

## Site Allocations Policy 1 Non Strategic Housing Allocations

In addition to the Strategic Housing Allocations identified in Policies SP4, SP5, SP6 and SP7, the following sites, as defined on the policies map, are allocated for housing during the plan period up to 2040. Planning permission will be granted for proposals that:

- a Accord with the policies in the Local Plan; and
- b Address the key development considerations for each site.

The phasing for development is based on site availability, identified constraints and progress towards gaining planning consent.

Site Reference Number	Site	Site Size (hectares)	Estimated Dwelling Number	Anticipated Timescale for Delivery Short (2020 to 2024) Medium (2025 to 2029) Long (2029 to 2040)	Key Considerations
ALK003	Land at Short Lane, Alkham	0.32	10	Medium	Site in AONB and KCC Minerals area. Existing trees should be retained and a landscape buffer is required.
ASH003	Land south of Mill Field, Ash	0.40	8	Medium	Archaeological Assessment required. A landscape buffer is required.
ASH004	Land to the north of Molland Lane, Ash	4.48	110	Long	Transport Assessment and Heritage Assessment required. A landscape buffer is required. Vehicular access to be provided from Chequer Lane.
ASH010	Land adjacent to Saunders Lane, Ash	3.40	76	Short	Heritage Assessment required. A tree survey would be required and existing trees should be retained where possible.
ASH011	Gilton, Ash	0.35	10	Medium	Heritage Assessment and Land contamination assessment required. A landscape buffer is required.
ASH014	Land to the south of Sandwich Road, Ash	3.34	63	Short	Heritage Assessment and Land Contamination Assessment required. Vehicular access from Sandwich Road. No vehicular access from Cherry Garden Lane.

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					Existing boundary hedgerows and vegetation to be retained and enhanced.
ASH015	Former Council Yard, Molland Lea, Ash	0.16	5	Medium	Land Contamination Assessment required.
AYL001	Land at Dorman Avenue, Aylesham	0.31	9	Medium	Archaeological Assessment required.
AYL002	Land at the Boulevard, Aylesham	0.61	17	Medium	Archaeