eythorne	Eythorne & Shepherdswell	1.82	77	G	Housing																Yes											This is an irregular shaped site close to, though divorced from, the settlement of Eythorne. The site has a slight undulation though is enclosed on all sides by the ex-colliery landform. There is a strong sense of enclosure, with the site considered relatively discrete in landscape terms. Development of the site would however represent isolated development as is not well related to the settlement of Elvington or Eythorne .		The development of this site would have a detrimental landscape impact that cannot be mitigated.
EYT015	Play area to the west of Adelaide Road, Elvington	CT15 4DS	Elvington	Eythorne	Eythorne & Shepherdswell	0.28	5	PDL	Housing																Yes											Small rectangular flat shaped parcel of land abutting the western settlement confines of Elvington. The site was previously in use as a play area though this use appears to have ceased a number of years ago. The site does however contain a large area of concrete and a number of posts associated with its previous use. The site is current well enclosed and bounded by hedges, the exception being a well established and wide access which leads to Adelaide Road. Careful consideration would need to be given to the density and design of any development proposal to reduce the impact on the wider landscape to the west and the setting of the village		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
EYT016	Land to the rear of St Peter's and St Paul's Church, Church Hill, Eythorne	CT15 4AH	Eythorne	Eythorne	Eythorne & Shepherdswell	0.56	17	G	Housing												Yes				Yes											Irregular shaped site abutting the northern settlement confines of Eythorne. Site slopes to the southeast though is well contained within hedgerow to the west and mature trees to the east and south. Any development would have to ensure that it retains a soft edge to the village. Accordingly, development would need to be of limited density. Retention of the existing mature hedgerows and trees along the boundary would be necessary.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
EYT017	Land between properties on Wigmore Lane and railway line Eythorne	CT15 4HL	Eythorne	Eythorne	Eythorne & Shepherdswell	2.10	63	G	Housing												Yes				Yes											Site is irregular and flat shaped piece flat grass land. The site is relatively well contained by the existing treescape and railway embankment. The site would result in the loss of separation between the two parts of the village which would have a detrimental impact on the setting of the village and the wider landscape. It is difficult to see how this site could be developed in a manner that responds to the existing grain of the current urban form		The development of this site would have a detrimental landscape impact that cannot be mitigated.
EYT018	Land off Barville Road, Tilmanstone	CT15 5BQ	Tilmanstone	Eythorne	Eythorne & Shepherdswell	16.02	480	G	Housing				Yes	Yes																						This is an irregular shaped site close to, though divorced from, the settlement of Eythorne and Elvington. The land gently rises to the western, northern and eastern boundary from Barville Road creating a natural bowl. A tree belt provides screening along these boundaries. The frontage to Barville Road consists of sporadic hedge row, post and rail fencing though with a number of gaps. Consequently, the site is visually prominent. Development of this site would represent a significant and isolated development in the open countryside would erode the character of this part of the countryside. The topology and location of this site are such that there would be limited options to mitigate what would be significant and adverse impact on the landscape.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
EYT019	DOC owned site - land to east of Adelaide Road, Eythorne	CT15 4AL	Eythorne	Eythorne	Eythorne & Shepherdswell	0.27	6	PDL	Housing																Yes											The site is located at the end of a row of 1960s style semi-detached houses, and the southern quarter of the site comprises a concreted parking area with some sheds in situ. The remainder of the site comprises mature trees and some bushes, as the site slopes downwards in a northerly direction away from the Thanet View terrace towards Elvington. The northen boundary of the site is an informal access which is blocked up by large wooden barriers. Immediate views are possible through the site to some arable land and towards the Welfare Sports Club from the parking area and the informal access area, though these offer little interest in landscape terms. Views into the site are possible from a short section of Barfrestone Road. Notwithstanding this, with appropriate buffering the site would form a logical extension to this part of Eythorne, especially if it were designed with reference to the existing linear built form along Adelaide Road.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
EYT020	Shooters Hill, Eythorne	CT15 4AX	Eythorne	Eythorne	Eythorne & Shepherdswell	2.48	75	G	Housing												Yes				Yes											The landscape surrounding the site is enclosed, with no wider landscape views of the site possible. The site is banked at its tangent with Shooters Hill, with the road located above the site. Owing to the undeveloped nature of the site and some of the adjoining land parcels, there is likely to be biodiversity interest associated with the site. In addition the railway line is designated as part of The Knees and Disused Railway Line (Shepherdswell) Local Wildlife Site. The site is readily visible from the historic East Kent Light Railway platform. Good design may not be capable of mitigating the impacts of development on the setting of the historic railway platform and buildings		The development of this site would have a detrimental landscape impact that cannot be mitigated.
EYT021	Land off Shooters Hill, Eythorne	CT15 4AD	Eythorne	Eythorne	Eythorne & Shepherdswell	1.49	48	G	Housing												Yes				Yes											The landscape surrounding the site is relatively enclosed, with wider landscape views towards or away from the site not readily available. The site is banked at its tangent with Shooters Hill, and the East Kent Light Railway Line and buildings are raised above the site, only partially screened from the site by trees and vegetation. On its northwestern boundary the site adjoins garden land, solely demarcated from the site by wire fencing. Telegraph lines cross the northern portion of the site. A line of trees border the site along its boundary with Eythorne Court Cottage. While development on site would not impact wider landscape views, the entire site is readily visible from the listed building at Eythorne Court, Shooters Hill and the East Kent Railway platform. Good design may not be capable of mitigating the impacts of development on the setting of the listed buildings at Eythorne Court and Eythorne Court Barns, and the historic railway platform buildings		The development of this site would have a detrimental landscape impact that cannot be mitigated.
GOO001	Land next to Yew Tree Farm, Chillenden Farm, Chillenden	CT3 1PS	Chillenden	Goodnestone	Little Stour & Ashstone	0.42	8	PDL	Housing																Yes											Small, flat rectangular shaped parcel located within the Chillenden Conservation area. The site is bounded by hedgerow to the north and east and a mature of vegetation and trees to the south. Overal, the site is considered relatively discreet and well contained from the wider landscape. The site is how located within a prominent position within the Chillenden Conservation Area and contributes to its very loose development grain. Development of the whole site would significantly harm the character and appearance of the area including the local landscape and setting of the village within the countryside. Any large scale removal of existing boundary trees or hedgerows would significantly erode existing landscape character of the area		The development of this site would have a detrimental landscape impact that cannot be mitigated.
GOO002	Yew Tree Farmhouse, Boyes Lane, Goodnestone	CT3 1PD	Goodnestone	Goodnestone	Little Stour & Ashstone	0.22	5	G	Housing						Yes						Yes				Yes											Square shaped site located in the north of Goodnestone. An area predominantly characterised by undeveloped agricultural farmland and sporadic agricultural buildings. The site is located on the site of a dry valley which falls gently to the east and is bounded by hedging and scrub. The site provides a soft transition between the countryside and existing built form. Careful consideration will need to be given to the design and density of any development proposal that may come forward to ensure it is in keeping with and sensitive to the character of this part of Goodnestone. Existing screening will need to be retained and further planting/landscaping may be required to limit the visual impact from the east.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.

GOO003	Land adjacent to Fitzwalters Meadow and Boyes Lane, Goodnestone	CT3 1PD	Goodnestone	Goodnestone	Little Stour & Ashstone	0.14	5	G	Housing						Yes						Yes				Yes											Small irregular shaped site located to the north of Goodnestone, an area predominantly characterised by undeveloped agricultural farmland and loose grain residential development. The land is flat however raised above the Boyes Lane and is bounded by mature hedgerows and trees and is therefore well screened from the wider undeveloped countryside to the east. The site is located adjacent to a dry valley which falls gently to the east. Development of this site would present a logical infill in an area that received recent development along Boyes Lane and is unlikely to cause significant harm to the character and appearance on this part of Goodnestone. Careful consideration will need to be given to the design and density of any development proposal that may come forward to ensure it is in keeping with and sensitive to the character of this part of Goodnestone. Existing screening will need to be retained and further planting/landscaping may be required to limit the visual impact from the west and north.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
GOO004	Land adjacent to The Street, Goodnestone	CT3 1PH	Goodnestone	Goodnestone	Little Stour & Ashstone	0.09	3	G	Housing						Yes						Yes				Yes											A narrow triangular strip of land located in the south east of Goodnestone, an area characterised by loose grain residential development and large undeveloped gardens/countryside. The site is bounded by a well-used track/public footpath to the south, scrub to the west and north (associated with the boundary of neighbouring dwellings) and scrub to the east. The land falls to the east and rises into the wider landscape to the east. Development of this site would be visible from the wider landscape to the east and would have little impact on the character and appearance of this part of the village. Careful consideration will need to be given to the design and density of any development proposal that may come forward to ensure it is in keeping with and sensitive to the character of this part of Goodnestone.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
GOO005	Bonnington Farmyard, Goodnestone	CT3 1PN	Goodnestone	Goodnestone	Little Stour & Ashstone	1.26	15	Mixed	Housing				Yes		Yes																					Irregular shaped Farmstead comprising a number of agricultural buildings, including an Oasthouse. The site is relatively well contained owing to the existing topology. Long views into the site are however to be had from Ackholt Road. The site is bounded by a wall to the north and east, part of which is listed. The site lies within an isolated location and is rural in character. Development of the whole site beyond the footprint of the existing buildings would harm the character and appearance of the area including the local landscape and setting of the nearby listed buildings. Development of the whole site would represent isolated development in the open countryside.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
GOO006	Land adjacent to Short Street, Chillenden	CT3 1PR	Chillenden	Goodnestone	Little Stour & Ashstone	1.02	5	G	Housing												Yes															Irregular shaped parcel of arable land in a rural location adjacent to the built form of the hamlet of Chillenden. Site sits lower than the road and is well screened by hedges and trees. Site is self contained and well screened. Site would provide a logical extension to the settlement. Low density, well designed housing would be appropriate here - potential for executive homes. Generous landscape buffering would however be required.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
GOO007	Land at Chillenden Court Farm, Chillenden	CT3 1PP	Chillenden	Goodnestone	Little Stour & Ashstone	0.80	5	G	Housing						Yes						Yes															Irregular shaped parcel of arable land in a rural location adjacent to the built form of the hamlet of Chillenden. The site offers a transitional location between the build form and the countryside beyond. It is also occupies a particularly prominent position as is elevated from Goodnestone Road and slopes upwards Station Road. The site is largely bounded by a simple post and rail giving an open character of the site. The exception is a section of mature hedgerow along the northern boundary to Station Road and a section of mature trees along the southern boundary. Adjoining the south eastern corner of the site is a small village hall. Telegraph poles run alongside the eastern frontage of the site. Low density loose grain frontage development set back from Goodnestone Road could perhaps be accommodated without significant harm to the wider landscape, if appropriate landscaping/ screening were provided.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
GTM001	Land to the rear of The Drove Boundary Plan	CT14 0HB	Deal	Great Mongeham	Eastry	1.60	25	G	Housing						Yes						Yes															Irregular shaped agricultural land parcels used as horse paddocks abutting the settlement confines. The exception is a rectangular area of hard surfaced parking associated with the equestrian store to the north of the site of Northbourne Road. The main section of the site rises gently from east to west and is relatively well contained by the existing treescape and hedgerows. The site area consists of a large open space between the residential properties to the north of the site and properties in the south. This space, therefore, contributes to the open character of the village edge. The site adjoins an identified Priority habitat to the south. The local landscape of Mongeham Road to the south of the site is characterised by discrete housing in extensive gardens, accessed by private tracks. Development of the whole site at the proposed density would significantly alter the character of the existing settlement through the loss of openness, through infilling. Removal of any existing mature treescape would expose the site and have an impact on the existing character on this part of the settlement. Development of the whole site at the proposed density would significantly alter the character of the existing settlement.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
GTM002	Land off Mongeham Road	CT14 9LP	Mongeham	Great Mongeham	Eastry	0.37	8	G	Housing						Yes						Yes															Rectangular shaped parcel of agricultural land. Site as put forward is a section of a wider agricultural field. Consequently, there is no separation or enclosure along the eastern boundary, which leads to the open agricultural land beyond. Land rises gently eastward from Mongeham Road. The site is bounded by a hedgerow along the Mongeham Road frontage and Ellens Road with occasional individual trees. The site area consists of an space between the residential properties contributes to the open character of the village at this location. Infilling would have an adverse impact on the landscape as would introduce an urbanising development in this part of the settlement that is rural in character and would therefore be out of keeping. Removal of any existing mature hedgerow would expose the site and have an impact on the existing character on this part of the settlement.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
GTM003	Land to the east of Northbourne Road, Great Mongeham	CT14 0HJ	Great Mongeham	Great Mongeham	Eastry	3.33	10	G	Housing						Yes						Yes															Irregular shaped parcel of arable land in a semi-rural location abutting the confines of the Great Mongeham settlement boundary. The land banks quite steeply from the northern boundary from Northbourne Road, raising to a plateau. The site boundary is largely set back from Northbourne Road, delineated by a post and wire fence. Whilst there are a number of individual trees occupying the bank between the site boundary and Northbourne Road, This lack of screening puts the site in an exposed position to the wider undeveloped countryside to the west and contributes to the rural character . Overall, the site is located in an area of transitional character. Whilst the development of the whole site would have a detrimental impact on the landscape, it is considered that frontage development is acceptable here. Careful consideration will need to be given to the design and density of any development proposal that may come forward to ensure it is sensitive to the character and appearance of this part of Great Mongeham.	Part	The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
GTM004	Land to the east of Cherry Lane, Great Mongeham	CT14 0HG	Grear Mongeham	Great Mongeham	Eastry	1.00	15	G	Housing						Yes						Yes															Rectangular shaped site located at the southern edge of Great Mongeham that is predominantly characterised by undeveloped agricultural fields and ribbon development along Cherry Lane. The land is uneven with undulating topography and elevated to the south east and is bounded by a combination of post fencing and sparse hedgerows to the north and west however there is no delineation to the south and east. The site is in an exposed location and is therefore visible from the wider open countryside to the south and east. Planting and landscaping would be required to ensure that appropriate screening is provided to mitigate any potential visual impacts of any development proposal. Careful consideration will need to be given to the design and density of any development proposal that may come forward to ensure it is sensitive to the character and appearance of this part of Great Mongeham. Specifically, development should be limited to the west of the site and front Cherry Lane.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
GTM005	Stalco Engineering, Mongeham Road, Deal	CT14 9LL	Deal	Great Mongeham	Eastry	1.05	36	PDL	Housing						Yes						Yes															Site has planning permission and will not be taken forward in the HELAA		
GTM006	Land at Northbourne Road, Great Mongeham	CT14 0LA	Great Mongeham	Great Mongeham	Eastry	0.46	10	G	Housing					Yes							Yes															Rectangular shaped site located on the western edge of Great Mongeham that is predominantly characterised by ribbon development and undeveloped countryside. The land is flat however located on the top of a ridge on the western edge of Great Mongeham and is therefore exposed to the wider landscape to the north. The site is bounded by mature hedgerows to the south west, south east and north west. There is no delineation between the north eastern boundary and the adjacent parcel. Careful consideration will need to be given to the design and density of any development proposal that may come forward to ensure it is in keeping with the existing rural character of this part of Great Mongeham. Appropriate screening and planting may be required to reduce the visual impact on the wider landscape to the north.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
GTM007	Great Mongeham Farm, Cherry Lane, Great Mongeham	CT14 0HF	Great Mongeham	Great Mongeham	Eastry	0.35	4	PDL	Housing																											Site has planning permission and will not be taken forward in the HELAA		
GTM008	Land North of Ellens Hill, Deal	CT14 9JL	Deal	Great Mongeham	Eastry	10.75	450	G	Housing						Yes						Yes															Large irregular shaped site located at the north eastern edge of Great Mongeham and to the south west of Deal. This area is predominantly characterised by undeveloped countryside that separates the built forms of Great Mongeham and Deal. The land is slightly undulating where it rises from the south west corner to towards the east where it levels off in the centre and then rises in a north easterly direction towards St Richard's Road. The site is bounded by mature hedgerows and trees along each boundary. Development of this site would there have an adverse impact on the character and appearance on the setting of Great Mongeham and Deal, as well as the wider open countryside to the south east. Development of this site would urbanise a part of the settlement that is rural in character and would in turn encourage the sprawl of Deal into the countryside. Development of this site would also encourage the coalescence of Great Mongeham and Deal.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
GTM009	Site at Hillside Farm, Great Mongeham	CT14 9JL	Great Mongeham	Great Mongeham	Eastry	0.67	20	G	Housing						Yes						Yes															Irregular shaped site located on the south eastern edge of Great Mongeham, at the bottom of a valley. This part of the village is predominantly characterised by undeveloped countryside. The site is located within valley topography and is partly screened by mature trees and bounded by a wall to the west along Mongeham Road, Ellens Road to the north and hedgerows to the south and east. Development of this site would urbanise a part of Great Mongeham that is rural in character and would encourage the sprawl of the built form that stops along the opposite side of Mongeham Road. Development of this site would have an adverse impact on the character and appearance on the setting of the village, as well as the wider landscape to the north and south.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
GTM010	Land to the west of Lansdale, Great Mongeham	CT14 0LB	Great Mongeham	Great Mongeham	Eastry	0.80	40	Mixed	Change to SC					Yes	Yes						Yes															Site has planning permission		The development of this site would have a detrimental landscape impact that cannot be mitigated.
GTM011	Great Mongeham Farm, Pixwell Lane, Great Mongeham	CT14 0HG	Great Mongeham	Great Mongeham	Eastry	0.35	5	G	Housing						Yes						Yes															Irregular shaped site located on the southern boundary in Great Mongeham. The site currently consists one large farm building and associated hard standing. There are trees (mature to the west and north of the site) and scrub filling the remaining parts of the site. The land rises gently to the west. The landscape setting of the site is of part of a farmyard sitting in a farmed landscape, passed by a narrow lane (Pixwell Lane). Development would be incongruous in such a location, where it might be expected that there could be a few cottages associated with the farm landscape. There may be bats associated with the farm buildings and survey would be required. Common reptiles may be present and a scoping survey for use by owls would be necessary. It would need to be demonstrated by the promoters of the site that mitigation against any biodiveristy impact would be possible		The development of this site would have a detrimental landscape impact that cannot be mitigated.
GTM012	Land to the south of Cherry Lane, Great Mongeham	CT14 0HG	Great Mongeham	Great Mongeham	Eastry	1.51	40	Mixed	Change to SC						Yes						Yes															Large irregular shaped site located south of a rural lane at the southern edge of Great Mongeham, an area predominantly characterised by undeveloped countryside and ribbon development. The land is flat however above road level and predominantly comprises agricultural farmland that separates residential dwellings to the west and east. The site is bounded by mature trees and hedgerows along the bank to the north, hedgerows to the east and no delineation along the southern boundary. Development of this site would urbanise an area of Great Mongeham that is semi-rural and would therefore be out of character. Full development of this site would also require extensive earthworks that would have an adverse impact on the character and appearance on the setting of Great Mongeham		The development of this site would have a detrimental landscape impact that cannot be mitigated.

GUS001	Site between play area at Guston and Meadowcroft	CT15 5ER	Guston/whitfield	Guston	St Margaret's at Cliffe	0.64	20	G	Housing																	Yes											Roughly rectangular shaped piece of agricultural land in a semi-rural location abutting the confines of the Guston settlement boundary. Site is split into two paddocks with a much smaller area separated in the eastern corner to serve a small stable unit. The land is elevated slightly along the south western boundary from adjoining road "the Lane". The section of the frontage boundary is relatively well contained by the existing treescape and hedgerows allowing a degree of enclosure at this point. The site frontage boundary levels out with the road towards the north eastern corner, where an existing access is in place. This section of the boundary is more open with post and rail fencing in place. The land rises to the northern boundary from the road "the Lane". There are a number of trees along the northern boundary and post and rail fencing. The site is located in an area of transitional character where the denser form of Guston village give way to a mix of dwellings, open space and trees. There is a large Horse Chestnut tree subject to a TPO in close proximity to the western corner of the site within the adjoining playing field. The site is crossed by a number of telephone lines. It is considered that this is a sensitive location on the edge of the village in an area characterised by sporadic linear development. Removal of existing boundary hedgerows would significantly erode existing landscape character of the area. Limited frontage development with significant mitigation to soften the landscape boundary for the settlement may be acceptable.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
GUS002	Connaughts Barracks, Dover	CT16 1HU	Dover	Guston	St Margaret's at Cliffe	54.98	300	PDL	Housing		Yes							Yes			Yes					Yes											Planning permission granted on the barracks element of this site. The remaining element of this site is in rural countryside with trees dotted throughout, with the denses concentration within the Southern half. The East West and Southern boundaries of the site are screened by tree lines varying in depth from dense in the South to light in the middle. Development of the site would change the character from Rural to urban. Significant landscape and screening will be required to the North, West and East of the site to mitigate the impact on the countryside and to protect views into the site. Development of the site has the potential to integrated the barracks fredevelopment element with the adjacent settlement area of Dover.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
GUS003	Land North of Junction between A2 and A258	CT15 5ES	Whitfield	Guston	St Margaret's at Cliffe	46.56	1000	Mixed	Housing		Yes															Yes											Site is adjacent to the AONB to the east. Large rectangular shaped parcel of mainly arable land. The site is predominantly open and dips towards the centre. The site lies some distance from any established settlement confines and is bounded on two sides by major roads (A2 South and A258 east). Development here would have an urbanising influence on the surrounds to the detriment of the landscape. Development of the site would be prominent and would have a detrimental impact on the landscape and the openness of the adjoining AONB.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
GUS004	Land to the west of Duke of York's School, Dover	CT15 5EN	Dover	Guston	St Margaret's at Cliffe	7.24	200	G?	Housing													Yes				Yes											Triangular shaped piece of grass land in mixed used, generally flat in nature. The site is relatively well contained by the existing treescape and hedgerows along the Dover Road though no physical delineation along the eastern boundary beyond which is the Duke of York school. The site is bound by high security fencing. The site lies some distance from the settlement confines and is semi-rural in character. The site is relatively well screened along the north and western boundary though development of the whole site is likely to be highly visible from the adjoining A2. Removal of any existing mature treescape would expose the site and have an impact on the existing character of the area and its openness.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
GUS005	Land adjacent to Burgoyne Heights Community Centre, Dover	CT15 5LZ	Dover	Guston	St Margaret's at Cliffe	1.33	40	PDL	Housing		Yes											Yes			Yes											The site is a flat, circular shaped, grassed, amenity space with no built form or landscape features of note serving Burgoyne Heights.. Burgoyne Heights consists of residential properties grouped together in cul-de-sacs with open spaces between. These are all positioned around the current site which provides a large central area of open space for the estate. The site is designated as open space within the current Proposals Map. A footpath circumvents the perimeter of the site and there is a small cluster of trees within the southwestern corner. As the site is located and contained within an existing residential development, development of the site would have little impact on longer landscape views. Notwithstanding this, the site was created as amenity space as part of the original development, the design of which focused upon cul-de-sacs grouped around open areas of which the current site provided a centre. It is therefore considered that the site site makes an important contribution to the character of the area.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
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	G?	Housing		Yes											Yes			Yes											Rectangular site located to the east of Dover Town on land currently within the Duke of York royal military school. The site is relatively. The site lies some distance from the settlement confines and is semi-rural in character. Well contained by the existing treescape and hedgerows along the Dover Road and A258. Overall the site appears to be flat though falls in the east near to the A258. The site is bound by high security fencing. The site is currently identified as open space. The site is relatively well screened, though development of the whole site would have a visual impact on the housing at Burgoyne Heights and would have a more significant change in character of the wider area through loss of existing green space. Removal of any existing mature treescape would expose the site and have an impact on the existing character of the area and its openness.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
HOU001	Land to the south of West Hougham village	CT15 7BB	West Hougham	Hougham Without	Capel le Ferne	1.07	25	G	Housing	Yes																											The site lies within the AONB. Rectangular shaped agricultural land abutting the southern settlement confines of West Hougham. The site is flat and is just a section of a much larger agricultural field. PROW ER198 runs along the northern boundary of the site with trees and scrubland providing separation between this and the residential properties of Mill Lane beyond. The eastern boundary is delineated by PROW ER200 with open agricultural land beyond. There is no separation or enclosure along the southern boundary to the open agricultural land beyond. Development of the whole site would significantly alter the character of the existing settlement and have a detrimental impact on the protected land scape. Further, development of a proportion of what is a much larger site would have a significant impact on the existing landscape.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
HOU002	Land at Lowslip, West Hougham	CT15 7AY	West Hougham	Hougham Without	Capel le Ferne	0.72	15	G	Housing	Yes			Yes									Yes															The site falls within the AONB. Triangular shaped parcel located to the east of West Hougham that is largely characterised open countryside with dispersed residential properties (e.g. cottages). The land is flat and bounded by Public Footpath ER220 to the east, Lowslip Road to the south, mature hedgerows and trees to the north and post fencing to the west. Development of this site would impose an urbanised edge to the east of West Hougham that is largely rural in character and would be highly visible from the wider landscape to the north, south and east. Any development of this site would neither conserve nor enhance the beauty of the AONB and would in turn have a detrimental impact on the character of the wider landscape, village setting and AONB.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
HOU003	Land at West Hougham (north of Apsely House and Flint Cottages)	CT15 7AY	West Hougham	Hougham Without	Capel le Ferne	1.81	45	Mixed	Housing	Yes																											The site falls within the AONB. Irregular shaped parcel located to the north east of West Hougham that is primarily characterised by undeveloped open countryside. The site is currently framed by an arc of open countryside. The land is slightly elevated to the north and the site is bounded by Public Brideway ER217 off Broadsole Lane to the north, mature trees and hedgerows along Broadsole Lane and to the east, and boundaries associated with neighbouring properties to the south. Development of this site would be highly visible from the wider landscape to the north is existing screening was removed and would in turn urbanise the existing soft edge of the north east of the village and lead to a loss of soft edge to the village. Any development would neither conserve nor enhance the beauty of the AONB and would therefore have a detrimental impact on the character of the wider landscape to the north, village setting, as well as the AONB.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
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	25	Mixed	Housing	Yes																											The site falls within the AONB. Irregular shaped parcel located at the north west of West Hougham that is primarily characterised by undeveloped agricultural fields and open countryside. A portion of the site is also used for car repairs/ scrappage. The land is relatively flat and the site is bounded by a track off Broadsole Lane, mature trees and hedgerows along Broadsole Lane, wire fencing and boundaries associated with neighbouring properties. Careful consideration should be given to the potential for lower density development that is well screened, though the introduction of a generous landscape buffer, to mitigate landscape impact.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
HOU005	Land to the north of Lady Garne Road, West Hougham	CT15 7BA	West Hougham	Hougham Without	Capel le Ferne	3.89	290	G	Housing	Yes																											Site is within the AONB. Square shaped arable farmland adjoining northern settlement confines of Hougham. Site slopes slightly downwards to the north resulting in the part of the site closest to the existing settlement being visually prominent. Site enclosed on all sides by hedgerow though is raised above the surrounding roads. Although screened, the topology of the site is such that any development of is would be prominent and would have a detrimental impact on the landscape and the openness of the AONB. Development of the site would also significantly alter the character of the existing settlement.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
KIN001	Land to the east of Granville Road (south of Morningside), Kingsdown	CT14 8EL	Kingsdown	Ringwould with Kingsdown	Ringwould	1.22	5	G	Housing	Yes						Yes				Yes						Yes				Yes		Yes					The site falls within the AONB. The site slopes upwards in a southerly direction, so that the south end of the site is higher than the north end and is accordingly more exposed in wider views. In addition the site slopes upwards in an easterly direction from Granville Road, meaning that the site is more prominent in the landscape than the road itself. The majority of the site consists of low-lying vegetation and grassland which forms a border between the manicured landscape of the golf course and Granville Road. In the centre of the site is an informal access to the golf course. The site is located outside Village Confines. The site is also within the Walmer and Kingsdown Golf Course Local Wildlife Site, and is therefore likely to contain biodiversity interest. Electricty lines cross the front of the site. The southern section of the site appears prominent in views from the west, from land which is within the AONB, so development on site would therefore affect the setting of the wider AONB		The development of this site would have a detrimental landscape impact that cannot be mitigated.
KIN002	Land at Woodhill Farm, Ringwould Road, Kingsdown	CT14 8DJ	Kingsdown	Ringwould with Kingsdown	Ringwould	3.46	90	G	Housing		Yes															Yes									Wide open landscape that has intervisibility with AONB and shares similar landscape characteristics. If allocated, policy must incorporate mitigation requirements.	The character of the valley is predominantly open, so any development on site would appear prominent in the landscape. The western part of the site benefits from the long-range views outlined above, whereas the eastern part of the site (east of the central ridge) benefits from screening from the east and south by tree lines, existing residential development to the north, and some screening is provided by a tree line located to the west of the site as well as the natural contour of the land. Whilst the development of this site will have an impact on the landscape, and change the rural character of the area, it is not considered that this will be significant or adverse, as long as appropriate mitigation schemes are put in place.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
KIN003	Kingsdown Park Holiday Village, Upper Street, Kingsdown	CT14 8EU	Kingsdown	Ringwould with Kingsdown	Ringwould	6.02	150	PDL	Housing		Yes							Yes			Yes					Yes				Yes		Yes					Currently run as a holiday park, provides chalet type accomodation, set within landscaped grounds. Site underlates, but slopes downwards in the direction of the sea to the cliff edge. Trees and hedges to boundary. At top of cliff, adjacent to CCMA.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
KIN004	Site to the west of Kingsdown Park Holiday Village, Kingsdown	CT14 8DT	Kingsdown	Ringwould with Kingsdown	Ringwould	1.48	45	G	Housing		Yes											Yes				Yes				Yes							Self contained site adjacent to Kingsdown campsite and holiday park. Site is very natural and heavilly treed and has high ecological value. Development of this site would result in the loss of trees which provide a significant level of amenity, as well as providing a backdrop for the setting of the Kingsdown conservation area.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
KIN005	The former Scout Camp buildings and land running southwards from Woodlands, The Avenue to the junction of Kingsdown Hill & Oldstairs Road, Kingsdown	CT14 8DX	Kingsdown	Ringwould with Kingsdown	Ringwould	2.91	112	PDL	Housing		Yes							Yes			Yes					Yes				Yes		Yes					The AONB and Heritage Coast designations are located across Oldstairs Road to the south of the site. The site slopes from north to south, and is lined by trees and vegetation along the southern and southwestern boundaries. There is a tree line to the east of the site. One tree line within the site and two which adjoin it (to the south) are covered by TPO 3, 1979 te which demarcates the northern section of the site from the remainder of the camp site land. There are no such boundary features in the south of the site. The site is currently laid to grass, associated with its use as a camp site - The site forms part of the Walmer and Kingsdown Golf Course Local Wildlife Site, so redevelopment is likely to have a significant and detrimental impact on biodiversity. Redevelopment of the site would have a detrimental impact on the setting of the AONB		The development of this site would have a detrimental landscape impact that cannot be mitigated.
KIN006	Land to the south of Northcotre Road, Kingsdown	CT14 8ED	Kingsdown	Ringwould with Kingsdown	Ringwould	1.20	36	G	Housing		Yes							Yes				Yes				Yes				Yes		Yes					The site is adjacent to AONB, which lies to the south and west. The site provides a vital role in softening the transition from urban form to open countryside. The site boundary is wooded with notable mature trees to the south. The site is unmanaged and has a large amount of scrub re-establishing within it, following clearance some years ago. It is likely to provide important roosting, nesting and resting sites for birds as well as foraging area for bats. The site is an area characterised by very low density housing with large spaces between, some golf course, some horse pastures, others scrub and ex-scout camp. It forms part of an important space for low-level recreation and tourism. Any development in this location would have a detrimental impact on the setting of the AONB and on the setting of the village.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
KIN007	Former Scout Camping Ground, The Avenue, Kingsdown	CT14 8ES	Kingsdown	Ringwould with Kingsdown	Ringwould	10.57	294	G	Housing		Yes							Yes			Yes					Yes				Yes		Yes					The site forms part of the Walmer and Kingsdown Local Wildlife Site. To the south of the site (across Oldstairs Road) is land covered by AONB and Heritage Coast designations. A Site of Special Scientific Interest is located to the south east of the site. Roughly the eastern quarter of the site is designated a Coastal Change Management Area. The site is laid to grass, associated with its use as a camp site. The site is of a sloping nature, with the highest ground located in the north and west, and the lowest in the south. The site affords direct and wide-reaching views of the English Channel. Sections of the site are covered by Tree Preservation Order number 3, 1979. The loss of a significant section of a LWS and the impacts of development on the setting of the nearby AONB and Heritage Coast would be hard to mitigate against		The development of this site would have a detrimental landscape impact that cannot be mitigated.

KIN008	Land off Glen Road (Knights Hill), Kingsdown	CT14 8BS	Kingsdown	Walmer	Walmer	1.65	5	G	Housing		Yes														Yes											The site is located in a prominent position to the west of Glen Road, and to the west of the Kingsdown village confines. The site slopes downwards from Glen Road in a westerly direction, meaning that the site is visible from the Deal-Dover road (A258) to the west as well as the historic Ripple Windmill beyond. The site has sparse cover from small trees to the east and a wooden fence between it and Glen Road and so is visibly prominent from this direction, and is bordered to the rear (west) by a tree line. However due to the topography of the land this does not provide any screening – the tree line sits in a valley which the site is prominent above. Due to the topography of the land, any development on site would appear prominent in wider views of Kingsdown from the north, west and south		The development of this site would have a detrimental landscape impact that cannot be mitigated.
LAN001	Land adjacent to Church Lane and Waldershare Lane, East Langdon	CT15 5FB	East Langdon	Langdon	St Margaret's at Cliffe	4.04	80	G	Housing				Yes												Yes											Rectangular shaped agricultural land east of the settlement confines of East Langdon. The land gently rises to the northern boundary from Church Lane. There is a wooded area along the northern boundary. Power Lines cross the site. Site is largely enclosed by mature tree and hedgerow with a drainage ditch providing further separation between the site and Church lane. Although separated from the village, the site is nonetheless located close to the historic centre which is characterised by larger building in spacious grounds. It is considered the introduction of denser development set back within the site, or frontage development along Church Lane, would go against the grain of the existing settlement and be detrimental to its existing character.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
LAN002	Land adjacent to Lucerne Lane, Martin Mill	CT15 5JJ	Martin Mill	Langdon	St Margaret's at Cliffe	5.08	100	G	Housing																Yes											Site consists of a number of separate agricultural paddocks and is rural in character. Site is of particularly attractive topology, dipped between East Langdon Road and Lucerne Lane so as to form a natural valley which raises up to a railway embankment which runs along the south to east boundary. Site is well enclosed on the south and eastern boundary, though more open towards East Langdon Road to the west and towards the settlement of Martin to the north. The site lies some distance from the settlements of East Langdon and Martin and is separated by the railway from the settlement of Martin Mill. Development of the whole site would erode the character of this part of the countryside, introducing a form of development which would fail to respect or respond to its setting. Development of this site would represent a significant and isolated development in the open countryside. Development of the proposed density would be highly visible, particularly from East Langdon Road.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
LAN003	Land adjacent Langdon Court Bungalow, The Street, East Langdon	CT15 5JF	East Langdon	Langdon	St Margaret's at Cliffe	4.68	40	Mixed	Housing																Yes									The site is quite vulnerable but with some ability to accommodate some residential development in limited situations (with appropriate design and mitigation) without significant landscape/ visual change. Development could potentially relate to some characteristics of the area. Site identified as medium sensitivity		Rectangular site consisting of agricultural land with a residential property within the southern corner. The land rises to the northern boundary from the road. Site as put forward is a section of a wider agricultural field. There is no separation or enclosure along the northern and eastern boundary, which leads to the open agricultural land beyond. Enclosure is however offered by hedgerows and trees forming a boundary beyond the submitted site line. The southern boundary fronting the Street is bounded by hedgerow. Any development would require screening to minimise the impact of the site on the wider landscape.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
LAN004	Site at Langdon Court Farm, East Langdon	CT15 5JF	East Langdon	Langdon	St Margaret's at Cliffe	0.63	18	Mixed	Housing																Yes											Irregular shaped site abutting the northern boundary of the settlement confines of East Langdon. Site consists of managed grassland surrounding the access track from the southern boundary which leads to predominantly single storey farm units set around a yard. Site abuts the residential buildings of Langdon Court to the west and residential properties located within the settlement confines of East Langdon to the south. To the north and east are open fields. Power Lines cross the site. Site is located close to the historic centre of East Langdon characterised by larger building in spacious grounds. It is considered the introduction of denser development would go against the grain of the existing settlement and be detrimental to its existing character. Development of the whole site on the edge of the village would have a significant and detrimental impact on the setting of the village.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
LAN005	Land at Eastside Farm, The Street, East Langdon	CT15 5JF	East Langdon	Langdon	St Margaret's at Cliffe	0.76	10	PDL	Housing																Yes											The site is relatively flat, although it slopes gently from north to south, and is located on a plateau slightly raised above East Langdon's village centre. The site is grassland and is currently divided into paddocks. Despite its raised position the site is relatively well enclosed, with long distance views in any direction hard to come by. The site is bordered on its northern and southern boundaries by trees, which adds to this sense of enclosure. It is considered that development would have a significant and detrimental impact on the setting of the village.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
LAN006	Martinvale Farm, Station Road, Martin Mill	CT15 5JX	Martin Mill	Langdon	St Margaret's at Cliffe	1.00	25	Mixed	Housing		Yes														Yes											The site is designated as a Local Nature Reserve. The site is screened from the south-east and south-west by bowl-like topography, but limited views are available towards the site from the east. The site is located at a lower level than the A258 Dover-Deal road and the remainder of Martin Mill. The site is surrounded on all but one side by arable farmland. It is considered that any development could not mitigate the impact on the Local Nature Reserve.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
LAN007	Land adjoning East Langdon and Martin Mill	CT15 5JD	East Langdon	Langdon	St Margaret's at Cliffe	18.34	500	G	Housing																Yes									The site is susceptible to change, and some residential development can only be accommodated in very limited situations (and with appropriate design and mitigation) without significant landscape/ visual change. Development conflicts with many landscape characteristics and some significant landscape/visual impacts are likely to occur. Site identified as medium-high sensitivity		The site sits to the East of East Langdon and is substantial in size compared to the scale of the settlement. The site is a large open field that is viewable from North South and West, there is limited screening in the North West. The east of the site abuts a railway line. Development of the site would provide a substantiall extension to East Langdon which would be viewable from the North and South and west. It is unlikely that mitigation could address the impact of development on the land scape and the rural character of East Langdon.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
LYD001	Bosney Banks	CT15 7ER	Lydden	Lydden	Lydden & Temple Ewell	1.51	15	G	Housing		Yes												Yes		Yes											Concerned that this site would result in extensive ribbon development in the immediate setting of the AONB at an important rural gateway to the village		The site is located to the north east of the AONB and Chalk Banks, Alkham and Lydden Valleys Local Wildlife Site, and to the south west of the Lydden and Temple Ewell Downs Special Site of Scientific Interest. Triangular shaped parcel located at the south eastern edge of the village. The land is slightly elevated from the south east to the north west towards the settlement confines and is bounded by mature trees and hedgerows. The site is currently well screened by the mature trees along the eastern boundary. Consideration should be given to the density and design of any development put forward (specifically frontage development that is reflective and sensitive to the existing character, appearance and grain of the village). Given its current position, further planting and screening will be required to ensure that any development remains in a discrete location and in keeping with the existing development pattern of this part of the village.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
LYD002	Land to the north and west of Broadacre, Stonehall Lane, Lydden	CT15 7LB	Lydden	Lydden	Lydden & Temple Ewell	1.52	40	G	Housing		Yes												Yes		Yes											Irregular semi-rural location abutting the confines of the Lydden settlement boundary. The site is delineated by tree lined PROW ER115. Low density single storey residential abuts the south eastern boundary whilst St Mary the Virgin, Lydden abuts the South Eastern boundary. Land rises to the western and south boundary from Stonehall Road. There are mature trees and hedgerows along the southern and western boundaries with slightly sparser hedgerow to the north and eastern boundaries. A degree of enclosure is achieved by a mixture of topography and vegetation within parts of the site, in particular that to the east (rear) of the existing built form. If the site were to come forward on this site then a significant landscape buffer would be required so as to minimise any impact upon the setting of the Church.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
LYD003	Land adjacent to Lydden Court Farm, Church Lane, Lydden	CT15 7JP	Lydden	Lydden	Lydden & Temple Ewell	2.18	65	Mixed	Housing		Yes														Yes											A large irregular shaped parcel located at the western edge of the village that is largely characterised by agricultural parcels and associated agricultural buildings, as well as ribbon development. New development at Hope Gardens is located to the south east corner of the site and an application for 31 dwellings further to the east where construction has commenced. The land is relatively flat, gently rising to the east and is bounded by hedgerows to the west, mature trees to the north and east and fencing associated with the rear of properties to the south. Public Footpath ER116 runs along the eastern boundary connecting the site to the western part of the village. The site is located within the setting of the AONB and Alkham, Lydden and Swingfield Woods SSS which are situated to the south of the site. Additionally, the Lydden and Temple Ewell Downs is located to the north east of the site. Careful consideration would need to be given to the density and design of any development proposal, with suitable screening required to reduce the impact on the AONB and wider landscape. No objection raised by AONB unit.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
LYD004	Land at Lydden	CT15 7LB	Lydden	Lydden	Lydden & Temple Ewell	2.66	78	G	Housing		Yes												Yes		Yes											Two irregular shaped land parcels located to the east and west of Stonehall Road and, in part, to the north of Broadacre, The larger of the two land parcels dips from Church Lane though rises overall to the Western Boundary. There are mature trees and hedgerows along the southern and western boundaries with slightly sparser hedgerow to the north and eastern boundaries Tree lined PROW ER115 runs along the southern boundary of the site. The land rises to the western and south boundary from Stonehall Road. There are mature trees and hedgerows along the southern and western boundaries with slightly sparser hedgerow to the north and eastern boundaries. Low density single storey residential abuts the south eastern boundary whilst St Mary the Virgin, Lydden abuts the South Eastern boundary. The smaller of the Land Parcels raises quite steeply from Stonehall Road to the north east, abutting the railway beyond. Development of the whole site would erode the character of this part of the countryside, introducing a form of development which would fail to respect or respond to the setting of the adjoining church. Development of this site would introduce an urbanising development in this part of the settlement that is rural in character and would therefore be out of keeping with the area.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
LYD005	Land rear of, 114 Canterbury Road, Lydden	CT15 7ET	Lydden	Lydden	Lydden & Temple Ewell	1.46	44	PDL	Housing		Yes												Yes		Yes											Site has planning permission and will not be taken forward in the HELAA		
NON001	Land off Easole Street	CT15 4EU	Nonnington	Nonington	Aylesham	3.48	60	G	Housing					Yes									Yes													An arable field bounded by residential development to the north west and north east, open farmland (with no boundary) to the south-east and mature trees and a footpath to the south. The site slopes very gently upwards in a south-easterly direction, although views are still available from the northern corner of the site through the trees to farmland beyond the south of the site. The adjacent built form is linear and relatively loose-knit, which contributes to the character of the area. The development of this field would sigificantly urbainse that character, as well as departing from the the linear character referred to previously. This would be of significant detriment to Nonington.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
NON002	Land off Mill Lane	CT15 7LN	Nonnington	Nonington	Aylesham	1.97	26	G	Housing						Yes								Yes		Yes											A flat, arable field with no boundary to the west or south. The land rises gently southwardsfrom Hammond Close before reaching a plateau in the centre of the site, and the land again begins to rise gently beyond the southern extent of the site. Owing to its gently rising nature, the site appears to sit above Nonington's existing form, with views available across the valley in which the village sites to farmland on the northern side of the village. The field (including the western portion outside the site extent submitted) is bounded by tall trees to the west, while a footpath also forms the southern boundary of the site. Development on the site would therefore form an unwelcome and visually-intrusive feature, to the detriment of the charcter of this transitional landscape on the village edge.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
NON003	Land off Sandwich Road	CT15 4HF	Nonnington	Nonington	Aylesham	0.45	10	G	Housing						Yes																					Small square shaped site located at the eastern edge of Nonington, an area predominantly characterised by undeveloped agricultural land and loose grain development. The land is flat however raised above road level and is bounded by mature trees and hedgerows to the west and south however there is no delineation to the east and north. The site is in an exposed location and is visible from the wider undeveloped landscape to the east, north and west. Development of this site would urbanise a part of Nonington that is rural in character and contributes to the softening of the edge of the settlement and would in turn encourage urban sprawl into the countryside. Development would also be highly visible from the surrounding wider landscape. Any development of this site would have a detrimental impact on the character and appearance of the wider local landscape, as well as the village setting.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
NON004	Land to the north of Church Street, Nonington	CT15 4LE	Nonington	Nonington	Aylesham	0.40	12	G	Housing					Yes											Yes											A rectangular site which would represent an infill development alongside existing, quaint terraced cottages to the west. Chursh Street is raised slightly above the site and the land descends slightly in a northerly direction away from Church Street. To the east of the site is a small horse paddock contained by mature trees , while the site has no boundary to the north, allowing for views across farmland to a plateau located a short distance across the valley. This means that the site is well-contained in terms of wider landscape views. If mitigated by appropriate buffering, the site could be suitable for an infill development.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.

NON005	College Field', Sandwich Road, Nonington	CT15 4HQ	Nonington	Nonington	Aylesham	1.46	40	G	Housing						Yes																							Large irregular shaped site located at the north eastern edge of Nonington, an area predominantly characterised by undeveloped agricultural land and loose grain development. The site contributes to the rural character of the entrance to Nonington. The land gently rises to the west and is relatively flat to the south east however lies below the road level and is bounded by post fencing with small hedging. There are sporadic mature trees throughout the site and a small pond is located close to the southern boundary. The elevated part of the site is visible from the west and wider landscape to the south east. Development of this site would be incongruous and would urbanise an area that is rural in character and plays a key role in softening the urban edge. It would also encourage urban sprawl into the undeveloped countryside and would be visible from the wider landscape to the west and south east. Any development of this site would have a detrimental impact on the character and appearance on the village setting, as well as the wider local landscape.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
NON006	Prima Windows, Easole Street/Sandwich Road, Nonington	CT15 4HF	Nonington	Nonington	Aylesham	1.14	35	PDL	Housing						Yes																							Rectangular factory site located on the eastern edge of Nonington, an area predominantly characterised by undeveloped agricultural land. The land is relatively flat and is bounded by mature trees and hedgerows. The site is well contained and screened from the wider undeveloped landscape to the north east. Given the existing industrial nature of the site, development is unlikely to have a significant impact on the character and appearance on this part of the village and in turn the wider landscape to the north east. Careful consideration would need to be given to the design and density of any development proposal that may come forward to ensure it is in keeping with and sensitive to the character of this part of Nonington. Existing screening will need to be retained and further planting and landscaping would be required.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
NON007	Old Court House, Pinners Hill, Nonington	CT15 4LL	Nonington	Nonington	Aylesham	1.81	57	PDL	Housing				Yes		Yes											Yes												An isolated site which sits on a raised plateau above its surroundings. To the centre of the site is one large dwelling, while the site also contains several mobile homes, a digger and various construction parephernalia. The site is immediately bounded by tall, metal-wired security fencing, and also has mature trees or bushes on al four boundaries. Despite this, the site is prominent in views from from surrounding arable farmland in all directions, and given this prominence development on site would be difficult to appropriately mitigate.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
NON008	Land off Vicarage Lane, Nonington	CT15 4JY	Nonington	Nonington	Aylesham	0.76	25	PDL	Housing					Yes												Yes												Rectangular shaped site located on the western part of Nonington, an area predominantly characterised by undeveloped agricultural land and interspersed loose grain development. The site contributes to the large undeveloped open green space which acts as a wedge between development in the centre of Nonington that of Easole Street to the south east. The site is located on the edge of the village and in a highly visible location and is bounded by mature trees and hedgerows. There are mature trees present onsite. Development of this site would be incongruous and would encourage the coalescence of the western and eastern element of the village (e.g. Vicarage Lane and Easole Street) and would in turn be uncharacteristic in an area that is rural. Development of this site would also be visible from the wider landscape to the east. Any development of this site would have a detrimental impact on the character and appearance on the wider local landscape and village setting.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
NON009	Land North of Cornerways, Church Street, Nonington, Dover	CT15 4LB	Nonington	Nonington	Aylesham	0.15	8	G	Housing					Yes												Yes												A small, square site currently in use as a paddock for one horse. The land gently descends in a northerly direction away from Church Street, although the site is completely enclosed by bushes and trees which act to shelter the site from wider landscape views. The site neighbours a graveyard associated with St Mary's Church. The site would be suitable for a small-scale development if much of the existing boundary vegetation could be maintained or enhanced, and this may be done in conjunction with the NON004 site should this also come forward.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
NOR001	Mercers Farm, Finglesham	CT14 0NG	Finglesham	Northbourne	eastry	2.10	6	PDL	Housing						Yes													Yes		Yes								The site and the land surrounding it slopes gently downwards in a south-easterly direction, however the site is well screened from its north-west by a tall hedgeline which forms the site boundary on this side. The site is screened to the near (north-east) by land barriers. The land between the site and the footpath to the south is flat so the site is appreciable from this location. Approximately 60% of the site is previously developed land. The site presently contains a number of old racing cars in its northern section and some further buildings. Many of the buildings on site appear disused. The site has an untidy appearance and its present uses do little to enhance the village character. When viewed in the context of its present uses, the redevelopment of the site could provide for some enhancements in terms of appearance. However the site is sensitive in landscape terms, given that it is appreciable from a PROW and is located in an area with flat topography		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
NOR002	The Former Packhouse, The Drove, Northbourne	CT14 0LW	Northbourne	Northbourne	Eastry	3.65	60	PDL	Mixed						Yes											Yes												The site is flat and is well-screened from wider landscape views by tree cover along its long north-western boundary, as well as a tall earth bund flanking the long south-eastern boundary. The site is laid to concrete associated with its former industrial use, and is currently protected by security gates and fencing. Many of the previous buildings have been cleared from the site, but one L-shaped building remains, located close to the site entrance. The site is well-screened from landscape views and the relocation of its former industry has left it vacant for many years. Redevelopment of the site would therefore be capable of vastly improving the appearance of this part of Northbourne		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
NOR003	White Horse Public House, Broad Lane, Finglesham	CT14 0LY	Finglesham	Northbourne	Eastry	0.47	4	Mixed	Housing					Yes												Yes		Yes		Yes								The site is approximately 50% previously-developed, although has renatured to an extent since being vacant. The previous public house on the site was destroyed in a fire. The site is flat and well-enclosed from wider landscape views. The site is currently bounded by earth bunds along its northern and eastern frontages, and has some trees located towards its western boundary. Since the land is currently nil-use and is well-enclosed, the site's redevelopment could provide for landscape improvements		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
NOR004	Home Farm at Little Betteshanger, Northbourne	CT14 0NT	Northbourne	Northbourne	Eastry	2.33	68	PDL	Mixed																													The site is flat and due to its surrounding treescape is well hidden from wider landscape views. The majority of the site is previously developed, although there is an area of undeveloped grassland located in the west of the site. The listed farmhouse is located outside (to the north of) the site outline, and another building which appears residential is located next to the site entrance within the outline. Behind this are buildings of which several have been permitted for conversion to office/light industrial/business uses. To the rear (south) of the site are silos and some further farm buildings. Due to the enclosed nature of the site, redevelopment would have minimal landscape impact. This would be reliant on the continued presence of the existing treescape surrounding the site, as this provides excellent screening.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
NOR005	Betteshanger Colliery, Betteshanger, Deal	CT14 0EN	Deal	Northbourne	Eastry	20.69	210	PDL	Housing					Yes												Yes	Yes		Yes									The site is stretched triangular in shape with open countryside to the West, South, East and North East. There are significant farm buildings North of the Site and a residential housing estate adjacent to the North West. The site is brownfield and has a substantial road running through it. The site is well is screened on all sides by trees. There are dense clusters of trees in the South Western and central parts of the site. Existing screening will need to be retained to mitigate the impact of development on the open countryside and to protect views looking into the site from the countryside. Redevelopment of this site would make good use of vacant brownfield land though design should be sensitive to existing dense tree clusters and mitigate the impact on the wider countryside.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
PRE001	Land to the north of Court Lane	CT3 1DJ	Preston	Preston	Little Stour & Ashstone	1.15	20	G	Housing				Yes	Yes							Yes					Yes											The site is a square flat parcel of land that it relatively well contained with trees lining the borders of the site providing some screening. There is low density built environment to the West and North of the site with open countryside to the South. Taken in isolation the site is distanced from Preston Settlement area. If the site is developed in conjunction with site PRE007 then the two sites would form a logical built southern extension to Preston. Development of this site and PRE007 would need to mitigate the landscape impact from views north into the sites, existing southern tree lines would need to be reinforced. Density of development in the south of both sites would need to be low and provide a soft edge to the Preston settlement area, softening views from the south into the site and thereby protecting the rural setting of Preston.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
PRE002	Land to the south of Court Lane	CT3 1DJ	Preston	Preston	Little Stour & Ashstone	1.14	31	G	Housing					Yes							Yes					Yes												Rectangular strip of land located at the south western edge of Preston, an area predominantly characterised by undeveloped countryside and sparse development. The land is flat and is bounded by Court Lane to the north, Preston Lane to the east and mature hedgerows and trees to the west. There is no delineation or natural boundary to the south. The site is largely exposed and highly visible from the wider landscape to the south and east and contributes to the soft edge to the entrance to the settlement. Development of this site would urbanise an area that comprises open and undeveloped countryside and therefore predominantly rural in character. It would also urbanise the existing soft entrance into the village. Any development of this site would be highly visible from the wider landscape and would have a detrimental impact on the character and appearance on the village setting, as well as the wider landscape to the south and east		The development of this site would have a detrimental landscape impact that cannot be mitigated.
PRE003	Apple Tree Farm, Stourmouth Road	CT3 1HS	Preston	Preston	Little Stour & Ashstone	0.76	12	Mixed	Housing					Yes																								Triangular site located to the north of Preston, an area characterised by recent residential development and wider undeveloped agricultural land to east. The land is flat however raised above road level and is bounded by mature trees and hedgerow to the west and north and hedging to the west. It is therefore well screened from the wider undeveloped landscape to the east. The site currently acts as a semi-rural buffer to the recent development at Grove Road and comprises employment/leisure uses. Development of this site would present a logical extension to the existing recent development at Grove Road.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
PRE004	Land to the rear of Lucketts Oast and Lucketts Cottages, The Street, Preston	CT3 0DL	Preston	Preston	Little Stour & Ashstone	1.69	100	G	Housing					Yes							Yes					Yes												Large irregular shaped site located to the west of Preston, an area predominantly characterised by linear development and undeveloped agricultural land. The land rises to the south towards the rear of residential properties along The Forstal. The site is visible from the wider undeveloped countryside to the west and properties to the south and east. the west where the land continues as undeveloped farmland. The site is bounded the rear of residential properties to the east and south, Public Footpath EE153 and a mature hedgerow to the west and Public Footpath EE142 to the north. Development of this site would alter the rural and linear character of Preston and would urbanise a part of the village that acts as a rural buffer existing development. Development of this site would also be visible from the wider landscape to the west and would encourage the sprawl of the existing urban form. There would be an impact on the views from the identified public footpaths. Development of this site would have a detrimental impact on the character and appearance of the village setting and wider local landscape.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
PRE005	Land to the south east of Preston Garden Centre, The Street, Preston	CT3 1ED	Preston	Preston	Little Stour & Ashstone	1.15	5	Mixed	Housing					Yes												Yes												The site is flat and contained by trees along the road side The North East corner is currently being used to store rubble from building works, the rest of the site is scrub land with some small tress dotted around. The site lies on an rural entry route to Preston and reflects the rural nature of the settlement. The site is in the countryside isolated from the built environment of Preston. Development of this site would create a significant isolated built environment that would impact on the rural character of the Eastern side of Preston settlement.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
PRE006	Cobb's Yard, Longmete Road, Preston	CT3 1DN	Preston	Preston	Little Stour & Ashstone	0.99	29	G	Housing					Yes																								Rectangular strip of land located to the south east of Preston, an area predominantly characterised by undeveloped agricultural land/open countryside with isolated dwellings. The land is flat and the majority of the site is bounded by post fencing however the north west and north east is bounded by hedgerows. The site is divorced from the settlement and is highly visible from the surrounding landscape. Development of this site would introduce an urban finger into the countryside and in turn be uncharacteristic for this part of Preston. Development would also be highly visible from the surrounding wider landscape and would therefore have a detrimental impact on the character and appearance of the village setting and the wider local landscape.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
PRE007	Land lying at the west side of Preston Lane, Preston	CT3 1DP	Preston	Preston	Little Stour & Ashstone	2.00	30	Mixed	Housing					Yes							Yes					Yes												A cluster of small well contained fields that act as an entry point to Preston settlement when viewed from the South. The fields are bordered by a light tree line. There is built environment adjacent to the East of the site and there are some rural buildings in the North Eastern section of the site. If the site is developed in conjunction with site PRE001 then the two sites would form a logical built southern extension to Preston. Development of this site and PRE001 would need to mitigate the landscape impact from views South into the sites, existing southern tree lines would need to be reinforced. Density of development to the south of both sites would need to be low and provide a soft edge to the Preston settlement areas, softening views from the south into the site and thereby protecting the rural setting of Preston.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
PRE008	Hardacre Farm, Mill Lane, Preston	CT3 1HB	Preston	Preston	Little Stour & Ashstone	3.73	3	G	Housing					Yes												Yes												Large open site in the countryside. There are some rural buildings to the North West of the site, There is woodland to the North of the site, with tree rows bordering the site to the East, South and West. The site is in the countryside isolated from the built environment of Preston. Development of this site would create a substantial, isolated built environment that would impact on the rural character of the Eastern side of Preston settlement.		The development of this site would have a detrimental landscape impact that cannot be mitigated.

PRE009	Preston Garden Centre, The Street, Preston	CT3 1ED	Preston	Preston	Little Stour & Ashstone	1.36	41	PDL	Housing					Yes												Yes												Garden centre currently in use in the centre of Preston Settlement. The site is flat and well contained with hedgerow on the North and East and Western boundaries of the site. There is built environment to the North South and West with countryside to the east. Views into the site from the countryside to East and North East are well screen by trees. Development of this site would need to be sensitive to the the scale and density of the adjacent built environment.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
PRE010	Land to the north of Preston Primary School, Mill Lane, Preston	CT3 1HB	Preston	Preston	Little Stour & Ashstone	0.49	14	G	Housing					Yes												Yes												A roughly square shaped parcel of land that is contained on its borders by trees and hedgerow. There is some low density built environment to the South West, South and East of the site with countryside to the North and West. The site is a mix of untended areas clearly allowing for wildflowers to grow, and areas well maintained that are mown and have benches. The site has a name board Robinson Meadows and appears a much cared for residential amenity open space that serves the settlement of Preston, the adjacent community centre and Primary school. Development of this site would create a somewhat isolated built environment that would impact on the rural character of the Eastern side of Preston settlement.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
PRE011	Land to the west of Grove House, Grove Way, Preston	CT3 1EE	Preston	Preston	Little Stour & Ashstone	0.31	9	G	Housing					Yes												Yes												Small rectangular shaped site located at the north western edge of Preston, an area characterised by undeveloped countryside to the south west and recent clustered residential development (north of Grove Road) to the north. The land is flat and bounded by post fencing and is therefore open and lies over the Preston Valley and visible from and exposed to the wider undeveloped countryside to the south and west. Full development of this site would urbanise an area of Preston that is rural in character and would encourage the sprawl of the existing built form into the countryside. Development of the southern part of the site would be highly visible from the wider landscape to the south and west and would be uncharacteristic. Full development of this site would have a detrimental impact on the character and appearance of the village setting and the wider local landscape.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
PRE012	Land adjoining Downs Cottage, Grove Road, Preston	CT3 1EE	Preston	Preston	Little Stour & Ashstone	0.25	9	G	Housing					Yes												Yes												Small irregular shaped site located at the north western edge of Preston, an area characterised by undeveloped countryside to the south west and recent clustered residential development (north of Grove Road) to the north. The land is flat and bounded by mature trees to the west and sparse hedging to the north (along Grove Road) and post fencing to the south. The site is well screened from the wider landscape to the west due to existing boundary vegetation however lies over the Preston Valley and visible from the wider landscape to the south and south west. Full development of this site would urbanise an area of Preston that is rural in character and would encourage the sprawl of the existing built form into the countryside. Development of the southern part of the site would be highly visible from the wider landscape to the south and would be uncharacteristic. Full development of this site would have a detrimental impact on the character and appearance of the village setting and the wider local landscape.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
PRE013	Land adjoining Downs Cottage, Grove Road, Preston	CT3 1EE	Preston	Preston	Little Stour & Ashstone	0.21	11	G	Housing					Yes												Yes												Small square shaped site located at the north western edge of Preston, an area characterised by undeveloped countryside to the south west and recent clustered residential development (north of Grove Road) to the north. The land is flat and bounded by post fencing however lies over the Preston Valley and is highly visible from the wider undeveloped landscape to the south and west. Development of this site would be disconnected from the existing built form and would introduce an urban element to an area that is predominantly rural in character. Development of this site would also be highly visible from the wider landscape to the south and west and would therefore have a detrimental impact on the character and appearance of the village setting and wider local landscape.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
PRE014	Land north of Salvatori Depot, Grove Road, Preston	CT3 1HP	Preston	Preston	Little Stour & Ashstone	5.66	183	G	Housing					Yes									Yes															Large open field bordered by some trees offering limited to no containment to the site. Countryside borders to the North, East and West, with a light industrial storage yard to the south and a small cluster of farm building to the north west of the site. The land gently undulates. The site is isolated in the countryside distant from the built environment of Preston settlement. Access to the site would be dependant on PRE016 being developed. It is difficult to envisage how the impact of development of the site as it is in the countryside could be mitigated for.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
PRE015	Hamden Farm, Stourmouth Road, Preston	CT3 1HP	Preston	Preston	Little Stour & Ashstone	0.14	10	PDL	Housing					Yes																								The site itself is flat, but is slightly raised above Stourmouth Road. Due to this elevation and the flat topography surrounding the site, the site is visible in landscape views from the east. Only sporadic, small hedgerows interrupt long-range views across this plateau. The site comprises a large dwelling located roughly in the centre of the site, with a dilapidated outbuilding to the north of the house. To the east of (behind) the house is a garden and parking area. The site is bordered by a line of leylandii trees along its southern border. The site is of a scruffy/untidy appearance, and so does not offer much to the character of the locality. In appearance terms, redevelopment of the site would offer an opportunity for improvements. Screening would be required to soften views into the site from the east		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
PRE016	Site north of Discovery Drive, Preston	CT3 1FG	Preston	Preston	Little Stour & Ashstone	1.10	35	Mixed	Housing					Yes	Yes								Yes															A brownfield site that is immediate adjacent to the existing settlement of Preston. The site is screened to the north, with the protuding northern parcel of the site well enclosed by screening. Development of the site would provide a softer edge to the settlement of Preston than is presently provided by the existing brownfield use.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
PRE017	Site north-west of Appletree Farm, Stourmouth Road, Preston	CT3 1FN	Preston	Preston	Little Stour & Ashstone	2.53	75	G	Housing					Yes																								Self contained parcel of land with trees providing screening to the west, dwellings abutting to the south and East. There are views into the site from the north. Development of the site would provide a logical continuation of the built environment that would be contained at the western edge and through additional screening by the northern edge of the site.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
RIN001	Land at Ripple Down House, Ringwould	CT14 8HE	Ringwould	Ringwould with Kingsdown	Ringwould	1.44	30	G	Housing		Yes															Yes											No objection to allocation of this site	Site is raised in its position and sits significantly higher than the Dover Road to the south-east boundary and there are views out from the site towards Kingsdown and the AONB. There are mature trees and hedges to the north, south and eastern boundaries, and a mature hedge line along the western boundary mean that the site is well screened. An area of public open space lies to the west of the site. The site is outside settlement confines, rural in character and could create a hard urban boundary in this otherwise rural location. The development would sit prominently in the landscape due to the raised position of the site.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
RIN002	Land at Ringwould Alpines, Dover Road, Ringwould - site submitted 4 times by Lee Evans for B1, care home, holiday accommodation	CT14 8HG	Ringwould	Ringwould with Kingsdown	Ringwould	1.01	20	PDL	Employment	Yes													Yes			Yes										Agree with the officer assessment of this site, subject to retention of existing vegetation along eastern boundary	Site is in the AONB. Adjacent to RIN004 and to be be considered in conjunction with RIN004. Currently used in association with the nursery business on RIN004 , although not developed. Mature trees and hedgerow to the boundary. Site fits in with the rural character of the village. It is considered that through sensitive design, the retention of existing trees and hedgerows, and the provision of a suitable landscape buffer along the southern boundary any impact on the AONB and wider landscape can be mitigated against		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
RIN003	Land at Ringwould Nursery, Hangmans Lane, Ringwould	CT14 8HJ	Ringwould	Ringwould with Kingsdown	Ringwould	23.21	150	G	Housing		Yes												Yes			Yes											Mature trees and hedgerow to the boundary, although the boundary to the west is open. Large flat site, which is raised in its position and sits significantly higher than the Dover Road to the south-east boundary. There is however a section of the site along the boundary with the Dover Road which sits significantly lower than the rest of the site. This section of the site is overgrown and contains many mature trees. It acts as a landscape buffer between the site and the road. There are views out from the site towards Kingsdown and the AONB, but generally the site is well screened. Site is adjacent to confines and rural in character, located on the approach into the village. There is an area of public open space to the north east of the site. Whilst the development of the whole site is considered to have a detrimental landscape impact, it is considered that a portion of the site, adjacent to settlement confines, could come forward with limited landscape impact. It is considered that through sensitive design, the retention of existing trees and hedgerows, the provision of further appropriate screening and the use of landscape buffers any impact on the landscape can be mitigated against.	Part	The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
RIN004	Ringwould Alpines, Dover Road, Ringwould	CT14 8HG	Ringwould	Ringwould with Kingsdown	Ringwould	0.22	5	PDL	Housing	Yes																Yes										Agree with the officer assessment of this site, subject to retention of existing vegetation along eastern boundary	Site is in the AONB. Adjacent to RIN002 and to be considered in conjunction with that site. Site used as a plant nursery. Mature trees and hedgerow to the boundary. Rectangular site which slopes gently away from the road at the northern boundary. Site fits in with the rural character of the village. It is considered that through sensitive design, the retention of existing trees and hedgerows, and the provision of a suitable landscape buffer along the southern boundary any impact on the AONB and wider landscape can be mitigated against		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
RIN006	Ringwould Alpines, Dover Road, Ringwould	CT14 8HQ	Ringwould	Ringwould with Kingsdown	Ringwould	0.73	25	G	Housing	Yes																												Site in AONB. Site has views across AONB to Kingsdown. Self contained flat site, bounded by trees and hedgerows. Grassland used for grazing. The site is outside settlement confines and rural in character and contributes to the character and setting of the village.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
RIP001	Coldblow, Ripple Road	CT14 8HA	Deal	Ripple	St Margaret's at Cliffe	7.95	100	Mixed	Housing					Yes																								Isolated site detached from existing built form. Site is irregular and flat shaped piece flat grass land. Site is almost entirely enclosed by mixed woodland, the majority of which is subject to a TPO. The exception is the northern boundary where hedgerow delineates between the site and a small arable field beyond. Development of this site would represent isolated development. Development of the whole site would significantly alter the character of the area and the development would be an obvious addition to the landscape. Development of the whole site would erode the character of this part of the countryside, introducing a form of development which would fail to respect or respond to its setting.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
RIP002	Land off Chapel Lane, Ripple	CT14 8JG	Sutton	Ripple	St Margaret's at Cliffe	5.55	50	G	Housing						Yes											Yes												Irregular shaped parcel of predominately arable land adjacent to the eastern confines of the Ripple settlement boundary and abutting the northern boundary of the Ripple Conservation Area. The land is elevated from the surrounding lanes towards the south western section though levels towards the northern section and upon Chapel Lane. The western boundary sits on a ridge with long views to west, particularly from the northern corner. The site is flat and relatively well contained by the existing treescape and hedgerows, the exception being the north western corner which opens towards the St Mary The Virgin Church. PROW EE438A runs along the northern boundary meeting PROW EE437 which runs alongside the eastern boundary. Development of the whole site would erode the character of this part of the countryside, introducing a form of development which would fail to respect or respond to its setting and the setting of the adjoining church. The southern boundary provides a clear landscape separation between the Ripple conservation area and the Ripple settlement boundary. Frontage development at this location would therefore have a significantly negative landscape impact through coalescence of these built forms. The western boundary of the site occupies a prominent position on a ridge meaning views into the site are of a high sensitivity. It is therefore considered that development of even part of the site would significantly alter the character of the existing settlements.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
RIP003	Land off Church Lane, Ripple	CT14 8JJ	Ripple	Ripple	St Margaret's at Cliffe	6.54	60	G	Housing						Yes											Yes												Large irregular shaped parcel of arable land abutting the northern confines of the Ripple settlement boundary and south of houses surrounding St Mary The Virgin Church. The site slopes from east to west from Church Lane to Mongeham Road, the eastern boundary of Church Lane forming a ridge with long views to west. The land is elevated from Mongeham Road along the western boundary with existing hedgerows providing further enclosure towards the south and western corner. The eastern boundary is predominantly open and level with Church Lane. Similarly, the southern boundary abutting Mantles Hill is open and level with the site. PROW EE430B runs between Church Lane and Mongeham Road and PROW EE430A runs diagonally across the site. There are power lines along the eastern boundary. Development of the whole site would erode the character of this part of the countryside, introducing a form of development which would fail to respect or respond to its setting and the setting of the adjoining church. Any development would be against the grain of the existing development of the settlement.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
RIP004	Land at Ripple Farm, Crooked 5 Road, Ripple	CT14 8JQ	Ripple	Ripple	St Margaret's at Cliffe	0.93	12	G	Housing						Yes																							Small rectangular shaped agricultural parcel surrounding a residential dwelling located within the Ripple Conservation Area. The site is relatively open though with post and rail fence along much of the western Crooked 5 Road frontage. Site contains a number of attractive mature trees, a number of which line the eastern boundary offering separation between the open countryside beyond. There are several large agricultural units to the south and south west of the site. PROW EE448 runs diagonally through the site. This part of the settlement is characterised by low density ribbon development, of which Ripple Farm is typical. This is a sensitive location on the edge of the village in an area characterised by sporadic linear development. It is considered the introduction of denser frontage development along Crooked 5 Road would go against the grain of the existing settlement and be detrimental to its existing character. Any significant removal of existing trees within the site, in particular the boundary, would significantly erode existing landscape character of the area.		The development of this site would have a detrimental landscape impact that cannot be mitigated.

SAN001	Bell Trees, Sandown Road	CT13 9NY	Sandwich	Sandwich	Sandwich	0.36	12	PDL	Housing						Yes																							Small irregular shaped parcel located to the south east of Sandwich that is characterised by ribbon development along Sandown Road and small clustered development of Sandown Lees. The site combined with neighbouring undeveloped parcels act as a green wedge separating the residential development of Sandown Road and Sandown Lees from Sandwich. The land is flat and bounded by mature hedgerows to the south, mature trees to the north east and west and fencing associated with the boundary of the neighbouring property to the west. The site is well screened from the undeveloped parcels to the north and east. Whilst the site is relatively well screened from the neighbouring undeveloped parcels to the north and east, full development of this site would urbanise a part of the setting of Sandwich that is rural in character. Development of this site would impact on the surrounding wider landscape, as well as the character of the setting of Sandwich.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
SAN002	Windmill Farm, Ash Road, Sandwich	CT13 9JB	Sandwich	Sandwich	Sandwich	4.31	60	G	Housing												Yes				Yes													Two large flat agricultural land parcels separated by Ash Road, a main route into the town of Sandwich. The northern parcel of land is rectangular in shape with the White Mill Rural Heritage Centre abutting the site to the west, horse paddocks to the north and two residential properties to the east. The southern parcel of land is irregular in shape, delineated to the west and south by maintained drainage watercourses. To the east are low level residential properties. Both road frontages are a mix of scrub vegetation and post and rail fencing. The approach to the site from the east is however very open. Two large electricity pylons cross both sections of the site from north to south. Overall, the site lies some distance from the settlement confines of Sandwich, separated by a railway line, giving it a semi-rural character. The site occupies a visually prominent position and sensitive location on a main entrance into Sandwich. The site is also considered separated from the town of Sandwich by the railway line. Further, the low laying flat nature of the site brings a particular openness to the site. Development of the site would therefore significantly harm the character and appearance of the area including the local landscape.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
SAN003	Land at Jubilee Road, Sandwich	CT13 0QP	Sandwich	Sandwich	Sandwich	0.24	7	G	Housing																Yes													Small irregular grassed parcel enclosed by development located in the west of Sandwich, to the south west of the railway line. This part of Sandwich is characterised by predominantly residential development with small areas of community facilities. The land is flat and is bounded by chain fencing associated with the rear of adjacent residential properties to the south, mature hedgerows to the east, and mature hedgerows and trees to the north. The west boundary is identified by a path however the informal parking is separated from the open space by metal fencing. The site is well screened and is in a discrete location as mature trees extend beyond the railway line to the north east. The site provides green space for residential properties to the south. Given the discrete and enclosed location of the site from the wider landscape, it considered that there would not be an overriding adverse impact if this site was to be developed. Development of this site would result in a loss of informal open/green space.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
SAN004	Land south of Stonar Lake and to north and east of Stonar Gardens, Stonar Road, Sandwich	CT13 9LY	Sandwich	Sandwich	Sandwich	3.30	50	PDL	Housing												Yes				Yes		Yes		Yes		Yes		Yes			Flat irregular shaped site located to the north of Sandwich. Site is divided in to a number of industrial units (B1/B2 use) and storage (B8 uses), along with a small café to the southern section of Stonar Road. The site is of mixed character, containing pockets of mature trees and areas of scrub land alongside the various industrial uses and access roads. Development could be an improvement to the urbanscape.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
SAN005	Land at St Gerroge's Road, Sandwich	CT13 9LD	Sandwich	Sandwich	Sandwich	7.41	75	G	Housing					Yes											Yes				Yes		Yes					Large irregular shaped parcel located at the south eastern edge of Sandwich that is characterised by ribbon development and open countryside. The land is flat and bounded by mature trees to the south east and west, post fencing to the northwest and sparse shrubbery to the east. The site is well screened from neighbouring parcels to the south west and west. The site lies adjacent to designated open space. Full development of this site would introduce an anomalous extension of urban form into the countryside and would therefore have a detrimental impact on the wider landscape to the east and north east, as well as the character and appearance of the setting of Sandwich.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
SAN006	Sandwich Highway Depot/Chippies Way, Ash Road, Sandwich	CT13 9HZ	Sandwich	Sandwich	Sandwich	2.09	32	PDL	Housing												Yes				Yes													The site is situated in the Sandwich Walled Town Conservation Area with protected open space to the north, south and east (inc. The Butts Recreation Ground and Sandwich Cricket Pitch). It is surrounded by security and chain link fencing and has separate gated access to the depot and the adjoining land. There is an existing vehicular access onto Strand Street which would be retained. The remainder of the site is formed of formal and informal landscaping a large proportion of which has not been managed, is overgrown and not accessible. The development should include the provision of suitable landscaping to the site which would minimise the impact of the buildings from the wider area and adjacent scheduled ancient monument and open space.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
SAN007	Land known as Poplar Meadow, Adjacent to 10 Dover Road, Sandwich	CT13 0BN	Sandwich	Sandwich	Sandwich	1.58	80	G	Mixed					Yes											Yes													Triangular shaped site located to the south of Sandwich that is predominantly characterised by undeveloped countryside. The land is flat and the site is bounded by mature trees and hedgerows to the east, south and west and is therefore relatively well screened from the wider landscape to the south east. Between Dover Road and the site is a stream (the Delf) within a ditch that runs along the entire length of the western boundary. The site currently contributes towards the 'soft' entrance into Sandwich from the west and south. The retention of existing screening would be required to mitigate the impacts on the wider landscape to the south east. Careful consideration will need to be given to the design and density of any development proposal that may come forward to ensure it is sensitive to the existing character of this part of Sandwich.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
SAN008	Woods' Yard, rear of 17 Woodnesborough Road, Sandwich	CT13 0AA	Sandwich	Sandwich	Sandwich	0.70	35	Mixed	Housing																Yes													Irregular triangular shaped site divided into a number of plots. The site is currently relatively well contained within close boarded fencing and concrete panel fencing. The nature of the current use and in particular the open storage of building materials upon this site currently detracts from the visual amenities of the locality. Consideration will need to be given to the density of any development of this site to ensure it is sensitive to the existing character of the area.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
SAN009	Harp Meadow (Beers' Yard), land rear of 1 to 13 Woodnesborough Road, Sandwich	CT13 9BA	Sandwich	Sandwich	Sandwich	0.63	10	PDL	Housing																Yes													Irregular shaped parcel of a derelict nature located on the western side of Sandwich that is characterised by a mixture of uses including retail, open space and residential development. The land is flat and the site is bounded by a line of mature trees and metal fencing to the west and mature trees along the bank of the Butts (stream) that runs along the entire length of the eastern boundary. If development were to come forward on te site then screening would be required to mitigate impacts of views from the PROW and the Butts. Consideration would also need to be given to design and density of any development proposal that may come forward to ensure it is sensitive to the character of this part of Sandwich.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
SAN010	Land adjacent to John's Green and Rose Nursey, Dover Road, Sandwich	CT13 0DF	Sandwich	Sandwich	Sandwich	4.10	100	G	Housing					Yes											Yes										The site is quite vulnerable but with some ability to accommodate some residential development in limited situations (with appropriate design and mitigation) without significant landscape/ visual change. Development could potentially relate to some characteristics of the area. Site identified as medium sensitivity		Site consists of a flat strip of land following the line of the A256 separating. The land consists of three distinct parcels. Site is well screened along the south-west boundary by established hedgerow and tree screening. The site is of rural appearance though is directly adjacent to an established residential area and could be viewed in relation to the surrounding built form. Overall, the site is well screened by the A256 and housing of Johns Green. There is however concern that development of the site would bring the urban form of Sandwich up to the A256, urbanising the edge of Sandwich. A generous landscape buffer would therefore be required to mitigate the impact on the landscape.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
SAN011	Discovery Park, Ramsgate Road, Sandwich	CT13 9ND	Sandwich	Sandwich	Sandwich	77.04	500	PDL	Mixed												Yes				Yes		Yes		Yes		Yes		Yes			Site has planning permission amd will not be taken forward in the HELAA		
SAN012	Land to the west of St Bart's Road, Sandwich	CT13 0BU	Sandwich	Sandwich	Sandwich	5.32	156	Mixed	Housing					Yes											Yes											Site has planning permission amd will not be taken forward in the HELAA		
SAN013	Land adjacent to Sandwich Technology School, Deal Road, Sandwich	CT13 0BY	Sandwich	Sandwich	Sandwich	3.43	60	G	Housing					Yes											Yes											Flat triangle piece of land, well screened by dense hedgerows. andwich Technological College lies adjacent to the site, to the West, with residential to the North and North East. Development of this site would formal a logical extension to the built form of the area creating an infill between the college and Sandwich settlement area. Existing screening on the Western border of the site will need to be retained to protect views from the countryside from the west.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
SAN014	Land adjacent to Rope Walk, Whitefriars Meadow, Sandwich	CT13 9AS	Sandwich	Sandwich	Sandwich	0.33	9	G	Housing						Yes								Yes													Irregular shaped site located within the centre of Sandwich that is urban in character comprising a mixture of uses. The site currently acts as a green wedge between the river/Rope Walk and the urban area contributing towards the setting of the Rope Walk which abuts the site to the south. Development of this site would create an enclosure of the Cattle Market area, divorcing it from the wider views to and from the Rope Walk and its setting. There would be a negative visual impact on the setting of the Rope Walk and views from the Rope Walk to the town would be reduced adversely. Any development of this site would therefore be uncharacteristic and have an impact on the character and appearance on this part of Sandwich, as well as the setting of the Rope Walk. Development would result in a loss of designated public open space.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
SAN015	Kumor Nursery, Sandwich	CT13 0DA	Sandwich	Sandwich	Sandwich	2.40	67	Mixed	Housing					Yes											Yes										The site is quite vulnerable but with some ability to accommodate some residential development in limited situations (with appropriate design and mitigation) without significant landscape/ visual change. Development could potentially relate to some characteristics of the area. Site identified as medium sensitivity		The site is a large broadly rectangular shaped parcel of land situated south west of the centre of Sandwich. The south east of the site abuts residential development fronting onto Dover Road, beyond which is Sandwich Technology School. Abutting the north of the site is unimplemented allocation LA16. To the south west of the site are the residential properties of Johns Green. The site is located in an area of transitional character where the denser form of Sandwich starts to give way to a mix of dwellings, open space and trees. The location of this site is such that significant mitigation would be sufficient to prevent an adverse impact on the landscape should the whole site be developed.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
SAN016	Poulders Gardens, Sandwich	CT13 0AJ	Sandwich	Sandwich	Sandwich	3.95	80	G	Housing					Yes											Yes											Irregular shaped site located to the eastern edge of Sandwich. Site is split by Poulders Road with the larger south western section consisting of open countryside and the northern eastern section being more enclosed within hedgerows. Site as put forward is a section of a wider agricultural field. Consequently, there is no separation or enclosure along the northern boundary, which leads to the open agricultural land beyond. Development of the whole site would significantly alter the character of the area and the development would be an obvious addition to the landscape. In particular, the southern western section of the site occupies a prominent position where any development would be highly visible from the A256. The north eastern section of the site is however more enclosed by virtue of distance from the A256 and high conifer hedges which lay to the north of the site. If the north eastern section of the site was to be developed, the high conifer hedges would need to be safeguarded and further landscape mitigation would be required.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
SAN017	Land South of St Andrews Catholic Church, Sandwich	CT13 9LE	Sandwich	Sandwich	Sandwich	1.58	47	Mixed	Housing					Yes											Yes											Flat large triangular site comprising three parcels located on the south eastern edge of Sandwich that is characterised by ribbon development and wider undeveloped land parcels. The land is flat however is above road level where the land rises from the existing access point off St. George's Road. The site is currently in a relatively discrete location and is bounded by mature hedgerows and trees to the north east and north west, as well as wired fencing separating the site from the railway line to the south. The site lies adjacent to two parcels of designated open space to the north east and north west. Full development of this site would impose an anomalous extension into the countryside and would change the character of this part of Sandwich that is rural. Whilst in a relatively discrete position, any development would be visible from the wider landscape to the east and beyond the railway line to the south, and the roofscape would be visible from properties to the west. Any development would therefore have a detrimental impact on the character of the setting of Sandwich and surrounding wider landscape.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
SAN018	North Poulders Farm, Richborough Road, Sandwich (SAN06)	CT13 9JE	Sandwich	Sandwich	Sandwich	1.29	34	PDL	Housing												Yes				Yes											Irregular shaped site located in the north western edge of Sandwich which is characterised by undeveloped countryside and dispersed industrial uses. The land relatively flat and bounded by mature trees and hedgerows to the west and south, as well as Richborough Road to the east. The site is located adjacent to designated pubic open space, the River Stour and the Ash Level and South Richborough Pasture Local Wildlife Site to the east. The site is visible from Richborough Road which runs along the eastern boundary and the A256 Sandwich Bypass to the west (beyond the railway line). Full development of this site would urbanise an area that is predominantly rural in character and forms part of the rural-urban fringe of Sandwich, providing a degree of separation between town and countryside. Therefore, development would increase urban sprawl. Full development of this site would also have an impact on views from the A256 and Richborough Road and would have an adverse impact on the character and appearance of the setting of Sandwich.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
SAN019	Sydney Nursery, Dover Road, Sandwich	CT13 0DB	Sandwich	Sandwich	Sandwich	2.05	10	G	Housing					Yes											Yes											Rectangular shaped site located to the south west of Sandwich split into a number of smaller horse paddocks which falls gently to the south. Electricity wires cross the site diagonally from north to south. Open frontage with wire fencing. Much of the remaining boundary a mix of scrub and mature trees. Small woodland area to the south west of the site, beyond which is subject to TPO. Site in itself is visually reasonably well contained. The site however offers a softer transition between the build form along new street and the countryside beyond. Removal of any existing boundary trees and scrub would expose the site and have an impact on the existing character on this part of the settlement. If the site were to come forward for development then existing screening should be retained and enhanced.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.

SAN020	Land to the rear of 19-117 Woodnesborough Road, Sandwich	CT13 0EY	Sandwich	Sandwich	Sandwich	2.25	87	G	Housing						Yes									Yes													Irregular triangle parcel of land, the site is bordered by trees providing a light level of containment to the site. Built environment borders the site to the East and South, a holiday park borders to the North and open countryside is to the West. The existing residential development to the North East of the site sites on a raised elevation to the site. Development of the site as a whole would have detrimental impact on the open countryside and Western rural setting of Sandwich settlement area.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
SAN021	Land at Sandwich Industrial Estate, Sandwich	CT13 9LU	Sandwich	Sandwich	Sandwich	1.54	41	PDL	Housing																Yes		Yes		Yes		Yes		Yes				The site is located within the setting of the Thanet Coast & Sandwich Bay RAMSAR, Sandwich Bay to Hacklinge Marshes SSSI and Sandwich Bay SAC. Large irregular shaped site located within Sandwich Industrial Estate that is characterised by industrial and commercial uses, as well as parcels of undeveloped scrubland. Except to the east, the site is contained by existing built form. Development of this site for residential use may have a potential impact on the setting of identified landscape designations.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
SAN022	Land to the rear of Sandwich Industrial Estate	CT13 9LY	Sandwich	Sandwich	Sandwich	3.99	108	PDL	Housing																	Yes		Yes		Yes		Yes				The site is located adjacent to the Sandwich Bay Special Area of Conservation, Thanet Coast & Sandwich Bay RAMSAR and Sandwich Bay to Hacklinge Marshes SSSI that run along the northern, southern and eastern boundaries. Irregular shaped site located to the north east of Sandwich that is characterised by a combination of industrial uses and undeveloped countryside. The land is flat and is separated from the Sandwich Industrial Estate by a strip of scrubland. The site is bounded by the River Stour to the north, south and east and scrub to the west and is of an untidy commercial character within a rural riverside landscape. Development of this site for residential use may have a potential impact on the setting of identified landscape designations.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
SAN023	Land at Archers Low Farm, St George's Road, Sandwich	CT13 9LD	Sandwich	Sandwich	Sandwich	2.19	40	G	Housing					Yes											Yes				Yes		Yes		Yes				Well contained, rectangular shaped site located on the eastern edge of Sandwich. Site is bounded by linear residential development to the north, the Sandown Road to the east, undeveloped countryside to the south and residential/ agricultural buildings to the west. There is also a dwelling at the south eastern corner of the site. The land is flat and is bounded by a substantial landscape buffer comprising mature trees and hedgerows to the east, south and west, and scrub to the north. The site is well screened, with limited views of the surrounding countryside and in a discrete location. The site was removed from the Land Allocations Local Plan by the Inspector on landscape grounds however we believe there are opportunities to mitigate the potential impacts of development on the local landscape character. Existing screening will need to be retained and enhanced through the provision of coniferous and deciduous trees/planting to ensure year round screening of the site. Careful consideration will also need to be given to the design and density of any development proposal that may come forward to ensure it is in keeping with and sensitive to the existing character of this part of Sandwich.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
SAN024	Land adjacent to John's Green and Rose Nursery, Dover Road, Sandwich	CT13 0DE	Sandwich	Sandwich	Sandwich	27.69	500	G	Housing					Yes											Yes										The site is quite vulnerable but with some ability to accommodate some residential development in limited situations (with appropriate design and mitigation) without significant landscape/ visual change. Development could potentially relate to some characteristics of the area. Site identified as medium sensitivity		Site consists of a flat strip of land following the line of the A256 separating. The land consists of three distinct parcels. Site is well screened along the south-west boundary by established hedgerow and tree screening. The site is of rural appearance though is directly adjacent to an established residential area and could be viewed in relation to the surrounding built form. Overall, the site is well screened by the A256 and housing of Johns Green. There is however concern that development of the site would bring the urban form of Sandwich up to the A256, urbanising the edge of Sandwich. A generous landscape buffer would therefore be required to mitigate the impact on the landscape.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
SHE001	Land off Mill Lane	CT15 7LR	Shepherdswell	Shepherdswell with Coldred	Eythorne & Shepherdswell	18.21	100	G	Mixed													Yes			Yes										The south-western part of site is quite vulnerable but with some ability to accommodate some residential development in limited situations (with appropriate design and mitigation) without significant landscape/ visual change. Development could potentially relate to some characteristics of the area. The north-eastern part of the site is susceptible to change, and some residential development can only be accommodated in very limited situations (and with appropriate design and mitigation) without significant landscape/ visual change. Development conflicts with many landscape characteristics and some significant landscape/visual impacts are likely to occur. Site identified as high sensitivity		Large irregular shaped site, raising east to west, comprising individual field s and paddocks and a residential dwelling house in the south east. The site is largely in in an exposed location and is therefore visible from the wider open countryside. To the south and west are residential dwellings. Open countryside in all other directions. The site is rural in character and largely comprises undeveloped countryside. Development of the whole site would have a detrimental impact on the character and appearance on the wider local landscape and village setting. A degree of small-scale development could be accommodated without significant harm to the wider countryside within the field that is closest to the existing settlement and where the dwelling is contained along Mill Road Careful consideration would however need to be given to the density of any development of this site to ensure it is sensitive to the existing character of this part of the settlement.	Part	The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
SHE002	Upton House, 4 Mill Lane, Shepherdswell	CT15 7LJ	Shepherdswell	Shepherdswell with Coldred	Eythorne & Shepherdswell	0.65	20	Mixed	Housing																Yes												Site has planning permission		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
SHE003	Land to the north of Westcourt Lane, Shepherdswell	CT15 7PU	Shepherdswel	Shepherdswell with Coldred	Eythorne & Shepherdswell	13.81	100	G	Housing		Yes											Yes													The site is susceptible to change, and some residential development can only be accommodated in very limited situations (and with appropriate design and mitigation) without significant landscape/ visual change. Development conflicts with many landscape characteristics and some significant landscape/visual impacts are likely to occur. Site identified as medium-high sensitivity		Large irregular shaped site, generally flat along the southern section though to north, comprising of agricultural land. The site is relatively well contained within the wider landscape owing to existing mature treescape and hedgerows. To the south are a line of residential dwellings, The railway abuts the eastern tip of the site, separating it from the more built up area of the settlement. The site is located in an area of transitional character that largely comprises ribbon development. Development of the whole site would introduce an urbanising development in this part of the settlement that is otherwise rural in character. Careful consideration would need to be given to the design and density of any development to minimise impact on the wider landscape. A comprehensive landscaping scheme would be required if this site were to come forward.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
SHE004	Land to the north and east of St Andrew's Gardens, Shepherdswell	CT15 7LP	Shepherdswell	Shepherdswell with Coldred	Eythorne & Shepherdswell	5.46	40	G	Housing													Yes			Yes										The south-western part of site is quite vulnerable but with some ability to accommodate some residential development in limited situations (with appropriate design and mitigation) without significant landscape/ visual change. Development could potentially relate to some characteristics of the area. The north-eastern part of the site is susceptible to change, and some residential development can only be accommodated in very limited situations (and with appropriate design and mitigation) without significant landscape/ visual change. Development conflicts with many landscape characteristics and some significant landscape/visual impacts are likely to occur. Site identified as medium sensitivity	Although this site does not impact on the AONB, need to be mindful of the North Downs Way which passes through the site. Recommend early liaison with North Downs Way Trail Manager	Large irregular shaped site, raising north to south, comprising individual field s and paddocks. The site is largely in in an exposed location and is therefore visible from the wider open countryside. To the south, north and west are residential dwellings. To the east is open countryside with long-range views into the site. The site plateaus before falling to the south east. Development of the whole site would have a detrimental impact on the character and appearance on the wider local landscape and village setting. Some small-scale development could be accommodated, though careful consideration would need to be given to the design and density to avoid a detrimental impact on the setting of the village.	Part	The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
SHE005	Land to the west of Church Road, Coldred	CT15 5AQ	Coldred	Shepherdswell with Coldred	Eythorne & Shepherdswell	1.30	5	G	Housing																Yes												Small rectangular shaped site, generally flat in nature, comprising of agricultural land. The site is predominantly open and forms part of a wider agricultural field. To the south are loose grain residential dwellings. Open countryside to the north and west. The site is rural in character in an area largely comprising of ribbon development. Development of this site would represent a significant and isolated development in the open countryside.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
SHE006	Land at Botolph Street Farm, Shepherdswell	CT15 7NH	Shepherdswell	Shepherdswell with Coldred	Eythorne & Shepherdswell	0.82	20	G	Housing													Yes			Yes												Rectangular shaped site, generally flat in nature, comprising of agricultural land. Site forms part of a larger agricultural field. The site is relatively well contained along the Coxhill Road frontage though is otherwise exposed. To the north are residential dwellings, to the south is a small farmstead. The site itself is raised slightly from Coxhill Road. The site is located in an area of transitional character. Development of this site would provide a logical continuation of the built environment. Soft landscaping would be required to mitigate potential landscape visual impacts from the wider countryside.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
SHE007	Land east of Coxhill Road, Shepherdswell	CT15 7NN	Shepherdswell	Shepherdswell with Coldred	Eythorne & Shepherdswell	1.01	20	G	Housing																Yes												Rectangular shaped site comprising of agricultural land. Site forms part of a larger agricultural field. Whilst site is generally flat in nature is raises up quite significantly from Coxhill Road. The site is relatively well contained along the Coxhill Road frontage though is otherwise exposed. To the north of the site is Sheperdswell Pre School, to the south is a Grade II Listed property. Topology of land would not lend itself easily to continuous frontage development. Further, the removal of existing hedgerows would significantly erode existing landscape character of the area and should be resisted.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
SHE008	Land off Mill Lane, Shepherdswell	CT15 7LJ	Shepherdswell	Shepherdswell with Coldred	Eythorne & Shepherdswell	0.38	10	G	Housing																Yes												Small rectangular shaped site, generally flat in nature, comprising of unmanaged scrubland. The site is very well contained by the existing treescape and hedgerows and within a residential area. Development of this site would provide a logical continuation of the built environment.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
SHE009	Land to the rear of 23 Mill Lane, Shepherdswell	CT15 7LJ	Shepherdswell	Shepherdswell with Coldred	Eythorne & Shepherdswell	0.42	12	G	Housing																Yes												Irregular shaped site, raising slightly north to south comprising existing dwelling and garden/scrubland. The site is almost entirely enclosed. Small scale development could be accommodated without harm to the wider countryside.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
SHE010	Land at 50 Mill Lane, Shepherdswell	CT15 7LT	Shepherdswell	Shepherdswell with Coldred	Eythorne & Shepherdswell	0.74	22	Mixed	Housing																Yes												Rectangular shaped site, generally flat in nature, comprising of small horse paddocks. The site is separated from the settlement confines and is semi-rural in character. Development of this site would introduce an urbanising development in this part of the settlement that is rural in character		The development of this site would have a detrimental landscape impact that cannot be mitigated.
SHE011	Land to rear of 25 Mill Lane, Shepherdswell	CT15 7LJ	Shepherdswell	Shepherdswell with Coldred	Eythorne & Shepherdswell	0.21	6	G	Housing																Yes												Irregular shaped site, raising slightly north to south comprising garden/scrubland. The site is almost entirely enclosed. Small scale development could be accommodated without harm to the wider countryside.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
SHO001	Land at Churchfield Farm, Vicarage Lane, Sholden	CT14 0AL	Sholden	Sholden	Middle Deal & Sholden	5.76	48	G	Housing																												Site has planning permission amd will not be taken forward in the HELAA		
SHO002	Land at South West of Sandwich Road, Sholden, Deal	CT14 0AD	Sholden	Sholden	Middle Deal & Sholden	23.68	100	G	Housing					Yes											Yes		Yes		Yes								The site is flat and relatively well boundaried. There is some screening along Sandwich road, with greater screening along the east edge. There is built environment adjacent on the eastern side of Sandwich Road. Development of the part of the site that fronts the Sandwich Rd would be appropriate, to mirror the recent development opposite, however the development of the whole site would have an adverse impact on the wider landscape. Development here should be sensitively designed with a generous landscaping scheme to provide mitigation. Site should be considered in conjunction with SHO004.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
SHO003	Elite Car Wash, Sandwich Road, Hacklinge, Sholden	CT14 0AT	Hacklinge	Sholden/Worth	Eastry	0.27	8	PDL	Housing						Yes												Yes		Yes								The site is flat in nature and currently contains a hand car wash under the structure closest to Sandwich Road, with the area to the east of the structure used for car sales. The site is laid to concrete associated with its vehicle-orientated uses. The site is surrounded by open grassland with an extremely flat topography, and which is characterised by the prevalence of ditches and small streams. Due to the flat topography the site is visible in landscape views from the east and west, and in its current form is arguably a blight on otherwise uninterrupted views across the valley. A mitigation strategy for the landscape impact of developing houses on the site would be hard to design, given the flat topography of the valley.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
SHO004	Land adjoining Pegasus, Sandwich Road, Sholden	CT14 0AD	Sholden	Sholden	Middle Deal & Sholden	1.21	42	G	Housing					Yes											Yes										The site is able to accommodate residential development in some situations without significant landscape/ visual change. Many aspects of development (with appropriate design and mitigation) could potentially relate to the area. Site identified as low-medium sensitivity		There is very limited screening along Sandwich road, However, the site is well contained, with significant screening to the North South and West. The site is flat and well boundaried to the North South and West. There is built environment adjacent on the eastern side of Sandwich Road. Development here should be sensitively designed with landscaping provided to mitigate the wider impact.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.

STA001	Summerfield Nursery, Barnsole Road	CT3 1LD	Staple	Staple	Little Stour & Ashstone	1.40	16	PDL	Housing					Yes	Yes											Yes											Site has planning permission		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
STA002	Warren House, Buckland Lane	CT3 1JY	Staple	Staple	Little Stour & Ashstone	0.43	10	PDL	Housing					Yes												Yes											Square shaped site located at the south eastern edge of Staple, an area predominantly characterised by linear residential development and undeveloped agricultural land. The site is located on land classified as grade 1 BMV agricultural land. The land is flat however raised above road level and is bounded by mature hedgerows and trees. There are mature tress present onsite. The site contributes toward softening the urban edge of the built form and is well screened from the wider undeveloped land to the south. Full development of this site would intensify and urbanise an area that is predominantly semi-rural in character. Development of this site would result in a loss of grade 1 BMV agricultural land. If the site were to come forward then careful consideration will need to be given to the design and density of any development proposal that may come forward to ensure it is in keeping with and sensitive to the character of this part of Staple. For example, limiting development to that of low density and frontage development. Existing screening would need to be retained and further planting/landscaping may be required.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
STA003	The Barn, Chapel Lane, Barnsole	CT3 1NX	Staple	Staple	Little Stour & Ashstone	0.37	5	G	Housing					Yes																							Small irregular shaped parcel located to the west of Staple, an area characterised by interspersed residential development and undeveloped countryside. The land is relatively flat and is bounded mature hedgerows to the south and sparse hedging to the west. There is no delineation to the north and the east is bounded by an informal track associated with the use of agricultural buildings to the east. The site is exposed to the wider undeveloped countryside to the north and west. Careful consideration will need to be given to the design and density of any development proposal that may come forward to ensure it is in keeping with and sensitive to the character of this part of Staple.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
STA004	Land at Durlock Road, Staple	CT3 1JD	Staple	Staple	Little Stour & Ashstone	0.24	8	G	Housing					Yes												Yes											Irregular shaped site located at the northern edge of Staple, an area predominantly characterised by sporadic residential development (to the west) and undeveloped agricultural land (to the east). The site is located on land classified as grade 1 BMV agricultural land. The site contributes towards the semi-rural landscape at the entrance to Staple and the transitioning between the built form and the countryside to the east. The land gently rises to the north and is slightly above road level. The site is bounded by post fencing and a grass verge to the west and mature trees and hedgerows to the south, east and part of the northern boundary. It is therefore well screened from the wider undeveloped landscape to the east. The development of the site for low density housing would present an opportunity for a logical extension to the existing built form. Development of this site would however result in a loss of grade 1 BMV agricultural land. Careful consideration will need to be given to the design and density of any development proposal that may come forward to ensure it is in keeping with and sensitive to the character of this part of Staple. Existing screening will need to be retained and further planting/landscaping may be required.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
STA005	Animal Farm, Mill Road, Staple	CT3 1LH	Staple	Staple	Little Stour & Ashstone	0.99	30	G	Housing						Yes											Yes											Large irregular shaped site located at the western edge of Staple, an area characterised by linear development, dispersed dwellings with large grounds and undeveloped agricultural land. The land is relatively flat however raised above the level of Lower Road. The site is bounded by mature hedgerows to the north west and the rear of a property which lies adjacent to the eastern boundary. Development of this site would urbanise part of Staple that acts as a transitional green space between the urban form and undeveloped countryside and would therefore be uncharacteristic. Development would encourage the sprawl of the existing built for into the countryside and would be visible from the wider landscape to the north. Development would therefore have an impact on the character and appearance of the village setting, as well as the wider landscape to the north and east.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
STA006	Land fronting Lower Road, Staple	CT3 1LH	Staple	Staple	Little Stour & Ashstone	0.70	18	Mixed	Housing					Yes												Yes											Rectangular shaped site located at the western edge of Barnsole, to the east of Staple, an area characterised by undeveloped countryside and low density linear residential development. The land is flat and bounded by post fencing with a mature hedgerow along the western boundary. The site is well exposed to the wider undeveloped landscape to the north and contributes towards softening the urban edge of Staple, as well as the rural character of the entrance to the village. The site currently acts as a green wedge between Staple and a neighbouring hamlet. Development of this site would urbanise a part of Staple that largely contributes towards the rural character of the entrance to the village and would encourage the sprawl of the existing built form into the countryside. Additionally, development would encourage the coalescence of Staple and barnsole. Given the exposed location of the site, any development would be highly visible from the wider undeveloped landscape to the north and west. Development of this site would have a detrimental impact on the character and appearance of the village setting and wider local landscape to the north.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
STA007	Mill Road, Staple - larger site	CT3 1JZ	Staple	Staple	Little Stour & Ashstone	4.11	120	G	Housing					Yes												Yes											The site lies someway out of the settlement, to the south of a recreation ground that is protected public open space. The site is located on land classified as grade 1 BMV agricultural land. Development of this site would result in a loss of grade 1 BMV agricultural land. There is minimal opportunity to mitigate the impact of development on the local landscape character.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
STA008	Mill Road, Staple - smaller site	CT3 1JZ	Staple	Staple	Little Stour & Ashstone	2.10	20	Mixed	Housing					Yes												Yes											Large irregular shaped site comprising two parcels located to the south east of staple, an area that is predominantly characterised by undeveloped countryside and is therefore rural in character. The site is located on land classified as grade 1 BMV agricultural land. The northern parcel is raised above Mill Road however screened from the wider landscape to the south by the existing treeline along its southern boundary. This parcel is bounded by grassland to the north, mature trees and hedgerows to the south. The southern parcel is also raised above Buckland Lane and bounded by heavy tree coverage to the north and mature hedgerows to the west. There is no delineation to the east and south and is therefore relatively exposed to the wider undeveloped landscape to the south and east. The site is adjacent to a recreation ground that is identified as protected public open space. The development of the whole site would have a detrimental impact on the landscape. However there may be the potential for frontage development along Mill Road. Careful consideration will need to be given to the design and density of any development proposal that may come forward to ensure it is in keeping with and sensitive to the character of this part of Staple. Planting/landscaping would be required to ensure the provision of screening.	Part	The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
STA009	Land North of Lower Road and to the east of Durlock Road, Staple (SUT03)	CT3 1JX	Staple	Staple	Little Stour & Ashstone	0.69	20	G	Housing					Yes												Yes											Irregular shaped site located at the northern edge of Staple, an area predominantly characterised by sporadic residential development (to the west) and undeveloped agricultural land (to the east). The site contributes towards the semi-rural landscape at the entrance to Staple and the transitioning between the built form and the countryside to the east. The land gently rises to the north and is slightly above road level. The site is bounded by post fencing and a grass verge to the west and mature trees and hedgerows to the south, east and part of the northern boundary. It is therefore well screened from the wider undeveloped landscape to the east. Development of a lower density may present an opportunity for a logical extension to the existing built form. Careful consideration will need to be given to the design and density of any development proposal that may come forward to ensure it is in keeping with and sensitive to the character of this part of Staple. For example, limiting development to that of low density and frontage development.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
STA010	Land between Fairview and Chapel Lane, Lower Road/Fleming Road, Barnsole	CT3 1LH	Staple	Staple	Little Stour & Ashstone	1.11	30	G	Housing					Yes												Yes											Large irregular shaped site located to the west of Staple in a neighbouring hamlet (Barnsole). This area is predominantly characterised by a mix of uses ranging from ribbon development and a nursey to undeveloped countryside. The land is relatively flat however gently rises to the west to where it meets adjacent residential properties and is screened by grassland to the south (along Lower Road), and mature hedgerows and trees. The site separates two clusters of development along Lower Road. Although disconnected from Staple, development of this site may present a logical infilling along Lower Road which is unlikely to have an adverse impact on the character and appearance of Barnsole, the setting of Staple and the wider local landscape to the north. Careful consideration will need to be given to the design and density of any development proposal that may come forward to ensure it is in keeping with and sensitive to the character of this part of Barnsole.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
STA011	Land adjoining the Rookery, Durlock Road, Staple	CT3 1JU	Staple	Staple	Little Stour & Ashstone	0.71	25	G	Housing					Yes												Yes											Rectangular strip of land located at the northern edge of Staple, an area predominantly characterised by sporadic residential development (to the south west) and undeveloped agricultural land (to the east, north and wider west). The site contributes towards the semi-rural landscape at the entrance to Staple and the transitioning between the built form and the countryside to the east. The land falls gently to the south to the north and is bounded by a combination of post fencing and mature hedgerows. The site is relatively exposed to the wider undeveloped landscape to the east. Development of this site would urbanise an area of Staple that is semi-rural in character and would encourage urban sprawl into the undeveloped countryside to the east. Development of this site would be highly visible from the wider landscape to the east and would be out of keeping with the character of the village setting. Any development would therefore have a detrimental impact on the character and appearance of the village setting, as well as the wider local landscape to the east, wider west and north.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
STA012	The Three Tuns, The Street, Staple	CT3 1LN	Staple	Staple	Little Stour & Ashstone	0.48	9	PDL	Housing																												Site has planning permission amd will not be taken forward in the HELAA		
STM001	Land adjacent to Sea Street and backing onto rear of properties at Lighthouse Rd	CT15 6JA	St Margaret's at Cliffe	St Margarets	St Margaret's at Cliffe	2.65	80	G	Housing		Yes						Yes									Yes				Yes		Yes				The AONB lies to the north and south of this open land as St Margaret's at Cliffe and St Margaret's Bay are surrounded by, but outside the AONB. A rectangular site with mature hedgerow and trees to the northern and eastern boundary. There are no distinguishing features that delineate the southern and western boundaries though. The site gently slopes downwards from the eastern boundary to the western boundary. The site lies within a stretch of open land that separates St Margaret's at Cliffe and St Margaret's Bay, meaning the site is outside but adjacent to settlement confines. This land is of great important space as it provides a 'green' separation between the two settlements. This separation ensures the individual character of the two settlements is maintained and supports the setting of the AONB. The development of this site would therefore fundamentally change the landscape and character of the whole settlement. Development encroaching onto this land would also have a detrimental impact on the setting and longer landscape views of the AONB to the north and south		The development of this site would have a detrimental landscape impact that cannot be mitigated.
STM002	Land adjacent to junction of Station Road and Dover Road	CT15 6EP	St Margaret's at Cliffe	St Margarets	St Margaret's at Cliffe	1.70	50	G	Housing	Yes							Yes									Yes									The site is susceptible to change, and some residential development can only be accommodated in very limited situations (and with appropriate design and mitigation) without significant landscape/ visual change. Development conflicts with many landscape characteristics and some significant landscape/visual impacts are likely to occur. Site identified as medium-high sensitivity		Arable land within the AONB. Mature hedgerow and trees along the boundary of the site with the Dover Road and along the top half of the boundary with Station Road. The hedgerow along Station Road then becomes sparser. There are no distinguishing features that delineate the northern/ western boundaries though. Irregular shaped site formed around the existing residential property. The residential property is surrounded by mature trees and very well. Site slopes downwards from its eastern boundary with the Dover Road to its north/western boundary screened. The site is open and there are far reaching views into the AONB. Site is outside but adjacent to settlement confines. Pylons cross the site from north to south. It is unlikely mitigation can limit the impact of the development on the AONB.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
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 Margarets	St Margaret's at Cliffe	1.57	40	G	Housing	Yes						Yes										Yes				Yes		Yes				Agree only northern half of site suitable for development	The majority of the site falls within the AONB and the Heritage Coast. The approximate edge of these designations runs parallel to the Farm access road and bisects the northern portion of the site. The site is adjacent to, but outside, settlement confines. The boundaries of the site are marked by thick, tall hedgerows along Reach Road, a tree line which extends part of the way from the rear of Roman Way towards the Reach Court Farm access road, and another tree line along the site's south-western boundary. The development of the whole site would have a detrimental impact on the landscape and the AONB. However, with appropriate design and mitigation the northern half of the site, adjacent to the settlement confines could be taken forward for development. Any development would need to be sympathetically designed to fit with the village grain, and the screening along the south-eastern boundary of the northern field (closest to Reach Court Farm) would need to be improved in order to protect views from Open Space and the SSSI to the south-east of Reach Court Farm.	Part	The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
STM004	Land adjacent to Seaways, Bay Hill	CT15 6DU	St Margarets Bay	St Margarets	St Margaret's at Cliffe	0.31	2	G	Housing		Yes						Yes									Yes				Yes		Yes					The land falls away steeply towards the coast. The site is close to the AONB and Heritage Coast designations. The whole of the site is protected by an area Tree Preservation Order although a number of the more mature trees have been affected by age and adverse weather. The site is now developing a secondary tree cover together with scrub which lends a rural character to this part of Bay Hill and maintains the contribution to the overall character of the area. Development would reduce the tree cover and impact upon the water absorptive capacity of the hillside. This could lead to surface flood concerns for existing down-slope properties.		The development of this site would have a detrimental landscape impact that cannot be mitigated.

STM005	South Goodwin House, 69 Granville Road, St Margarets	CT15 6DT	St Margaret's	St Margarets	St Margaret's at Cliffe	0.29	5	Mixed	Housing	Yes							Yes									Yes			Yes		Yes						The part of the site that is outside of confines (i.e the garden) is in the AONB. A rectangular site comprising a large detached residential dwelling and associated garden land. Mature hedgerow and trees along part of the northern boundary, and along the eastern and southern boundaries. Site slopes downwards from its boundary with Granville Road towards the cliff edge at the southern boundary. The part of the site with the dwelling house on is within confines and the rest of the site (i.e. the garden) is outside of confines. An SSSI and SAC lies directly to the south and west of the site. Site is also within a coastal change management area. Mature trees present on the site. The site forms the final residential plot along Granville Road before you enter the Kingsdown Cliffs and AONB. This site provides a clear end to the residential development along Granville Road and marks the start of the Kingsdown Cliffs and AONB. Development here would therefore change the character of this area and encroach into the AONB. Development of the site would have a significant and detrimental impact on the AONB and Heritage Coast and conflict with the purpose of these designations. The adjacent SSSI and SAC would also be impacted by any development here		The development of this site would have a detrimental landscape impact that cannot be mitigated.
STM006	Land at New Townsend Farm, Station Road, St Margarets	CT15 6ES	St Margaret's	St Margarets	St Margaret's at Cliffe	13.35	10	G	Housing	Yes								Yes								Yes									The site is susceptible to change, and some residential development can only be accommodated in very limited situations (and with appropriate design and mitigation) without significant landscape/ visual change. Development conflicts with many landscape characteristics and some significant landscape/visual impacts are likely to occur. Site identified as medium-high sensitivity	Agree only small part of this overall site is suitable -site is very visible from cycleroute to south east of site.	Site is within the AONB and outside settlement confines. New Townsend Farm lies at the heart of the site and is surrounded by arable land and is at the bottom of the valley, the land slopes upwards on either side towards the north-western and south-eastern boundaries. Mature hedgerows along the north-western, western, southern and south-eastern boundaries There are no distinguishing features that delineate the north-eastern and eastern boundaries though. Mature trees on the site. The development of the whole of this site would constitute major development in the AONB. Development of the whole site would sit prominently in the landscape, given its position on the slopes of the valley, and would have a detrimental impact on the setting of the AONB. Development of the whole site would also prevent long distance views into the AONB. There is however the potential for a small portion of the site, behind the existing properties on Station Road, to be taken forward for development, with out significant landscape impact. Suitable screening and a generous landscaping scheme would however be required.	Part	The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
STM007	Land to the west of Townsend Farm Road, St Margarets (Site B)	CT15 6JE	St Margaret's	St Margarets	St Margaret's at Cliffe	0.63	18	G	Housing	Yes								Yes								Yes									The site is generally able to accommodate residential development without significant landscape/ visual change, or in some cases, development (with appropriate design and mitigation) might enhance the landscape. In either case development could potentially relate well to the area. Site identified as low sensitivity		The site forms a small ridge on the edge of the village, and the land slopes gently downwards from the centre of the site towards the north-west. The site is mostly rectangular and benefits from tree/hedge cover along its boundaries, as well as between the two portions of the site. Part of Site A and all of Site B falls within the AONB. An area of trees towards the north-eastern boundary of Site A is covered by TPO 1, 1976. Development here would provide a logical extension to the settlement and with careful design and landscaping it is considered that the impact on the AONB and wider landscape can be mitigated..		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
STM008	Land to the west of Townsend Farm Road, St Margarets at Cliffe (site A)	CT15 6EP	St Margaret's	St Margarets	St Margaret's at Cliffe	0.63	18	G	Housing	Yes								Yes								Yes									The site is generally able to accommodate residential development without significant landscape/ visual change, or in some cases, development (with appropriate design and mitigation) might enhance the landscape. In either case development could potentially relate well to the area. Site identified as low sensitivity		The site forms a small ridge on the edge of the village, and the land slopes gently downwards from the centre of the site towards the north-west. The site is mostly rectangular and benefits from sporadic tree/hedge cover along its boundaries, as well as between the two portions of the site.stern boundary, affording views towards the opposite valley. The land visible from the site falls within the AONB. Part of Site A and all of Site B falls within the AONB. An area of trees towards the north-eastern boundary of Site A is covered by TPO 1, 1976. Development here would provide a logical extension to the settlement and with careful design and landscaping it is considered that the impact on the AONB and wider landscape can be mitigated.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
STM009	DDC owned site - Land on west side, south of Portal School, Sea Street, St Margarets	CT15 6AW	St Margarets	St Margarets	St Margaret's at Cliffe	0.56	17	G	Housing		Yes							Yes								Yes												Almost rectangular site. The site is screened by a hedgerow on its Sea Street frontage and has a gently-sloping gradient downwards from the north-west to the south-east. There are no delineating features Which mark the south-western and south-eastern boundaries of the site. The land forms part of a 'green' buffer between the existing settlements of St Margaret's and St Margaret's Bay. This separation ensures that the character of the two settlements is maintained and remains distinct. Development on this site would fundamentally change the landscape of St Margaret's, with detrimental impacts on the setting of the AONB to the north and south		The development of this site would have a detrimental landscape impact that cannot be mitigated.
STM010	Land located between Salisbury Road and The Droveway, St Margarets-at-Cliffe	CT15 6DL	St Margarets	St Margarets	St Margaret's at Cliffe	2.72	35	G	Housing	Yes							Yes									Yes				Yes		Yes			The site is able to accommodate residential development in some situations without significant landscape/ visual change. Many aspects of development (with appropriate design and mitigation) could potentially relate to the area. Site identified as low-medium sensitivity	Caution required - if found acceptable, development would need to be low density and to conform with surrounding street pattern.	The site lies within the AONB and close to the Heritage Coast. It abuts National Trust land to the NE. The site is on a crest of a hill and despite the screening, would be visible from a long distance. The site is bounded by footpath ER26 along the SW, the vehicular cul-de-sacs of The Droveway to the NW, Salisbury Road to the SE and by National Trust land to the NE, providing a wide range of recreational walking opportunities. The site is within the 'restore and conserve' area of the Green Infrastructure network, reflecting the real opportunities for Green Infrastructure. Any development on the site would need to be low density and to conform with surrounding street pattern, with generous landscaping required to mitigate the impact on the wider landscape.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
STM011	Land to the north of Salisbury Road, St Margarets-at-Cliffe	CT15 6DP	St Margarets	St Margarets	St Margaret's at Cliffe	0.30	5	G	Housing	Yes							Yes									Yes				Yes		Yes			The site is able to accommodate residential development in some situations without significant landscape/ visual change. Many aspects of development (with appropriate design and mitigation) could potentially relate to the area. Site identified as low-medium sensitivity	Caution required - if found acceptable, development would need to be low density and to conform with surrounding street pattern.	The site is chalk grassland within the AONB and Heritage Coast. The site is on a crest of a hill and would be visible from a long distance. The site is adjacent to the National Trust land which is well-used for recreational walking. Any development would need to be low density and to conform with surrounding street pattern, with generous landscaping required to mitigate the impact on the wider landscape.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
SUT001	Land at Homestead Farm, Waldershare Road	CT15 5JA	Ashley	Sutton by Dover	Eastry	0.21	5	G	Housing																													Small rectangular shaped parcel located on the edge of Ashley. Largely flat land however the land begins to raise to the south west and is delineated by post fencing to the north west. The site is bounded by a fence to the north west, Waldershare Road to the south, a rural track associated with Homestead Farm to the east and a line of trees to the west. Whilst not screened by vegetation the site is not located in a prominent position as the land slightly raises to the north and is therefore not highly visible from the wider landscape to the north and west. The site also contributes to the context of the wider open countryside. This part of the settlement is rural in character and largely comprises ribbon development. Development of this site would introduce an urbanised edge to this part of the settlement that is rural in character and would therefore be out of keeping.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
SUT002	Land adjacent to The Folies, Downs Road, East Studdal	CT15 5DB	Sutton	Sutton by Dover	Eastry	2.57	15	G	Housing																	Yes												A large irregular shaped parcel located on the edge East Studdal. On rolling downland, gently raising from the west to the east where it continues to raise beyond the eastern boundary and then drops as part of the wider open countryside. Therefore, the site is in a prominent position and highly visible from the wider countryside to the south and the east. The site is open and bounded by a few trees, hedgerows and shrubs along the each boundary. The site is located along Downs Road that is primarily characterised by ribbon development. Whilst the development of the whole site would have an unacceptable landscape impact, it is considered that frontage development would be acpetable, and in keeping with the character of the settlement. Careful consideration must be given to density and design with appropriate landscaping and screening.	Part	The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
SUT003	Seaview, Downs Road, East Studdal	CT15 5DA	Sutton	Sutton by Dover	Eastry	0.63	10	G	Housing																	Yes												A rectangular site located to the south of properties fronting Downs Road. The land is flat and wholly comprises scrubland and coarse grassland that continues to develop into woodland which appears to be unmanaged. This part of the village is primarily characterised by ribbon development and the site is adjacent to open fields to the south. Development of this site would be against the grain of the existing ribbon development of this part of the village and would urbanise the setting of the village that is of open countryside and therefore rural in character. Development of this site would have a significant impact on the wider landscape to the south, as well as the character and appearance of the village setting.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
SUT004	Land adjacent ot 1 Downs Close, East Studdal	CT15 5BY	Sutton	Sutton by Dover	Eastry	0.71	10	G	Housing																	Yes												A rectangular site located to the south of properties fronting Downs Road and the south east of Downs Close. The land is flat and wholly comprises scrubland and coarse grassland that continues to develop into woodland which appears to be unmanaged. This part of the village is primarily characterised by ribbon development and the site is adjacent to open fields to the south and east. Development of this site would be against the grain of the existing ribbon development of this part of the village and would urbanise the setting of the village that is of open countryside and therefore rural in character. Development of this site would have a significant impact on the wider landscape to the south and east, as well as the character and appearance of the village setting.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
SUT005	The Homestead, Homestead Lane, East Studdal	CT15 5BN	Sutton	Sutton by Dover	Eastry	1.76	30	G	Housing																													Site has planning permission		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
SUT006	Land adjacent to Stoneheap Road, East Studdal	CT15 5BU	Sutton	Sutton by Dover	Eastry	1.52	35	G	Housing																	Yes												Large irregular shaped site located at the northern end of East Studdal that is characterised by ribbon development. The site is bounded by mature trees and hedgerows to the west and south and delineated by post fencing along the northern and eastern boundaries. The land is slightly elevated to the south and is therefore in a prominent location and with the removal of treescape would be highly visible from the residential properties from the south of the site and the open countryside to the east. Any development would be against the grain of the existing ribbon development of the settlement and would introduce intrusive urban form into the village setting that primarily features open countryside. Development of this site would have an impact on the wider landscape to the east and north east, as well as the existing character and appearance of the village setting.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
SUT007	East Studdal Nursery, Downs Road, East Studdal	CT15 5DB	East Studdal	Sutton by Dover	Eastry	1.00	30	PDL	Housing																	Yes												Site has planning permission		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
SUT008	Land at Fieldings, Stoneheap Road, East Studdal (SUT06)	CT15 5BU	East Studdal	Sutton by Dover	Eastry	0.42	10	Mixed	Housing																	Yes												A rectangular site located north of East Studdal comprising mature trees and hedgerows along the north eastern, eastern, south western and western boundaries. The land is flat however slightly raised above road level to the east. The site is relatively well contained by the existing treescape and hedgerows. The surrounding parcels are characterised by small village edge paddocks. Any development of this site would potentially have a wider landscape impact from views beyond the northern boundary and impact on the existing character of the village setting.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
SUT009	Downs Road, East Studdal (SUT01)	CT15 5DA	East Studdal	Sutton by Dover	Eastry	1.26	5	G	Housing																	Yes												Long irregular shaped site bounded by shrubs and sparse hedgerows to the north and west, as well as residential properties to the east. The land is relatively flat however is elevated slightly raising towards the south and east – the southern part of the site is exposed to the wider landscape to the south. This part of the settlement is characterised by low density ribbon development. Whilst the development of the whole site would have an unacceptable landscape impact it is considered that frontage development along here would be in keeping with the character of the settlement. Consideration should be given to the design and density of development here with suitable landscaping required.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
SUT010	Land to the east of Homestead Farm, Ashley	CT15 5JA	East Studdal	Sutton by Dover	Eastry	1.64	50	Mixed	Housing				Yes																									Large triangular shaped parcel located on the edge of the Ashley characterised by ribbon development. The site is located on flat land and bounded by mature trees and hedgerows and is relatively well contained however it is in a prominent position as the open fields to the west of the site fall. Any development would be against the grain of the settlement and would introduce an intrusive urban character into the open countryside. Development would have a detrimental impact on the wider landscape to the west and south, the rural character and setting of the village.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
SUT011	Chapel Lane, Ashley	CT15 5HS	East Studdal	Sutton by Dover	Eastry	1.75	50	G	Housing																													Large irregular shaped parcel located at the eastern edge of Ashley that is primarily characterised by ribbon development and vast open countryside. The land is relatively flat rising gently to the west and south and is bounded by small hedgerows and is therefore is in a relatively exposed part of the village. The landscape continues to rise beyond the northern boundary and to the north of Chapel Lane. Development of this site would be against the grain of the existing character of the settlement and would be introducing urban form into open countryside that currently acts as a green wedge between East Studdal and Ashley. Any development would be highly visible from the wider landscape to the south and east. Development of this site would therefore have a detrimental impact on the wider landscape and character and appearance of the village setting.		The development of this site would have a detrimental landscape impact that cannot be mitigated.

SUT012	Land adjacent to Fieldings, Stoneheap Road, East Studdal	CT15 5BX	East Studdal	Sutton by Dover	Eastry	0.40	10	G	Housing																Yes											The site is enclosed from wider landscape views and the grass section is screened to the rear by trees. The vegetation-covered portion of the site has trees in its centre and does not appear to be screened to the rear. The site's frontage onto Stoneheap Road is marked by a tall hedgeline along the entirety of the southwestern two thirds of the site. The site slopes upwards in a south-easterly direction away from Stoneheap Road. Any development of this site would potentially have a wider landscape impact from views beyond the site and impact on the existing character of the village setting.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
TEM001	Land to the west of the A2 near Whitfield roundabout	CT16 3AP	Dover	Temple Ewell	Lydden & Temple Ewell	12.03	300	G	Housing												Yes		Yes		Yes											The AONB is situated to the south east of Temple Ewell. Large rectangular parcel located to the north east of the parish of Temple Ewell which is primarily characterised by the open countryside of the Whitfield Valley. The site acts as a buffer between Temple Ewell and the A2, as well as a green wedge between Temple Ewell and Whitfield. The land is flat however in an elevated position above the valley of the Dour, siting above the A2 and slopes in a south easterly direction. It is therefore exposed to the wider landscape in the south, east and west and is highly visible from the A256 Whitfield Hill. As it is located within a wider parcel under the same land ownership there is no delineation of the site however the wider parcel is screened by mature trees to the west, north and south, and mature hedgerows to the east. The Temple Ewell and Lydden Downland LWS is located to the south and east of the site, the Lydden and Temple Ewell Downs SAC lies to the west and designated public open space to the south. Development of this site would be highly visible from the wider landscape to the east, west and south and would be disconnected from the existing urban grain of Temple Ewell. Development would urbanise this part of Temple Ewell that comprises large expanses of open fields and would in turn be out of keeping with the setting of designated landscape assets. Development would be highly visible from the adjacent Public Footpath ER182. Any development would therefore have a detrimental impact on the wider landscape and character and appearance of the landscape desingations identified.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
TEM002	Land at Manor View Nursery, Lower Road, Temple Ewell	CT16 3DY	Temple Ewell	Temple Ewell	Lydden & Temple Ewell	1.13	25	PDL	Housing																											Site has planning permission and will not be taken forward in the HELAA		
TEM003	Manor Farmyard, Egerton Road, Temple Ewell	CT16 3BT	Dover	Temple Ewell	Lydden & Temple Ewell	0.74	20	PDL	Housing											Yes					Yes											Irregular shaped parcel located to the east of Temple Ewell parish that is characterised by open countryside of Whitfield Valley and loose urban grain with properties set in large grounds. The site currently provides a soft edge to the existing urban area and is relatively screened from the wider Whitfield Valley. The site is bounded by mature trees and hedgerows to the west, north and south of the site. There is no delineation to the east between the site and neighbouring undeveloped land. The site abuts the Temple Ewell and Lydden Downland Local Wildlife Site which is immediately north to the site. The site lies adjacent to the Kearsney Camping site. Development of the whole site would intensify the existing soft urban edge to this part of the settlement and would be out of keeping with the existing character of the parish setting and setting of the neighbouring LWS and may have a potential impact on the experience and views from the Kearsney Camping site.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
TEM004	Whitfield Valley, Dover	CT16 3BU	Dover	Temple Ewell	Lydden & Temple Ewell	8.02	240	Mixed	Housing											Yes					Yes											Large irregular shaped parcel located to the east of the Temple Ewell parish that is characterised by open countryside of Whitfield Valley and loose urban grain. The site currently provides a soft edge to the existing urban area and is relatively screened from the wider Whitfield Valley. The site is bounded by mature trees and hedgerows to the west, north and south of the site. There is no delineation to the north east between the site and neighbouring undeveloped land. The site abuts the Temple Ewell and Lydden Downland LWS which is immediately north and is adjacent to the Whitfield Down and Buckland Down LWS located to the south over the A2. Part of the site is designated open space of which the eastern part is used as a recreational camping site (Kearsney Camping Site). Development of the whole site would intensify the existing soft urban edge to this part of the settlement and would be out of keeping with the existing character of the parish setting and setting of the neighbouring LWS. The development of the whole site would result in a loss of designated open space.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
TIL001	Land on the west side of Dover Road	CT14 0JB	Tilmanstone	Tilmanstone	Eastry	0.95	15	G	Housing				Yes		Yes										Yes											Irregular shaped parcel of land in an area of transitional character. The topography of the sites slopes in an east west direction. The character of the area is peripheral residential, running parallel to the A256, one of the districts major link roads. The southern section of the site is relatively well contained by the existing treescape and hedgerows. Development of the whole site would be inconsistent with the scale and setting of the settlement in this locality, however with careful design and screening the southern portion of the site could come forward for development	Part	The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
TIL002	Dove's Corner, land to the north of Chapel Road, Tilmanstone	CT14 0JF	Tilmanstone	Tilmanstone	Eastry	4.53	63	G	Mixed				Yes		Yes										Yes											The landscape surrounding the site is relatively enclosed, albeit there are views from the east into the southern portion of the site, and from the eastern boundary of the site south-westwards across Chapel Road to the countryside beyond. The site's highest point is located near its southwestern corner, and from there the land slopes gently downwards in both northerly and easterly directions. The land is Grade 2 BMV Agricultural Land. Telegraph poles cross the site from north west to south east. The Danefield House site is bordered to its west and east by trees which are covered by TPO 1, 1984 and various individual trees close to the centre of the site are also covered by this Order. Danefield House and the site surrounding it are designated as a Priority Habitat for deciduous woodland. Good design may be capable of reducing the landscape impact of development on site, although it is not possible to mitigate these impacts entirely.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
TIL003	Danefield House, St Mary's Grove, Tilmanstone	CT14 0JS	Tilmanstone	Tilmanstone	Eastry	3.10	25	PDL	Housing						Yes										Yes											The landscape surrounding the site is relatively enclosed, albeit there are views from the east into the southern portion of the site, and from the eastern boundary of the site south-westwards across Chapel Road to the countryside beyond. The site's highest point is located near its southwestern corner, and from there the land slopes gently downwards in both northerly and easterly directions. Telegraph poles cross the site from north west to south east. The Danefield House site is bordered to its west and east by trees which are covered by TPO 1, 1984 and various individual trees close to the centre of the site are also covered by this Order. Danefield House and the site surrounding it are designated as a Priority Habitat for deciduous woodland. Good design may be capable of reducing the landscape impact of development on site, although it is not possible to mitigate these impacts entirely		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
WAL001	Land off, Station Road, Walmer	CT14 7RH	Walmer	Walmer	Walmer	11.63	223	G	Housing																											Site has planning permission and will not be taken forward in the HELAA		
WAL002	Land at Rays Bottom between Liverpool Road and Hawksdown	CT14 7PS	Deal	Walmer	Walmer	4.44	100	G	Housing						Yes						Yes				Yes											The site itself rises from Liverpool Road in the east to the residential properties at Hawksdown to the west. Tree line boundary to the west. There is no natural boundary to the south and the land continues as agricultural fields. Small scrubland area provides separation between the agricultural field and residential properties to the north. Site is open in nature with a ditch providing the only along Liverpool; Road. Site is opposite to an area of protected open space (Hawks Hill) and an area of Priority habitat. Site is open in nature. The site is relatively discrete, having housing on two sides and being located on the side of a dry valley. The sensitivity of the site is moderate as views in are limited and the flow of housing down the slope would not detract. The impact of development on the wider landscape would be minimal and this could be reduced further by providing additional buffer of landscaping along the southern boundary.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
WAL003	Land at the Western end of Hawkshill Road, Walmer	CT14 7LN	Deal	Walmer	Walmer	0.45	22	G	Housing												Yes				Yes											Site lays within Local Wildlife site Kingsdown and Walmer Beach. Irregular shaped site located at the eastern end of Hawkshill Road, which is a private, unmade, road. There are trees and scrub along the eastern, southern and western boundaries. Site abuts an area of protected open space Hawks Hill and an area of Priority habitat. Despite some hedgerow cover around the boundary, the site is located in a relatively prominent position on the crest of a hill. The site is sensitive as it is adjacent to the Historic Park. Intensification of the urban form in this location would not be in keeping with the surrounds and would have a significant adverse impact on the landscape and historic park.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
WAL004	Land to the rear of 20 and 64 Mayers Road, Walmer	CT14 7RJ	Walmer	Walmer	Walmer	0.72	21	G	Housing					Yes										Yes												The site is a collection of allotments, the site is contained by dwellings on the Northern and Eastern side, a screened field to tot the South and rail line scrubland to the west. There are access issues to the site. The loss of allotments on this site would not be supported.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
WAL005	Land rear of Hawks Hill House, Hawkshill Road, Kingsdown	CT14 7LN	Kingsdown	Ringwould with Kingsdown	Ringwould	14.08	400	G	Housing												Yes				Yes											Site abuts Local Wildlife site Kingsdown and Walmer Beach. Site abuts an area of protected open space Hawks Hill and an area of Priority habitat. PROW ED64 delineates the southern boundary. Site is located in a prominent position on the crest of a hill. The site is sensitive as it is adjacent to the Historic Park. Intensification of the urban form in this location would not be in keeping with the surrounds and would have a significant adverse impact on the landscape and historic park. The Local Wildlife Site (also Open Access Land) would be easily accessible by the residents of any new properties, which could increase recreational pressures on that site.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
WAL006	Land off Dover Road, Walmer	CT14 7PE	Deal	Ringwould with Kingsdown	Ringwould	4.08	85	G	Housing																											Site has planning permission and will not be taken forward in the HELAA		
WHI001	Land to the north west of Whitfield's current housing allocation	CT15 5AD	Dover	Shepherdswell with Coldred/Tilmanstone	Eastry/Eythorne & Shepherdswell	69.02	600	G	Housing			Yes								Yes			Yes								Yes		Yes			A logical extension to existing allocated urban extension to Whitfield. The site has the potential to soften the built environment northern edge of what is at present a hard edge to the urban extension. Landscape design of the site will need to buffer the Ancient Wood which abuts the site to the north and to provide a soft entrance to the Whitfield urban extension from views looking south.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
WHI002	Eastling Down Farm, Sandwich Road, Waldershare	CT15 5AS	Sutton	Tilmanstone	Eastry	0.90		Mixed	Housing				Yes								Yes															Site consists of rectangular shaped agricultural land and residential property located in a semi-rural location though in close proximity to the Sandwich Road A256 junction. The site is flat and relatively open though with a sporadic tree line and scrub offers some enclosure. This site should be considered in the context of the Whitfield Urban Expansion for which there is an adopted masterplan as the site lies upon the boundary of this. Considered in isolation, development of this site would represent a significant and remote development in the open countryside.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
WHI003	Eastling Down Farm, Sandwich Road, Waldershare	CT15 5AS	Sutton	Tilmanstone	Eastry	0.39		Mixed	Housing				Yes								Yes															Site consists of rectangular shaped parcel of land. The site is flat and relatively open though with a sporadic tree line and scrub offers some enclosure. This site should be considered in the context of the Whitfield Urban Expansion for which there is an adopted masterplan as the site lies upon the boundary of this. Considered in isolation, development of this site would represent a significant and remote development in the open countryside.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
WHI004	Eastling Down Farm, Sandwich Road, Waldershare	CT15 5AS	Sutton	Tilmanstone	Eastry	0.82		Mixed	Housing				Yes								Yes															This site should however be considered in the context of the Whitfield Urban Expansion for which there is an adopted masterplan as the site lies upon the boundary of this. Considered in isolation, development of this site would represent a significant and remote development in the open countryside.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
WHI005	Field adjacent to Singledge Manor, Singledge Lane, Whitfield	CT15 5AD	Whitfield	Shepherdswell with Coldred	Eythorne & Shepherdswell	1.49		G	Housing				Yes								Yes															Large off-rectangular grassy site which slopes gently westwards from Singledge Cottage towards its high point at an earth bund close to the western edge of the field. The land between the site and Whitfield forms the western flank of the Whitfield Urban Expansion. The site is bound by woodland to the west, a fence and Singledge Lane to the south, the isolated developments of Singledge Cottage and Singledge Farm to the east and open farmland to the north. The Site could appropriately be taken forward if planned in conjunction with the wider Whitfield Expansion		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
WHI006	Guide Hut, Sandwich Road, Whitfield	CT16 3NG	Dover	Whitfield	Whitfield	0.24	8	Mixed	Housing				Yes											Yes												Owing to its village centre location and the relatively flat topography of the surrounding area, the site is enclosed by development and so there are no wider landscape views of the site, However the presence of a number of trees on and adjoining the site help to give a more rural character than in other areas of Whitfield. If the site were to come forward for development then the trees on-sidte would need to be retained where possible.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
WHI007	Holly Lodge Retirement Community, Holly Lodge, Sandwich Road, Whitfield	CT16 3JP	Dover	Whitfield	Whitfield	3.68		G	Other															Yes												Brownfield site within the existing Whitfield urban extension allocation. Taken in a separate context redevelopment of the site with good design could provide a positive contribution to the landscape.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
WHI008	Managed Expansion of Whitfield	CT16 3JY	Whitfield	Whitfield	Whitfield	310.12	5575	G	Housing			Yes									Yes		Yes		Yes						Yes		Yes			An existing allocation with a SPD produced containing detailed landscape considerations and conclusions for development mitigation.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
WHI009	Land to rear of Archers Court Road, Whitfield	CT16 3HP	Whitfield	Whitfield	Whitfield	1.67	28	G	Housing																											Site has planning permission and will not be taken forward in the HELAA		
WIN001	Land off Preston Hill	CT3 1EJ	Wingham	Wingham	Little Stour & Ashstone	5.17	60	G	Housing					Yes											Yes											Large irregular shaped site located at the northern edge of Wingham, an area predominantly characterised by ribbon development and undeveloped agricultural land and open countryside. The land falls gently to the west and is bounded by mature trees and hedgerows to the east, north and south however there is no delineation to the west where the land continues as an undeveloped orchard. As the land gently rises to the east towards Preston Hill, it is highly visible from the wider undeveloped landscape to the west. Development of this site would urbanise an area of Wingham that is semi-rural in character and would encourage the sprawl of the existing built form into the open undeveloped countryside. Development of this site would also be highly visible from the wider landscape to the west. Any development would have a detrimental impact on the character and appearance of the village setting and the wider local landscape to the west.		The development of this site would have a detrimental landscape impact that cannot be mitigated.

WIN002	Land off Preston Hill Road	CT3 1DB	Wingham	Wingham	Little Stour & Ashstone	1.02	20	G	Housing					Yes																								Large rectangular shaped site located at the northern edge of Wingham, an area predominantly characterised by ribbon development and undeveloped agricultural land and open countryside. The site is in an exposed location and is therefore visible from the wider open countryside. To the east is a line of residential dwellings. Open countryside in all other directions. Development of this site would urbanise an area of Wingham that is semi-rural in character and would encourage the sprawl of the existing built form into the open undeveloped countryside		The development of this site would have a detrimental landscape impact that cannot be mitigated.
WIN003	Land adjacent to Staple Road	CT3 1LX	Wingham	Wingham	Little Stour & Ashstone	0.83	20	G	Housing					Yes												Yes												Rectangular shaped site, generally flat in nature, currently comprising of small horse paddocks. To the east and west are residential dwellings, to the south is Wingham Industrial estate, to the north is open countryside. Although the site is located on the edge of the village, the site is located within walking distance of the local school and, although would take a little longer, the village centre. It is considered that development could be accommodated without harm to the wider countryside or a detrimental impact on the wider landscape due to the existing built form, which creates a backdrop, and the existing hedge line. This would be further enhanced by creating a soft edge along the eastern boundary. Careful consideration will need to be given to the density of any development of this site to ensure it is sensitive to the existing character of this part of the settlement.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
WIN004	Land adjacent to White Lodge, Preston Hill	CT3 1DB	Wingham	Wingham	Little Stour & Ashstone	0.31	8	PDL	Housing					Yes																								Small square shaped site generally flat though rising slightly from south to north. Site comprises of managed grassland with a number of trees forming part of the entrance to White Lodge, a residential dwelling. The site is relatively well contained by the existing treescape and hedgerows. The site is located in an area of transition, rural in character and largely comprises ribbon development Site has limited views towards the settlement. Any development would be required to provide significant buffer/green edge to road in order to retain the open character of the street		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
WIN005	Old Railway Station, Canterbury Road, Wingham	CT3 1NH	Wingham	Wingham	Little Stour & Ashstone	1.92	6	Mixed	Housing					Yes												Yes												Triangular shaped site located to the south west of Wingham, an area characterised by paddocks, and undeveloped grassland and agricultural land. The land dips to the east and is raised where the existing property lies (in the west). The site is bounded by mature trees and hedgerows and is well contained. The site is currently used as a café with parking and an event space with temporary structures. Its semi-rural character plays a key role in the transition of land from the urban form to the countryside.It also plays a key role in the semi-rural character of the entrance to the village. Development of this site would be incongruous and disconnected from the existing built form. It would also urbanise the existing soft semi-rural edge to the settlement and encourage urban sprawl into the undeveloped countryside. Development of this site would have a detrimental impact on the character and appearance of the village setting and surrounding wider local landscape.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
WIN006	Land at Broomhill, Gobery Hill, Wingham	CT13 1JJ	Wingham	Wingham	Little Stour & Ashstone	1.32	11	G	Housing					Yes												Yes												Large irregular shaped site, on a relatively steep, south west facing slope, comprising of unmanaged grassland. Whilst the site is relatively well contained by residential buildings to the east and the existing treescape and hedgerows to the north and west, it is more exposed to the south with views towards the built form of Wingham. The site is located in an area of transitional character. Any development of the site should be set back from Gobery Hill road to mitigate against what would otherwise visually prominent development.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
WIN007	Wingham Engineering Works and land to the east, Goodnestone Road, Wingham	CT3 1AQ	Wingham	Wingham	Little Stour & Ashstone	5.63	162	Mixed	Mixed					Yes												Yes												Large triangular shaped site comprising of a mixed building types, including industrial units, sheds portacabins, residential building and farmland. The site is largely unscreened and highly visible within the wider landscape. The existing site and buildings are considered to have a detrimental impact upon the wider landscape. Development of the site could provide an opportunity to improve existing landscape impact.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
WIN008	Land lying on the north eastern fringe of Wingham and north of the A257	CT3 1JJ	Wingham	Wingham	Little Stour & Ashstone	5.52	105	G	Housing					Yes												Yes									The site is susceptible to change, and some residential development can only be accommodated in very limited situations (and with appropriate design and mitigation) without significant landscape/visual change. Development conflicts with many landscape characteristics and some significant landscape/visual impacts are likely to occur. Site identified as medium-high sensitivity		Large rectangular shaped site on south west facing slope, dipped in the centre though raising east to west. The site is laid to orchard surrounded by further orchard and countryside. The site is some distance from the settlement confines and is semi-rural in character. The site is relatively well contained by boundary screening though the size of the site means it makes an important contribution to the openness of the wider countryside. Development of this site would harm the character and appearance of the area including the local landscape and setting of the village within the countryside.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
WIN009	Land at Cedar Lodge, Canterbury Road, Wingham	CT3 1BB	Wingham	Wingham	Little Stour & Ashstone	5.47	50	Mixed	Housing					Yes												Yes												Large rectangular shaped site, generally flat in nature, with some sloping from East to West. Site comprises of a number of horse paddocks and a residential dwelling house. The site is well contained by the existing treescape and hedgerows. To the north lays the built confines of Wingham, to the northeast is Wingham Primary School and open countryside in all other directions. The site is semi-rural in character. Development of this site would significantly impact on the rural setting of Wingham and impact on views from the South and South East of the site looking north. It is hard to envisage that the impact on the landscape and rural setting of the village by development could be sufficently mitigated against. Some development in the northern half of the site maybe achievable if there was sufficent landscape buffering and mitigation to protect views from the south and the southern rural setting of Wingham.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
WIN010	Land east of Adisham Road, Wingham	CT3 1AU	Wingham	Wingham	Little Stour & Ashstone	1.75	40	G	Housing					Yes												Yes												Rectangular shaped site in an area predominantly characterised by a large expanse of undeveloped agricultural land. The land is flat however raised above the road level and is bounded by an embankment to the west, mature trees and hedgerows to the north and east however there is no delineation to the south. The site is in a prominent location and visible from the wider local landscape. The site largely contributes to the open and rural character of the entrance to Wingham from the south. Given the elevation of the site, any development would be highly visible from the wider undeveloped landscape to the south and west. There is minimal opportunity to mitigate the impact of development on the local landscape character.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
WIN011	Land west of Adisham Road, Wingham	CT3 1AZ	Wingham	Wingham	Little Stour & Ashstone	2.01	50	G	Housing					Yes												Yes												Rectangular shaped site located to the south of Wingham, an area predominantly characterised by a large expanse of undeveloped agricultural land. The land is flat and raised above the road level and is bounded by an embankment. The site largely contributes to the open and rural character of the entrance to Wingham from the south. Development of this site would harm the character and appearance of the area including the local landscape and setting of the village within the countryside.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
WIN012	Land to the rear of The Paddock and either side of Petts Lane (track), Wingham	CT3 1BX	Wingham	Wingham	Little Stour & Ashstone	2.15	64	G	Housing					Yes												Yes												Irregular shaped site located to the north west of Wingham, and areas predominantly characterised by undeveloped agricultural land and open countryside. The site projects into the countryside westwards and the land falls gently from the north to the south. It is bounded by mature hedgerows and trees and is well screened from the wider landscape to the north. Given the elevated topography in the northern part of the site, this area is highly visible from the south. The north eastern corner of the site comprises scrub. The site also contributes to the softening of the urban edge. Development of this site would project an urban finger into the undeveloped countryside and would therefore be uncharacteristic to this part of Wingham. Development in the northern part of the site would be highly visible form the south and would encourage the sprawl of the built form into the countryside. Any development would have a detrimental impact on the character and appearance of the village setting and wider local landscape.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
WIN013	Land fronting Gobery Hill, Wingham	CT3 1DE	Wingham	Wingham	Little Stour & Ashstone	0.97	29	G	Housing					Yes												Yes												Irregular shaped site located at the eastern edge of Wingham, an area predominantly characterised by undeveloped agricultural land/countryside. The land falls to the east and south and is bounded post fencing fronting Gobery Hill, and mature trees and hedgerows. The site contributes to the rural character of the settlement's eastern entrance and plays a key role in the soft transitioning from the urban form to the countryside. Although the majority of the site comprises mature vegetation and is well screened from the wider undeveloped countryside to the south, it is in a prominent position and visible form the settlement to the south west. Development of this site would urbanise the rural character of a major entrance to the village and would introduce an urban element into the undeveloped settlement edge. Any development would also be highly visible from views to the south west and would have a detrimental impact on the character and appearance of the village setting.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
WIN014	Footpath Field, Staple Road, Wingham,	CT3 1AL	Wingham	Wingham	Little Stour & Ashstone	3.60	50	G	Housing					Yes												Yes									The site is susceptible to change, and some residential development can only be accommodated in very limited situations (and with appropriate design and mitigation) without significant landscape/visual change. Development conflicts with many landscape characteristics and some significant landscape/visual impacts are likely to occur. Site identified as medium-high sensitivity		The site is a large arable field that going north site slopes downwards. The boundary of the site is contained with dwellings to the east and west, with trees providing screening to the north, with limited screening to the south. The site buffers to the edge of the settlement area . Development concerntrated to the south of the site would provide a natural extension to the settlements built environment, and would have the potential to provide a softer edge to the settlement.		The development of this site would have an impact on the landscape and further assessment is required to demonstrate whether this can be mitigated.
WIN015	Former Gregory's Yard, rear of 67 High Street, Wingham	CT3 1DW	Wingham	Wingham	Little Stour & Ashstone	0.31	10	Mixed	Housing						Yes											Yes												The site is flat and well contained with screening all around. There are trees and scrub dotted through the site. The site is distanced from the built environment of Wingham settlement area and any development here would be isolated in the countryside.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
WOO001	Land opposite Sunnyside Cottages, Marshborough Road	CT13 0PF	Sandwich	Woodnesborough	Sandwich	0.27	5	Mixed	Housing					Yes																								Small rectangular shape site located in the south of Marshborough, a hamlet situated to the north of Woodnesborough and an area that is predominantly rural in character comprising large expanses of undeveloped agricultural land and agricultural buildings. The land is located at the top of a ridge and rises to the south and is bounded by mature trees and hedgerows and is well screened from the residential properties to the north of Marshborough Road and the wider undeveloped landscape to the south. The site also comprises scrub to the south east. Development of this site would introduce an uncharacteristic urban finger into the countryside and would in turn encourage the urbanisation of a part of Marshborough that is largely rural. Any development would have a detrimental impact on the character and appearance of Marhsborough, the setting of Woodnesborough, as well as the wider undeveloped local landscape to the south.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
WOO002	Land at Beacon Lane Farm	CT13 0PD	Woodnesborough	Woodnesborough	Sandwich	0.14	5	PDL	Housing					Yes																								Brownfield site. Small square shaped site located to the south west of Woodnesborough, an area predominantly characterised by linear development (to the west of Beacon Lane) and agricultural land with associated properties (to the east of Beacon Lane). The land is flat and bounded by mature hedgerow to the south, Beacon Lane to the west, a small wall and vegetation associated with a neighbouring property to the north. The eastern boundary is delineated by the end of the concrete surfacing that currently provides space for customer parking. The site is relatively well contained however is visible from the wider landscape to the east. The site has a semi-rural character given its current use as a farm shop with associated parking and undeveloped scrub located in the north eastern corner of the site. It also contributes towards the soft transitioning of the linear development to the west and the undeveloped agricultural land to the east. Careful consideration will need to be given to the design and density of any development proposal that may come forward to ensure it is in keeping with and sensitive to the character of this part of Woodnesborough		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
WOO003	Land at Beacon Lane Farm (Plot 2), Beacon Lane	CT13 0PD	Woodnesborough	Woodnesborough	Sandwich	0.45	12	G	Housing					Yes																								Rectangular shaped site located to the south west of Woodnesborough, an area predominantly characterised by linear development (to the west of Beacon Lane) and agricultural land with associated properties (to the east of Beacon Lane). The land is flat and bounded by mature hedgerows to the north and west and a mound associated with the adjacent reservoir to the east however there is no delineation to the south. The site is relatively well contained due to the boundary of the adjacent reservoir however is visible from the wider landscape to the south. There is a pond located to the south east of the site. The site has a semi-rural character given the adjacent farm shop, residential dwellings and undeveloped countryside. It also contributes towards the soft transitioning of the linear development to the west and the undeveloped agricultural land to the east. Development of this site would urbanise an area that is semi-rural in character and would in turn encourage the intensification of the east of Beacon Lane that is predominantly rural in character and contributes to the soft entrance to Woodnesborough. Development of this site would also be visible from the wider landscape to the south. Full development of this site would have a detrimental impact on the character and appearance of the setting of Woodnesborough and wider local landscape to the east, south and north.		The development of this site would have a detrimental landscape impact that cannot be mitigated.

WOO004	Land adjacent to Marshborough Cottage, Farm Lane	CT13 0PH	Woodnesborough	Woodnesborough	Sandwich	0.27	2	G	Housing					Yes																										Irregular shaped site located in the north of Marshborough, a hamlet situated to the north of Woodnesborough and an area that is predominantly rural in character comprising large expanses of undeveloped agricultural land and agricultural buildings, as well as dispersed residential dwellings with large grounds. The land is relatively flat and is bounded by mature trees and hedgerows to the west and north, and scrub to the south and east. The site is well contained and screened from the wider undeveloped landscape to the north. Development of this site would encourage the intensification thorugh infilling between existing dispersed residential properties and would in turn encourage the urbanisation of a part of Marshborough that is semi-rural in character. Full development of this site would have a detrimental impact on the character and appearance of Marshborough, the setting of Woodnesborough, as well as the wider undeveloped local landscape to the east and north.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
WOO005	Beacon Lane Nursery, Beacon Lane, Woodnesborough	CT13 0PB	Woodnesborough	Woodnesborough	Sandwich	1.03	5	PDL	Housing					Yes																										Rectangular shaped site located to the south west of Woodnesborough, an area predominantly characterised by linear development (to the west of Beacon Lane) and agricultural land with associated properties (to the east of Beacon Lane). The land is flat and bounded by mature hedgerows to the west, and fencing and hedgerows to the south and north. The eastern boundary comprises shallow hedging. The site is located between two strips of residential development to the west of Beacon Lane and contributes to the semi-rural and horticultural character of this part of Woodnesborough which also comprises agricultural related units and a farm shop. Part of the site has permission for the relocation of the adjacent funeral parlour and chapel of rest. Low density, well designed development would be acceptable here, with a generous landscaping scheme to mitigate impact on the wider countryside.	Part	The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
WOO006	Land south of Sandwich Road, Woodnesborough	CT13 0LZ	Woodnesborough	Woodnesborough	Sandwich	3.15	10	G	Housing					Yes																										Large irregular shaped site located to the east of Woodnesborough, an area characterised by low density ribbon development and undeveloped agricultural land/countryside. Development in this area is currently limited to the north of Sandwich Road and therefore the south of Sandwich Road comprises undeveloped countryside. The land is flat and is bounded by a grass verge to the north, hedgerows to the east and mature hedgerows and trees to the south and south west. There is no delineation to the north east. Whilst the development of the whole site would ave an unacceptable landscape impact, frontage development, to mirror that on the opposite side of the road , would be acceptable. Careful consideration will need to be given to the design and density of any development proposal that may come forward to ensure it is in keeping with and sensitive to the character of this part of Woodnesborough.	Part	The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
WOO007	Wood Ash Garage at the junction of Beacon Lane and Drainless Road, Woodesborough	CT13 0PR	Woodnesborough	Woodnesborough	Sandwich	0.32	10	PDL	Housing					Yes																										Small rectangular shaped site located to the south west of Woodnesborough, an area predominantly characterised by interspersed residential development, sporadic commercial uses and undeveloped agricultural land. The land is relatively flat rising gently to the west where the land becomes slightly above road level. This site is bounded by a brick wall to the east, fencing and hedging to the north and mature trees and hedgerows to the west and south. The site is well screened from the wider undeveloped agricultural land to the west and contributes to the semi-rural character of this part of the village setting. Given the existing urban character of the site, the redevelopment of this site is unlikely to have a detrimental impact on the character and appearance of the village setting and wider landscape to the west.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
WOO008	Woodnesborough Nurseries, Sandwich Road, Woodnesborough	CT13 0NG	Woodnesborough	Woodnesborough	Sandwich	2.52	75	PDL	Housing					Yes													Yes													Irregular shaped site located to the east of Woodnesborough, an area characterised by low density ribbon development and sporadic residential development (to the south) and undeveloped agricultural land/countryside. The site is maintained grassed garden area with one property. The land is flat and is bounded by mature trees and hedgerows with extensive tree cover in the north western corner of the site and is therefore well contained and screened from the wider undeveloped landscape to the south, east and west. The site contributes to the rural character of the village setting. Development of this site would urbanise an area that is predominantly rural in character comprising undeveloped gardens and countryside. With the removal of existing boundary vegetation and tree coverage, development of this site would be highly visible to the wider undeveloped landscape to the south, east and west and would have a detrimental impact on the character and appearance of the village setting and wider local landscape.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
WOR001	Land to the rear of The Street	CT14 0DA	Worth	Worth	Sandwich	1.19	5	G	Housing					Yes													Yes													Rectangular undeveloped parcel located on the south eastern edge of Worth that is characterised by ribbon development. The land is flat and is contained by the rear of properties to the north and east and sparse tree coverage to the south. The western boundary comprises post fencing. The site is in a relatively exposed location that is visible from the A258. The site is designated local green space under policy WDP01 in the adopted Worth Neighbourhood Plan and provides a degree of separation between the existing built up areas. Development of this site would urbanise an area of the village that is typically rural in character and would result in a loss of designated local green space that provides a degree of separation between parts of the built up area. With the removal of existing screening, any development of this site would have a detrimental impact on the character and appearance of the wider landscape to the south and village setting.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
WOR002	Land that lies between A258 Deal Road and Jubilee Road	CT14 0DT	Worth	Worth	Sandwich	6.56	150	G	Housing				Yes	Yes													Yes		Yes		Yes								Irregular shaped site located to the west of Jubilee Rd where it meets the A258. The site is largely flat land with the general topography being that of open, arable fields. PROW E1243 delineates the north western boundary to the open agricultural land beyond. There are telegraph poles running along the edge of the site and Jubilee Road. Overall, the site is located in an area of transitional character. Development of the whole site on the edge of the village would have a significant and detrimental impact on the setting of the village. Frontage development would have a harmful impact on the wider countryside and would consolidate ribbon development located away from the village confines. Development would intensify the adverse impact on the wider countryside and further the incremental enclosure of Jubilee Road by housing.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
WOR003	Land off southern side of Felderland Lane	CT14 0BP	Worth	Worth	Sandwich	0.34	12	G	Housing				Yes	Yes															Yes		Yes								Small rectangular site located on the south eastern edge of Felderland, a hamlet situated to the west of Worth that is primarily rural in character. Although the site was historically PDL, the land has been reclaimed by nature and is now undeveloped in nature. The land is flat and bounded by post and wire fencing, as well as mature trees to the east, south and north. The southern boundary also features a derelict wall where Public Footpath EE251 runs along. The site is well contained and is screened from the wider landscape to the south by the existing treescape along the southern boundary. Full development of this site would urbanise a part of the hamlet that is predominantly rural in character and would there be out of keeping and would have a detrimental impact the character and appearance of the hamlet and its setting.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
WOR004	Land at Jubilee Road, Worth	CT14 0DT	Worth	Worth	Sandwich	1.64	94	G	Housing				Yes	Yes															Yes		Yes								Irregular shaped site located to the eastt of Jubilee Rd where it meets the A258. The site is largely flat land with the general topography being that of open, arable fields. There is no separation or enclosure along the eastern boundary to the open agricultural land beyond. There are telegraph poles running along the edge of the site and Jubilee Road. Overall, the site is located in an area of transitional character. Development of the whole site on the edge of the village would have a significant and detrimental impact on the setting of the village. Frontage development would have a harmful impact on the wider countryside and would consolidate ribbon development located away from the village confines. Development would intensify the adverse impact on the wider countryside and further the incremental enclosure of Jubilee Road by housing.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
WOR005	Land west of Mill Lane, Worth	CT14 0DU	Worth	Worth	Sandwich	1.13	100	G	Housing				Yes	Yes													Yes		Yes		Yes								Large irregular site located to the west of Worth and south eastern part of the Felderland hamlet that is characterised by dispersed clusters of low density residential development with large grounds which are surrounded by undeveloped countryside. The site is located to the north east, and therefore within the setting of, the Thanet Coast and Sandwich Bay RAMSAR, as well as the Sandwich Bay and Hacklinge Site of Special Scientific Interest. The land is flat and the site is bounded by mature trees and hedgerows and is therefore well screened and in a relatively discrete location. Development of this site would introduce a harsh urban character into an area that is rural in nature and predominantly characterised by undeveloped countryside. Full development of this site would therefore have a detrimental impact on the character and appearance of this part of the hamlet and wider countryside, as well as the setting of the designations described. Development is likely to be highly visible from Public Bridleway EE238 that runs along the western boundary.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
WOR006	Land to the east of Jubilee Road	CT14 0DR	Worth	Worth	Sandwich	1.27	10	G	Housing				Yes	Yes													Yes		Yes		Yes								Flat rectangle parcel of land. The parcel of land that makes up the site for consideration is part of a much larger field that is exposed in the East to open countryside. There is limited built environment along the road to the north and south of the site. There is an adjacent footpath connected to the village centre. The western half of the site offers the opportunity for linear development that would infill with existing built environment to the North and South. Development within the East of the site would impact on the open countryside and southern rural setting of Worth and that impact would need to be mitigated.	Part	The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
WOR007	Land to the rear of Jubilee Road, Worth	CT14 0DN	Worth	Worth	Sandwich	1.03	20	G	Housing					Yes													Yes		Yes		Yes								Flat, rectangular shaped site located on the south eastern edge of Worth. Low maintained field. The site is well contained with good screening. The site is well connected to the village and would form a logical extension to the settlement. However, development would result in loss of Local Green Space as designated in the Worth NP.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.
WOR008	Land north of glasshouses, Worth	CT14 0FD	Worth	Worth	Sandwich	7.01	302	G	Housing					Yes													Yes		Yes		Yes								A large rectangle site that is open to the countryside with limited screening on the site Border in the North West. There is adjacent new built development to the South with open countryside to the North, East and West of the site. Development of this site would have a significant landscape impact, it would encroach upon open countrtside and would be detrimental to the northern rural setting of Worth. Development of the site, together with the necessary highway improvements, would have a detrimental impact on the local landscape character.		The development of this site would have a detrimental landscape impact that cannot be mitigated.
WOR009	Land to the East of former Bisley Nursery, The Street, Worth	CT14 0FD	Worth	Worth	Sandwich	0.83	20	G	Housing					Yes													Yes		Yes		Yes								Small rectangle parcel of land that is well contained with trees bordering the site. There is adjacent new built development to the West, existing built development to the South and open countryside to the North and East. The site would form a logical contained extension to the new development to the East of the site. Existing trees and screening would need to be retained to the North and Eastern boundaries to limit the landscape impact to the open countryside.		The development of this site would have an impact on the landscape, however it is considered this can be suitably mitigated.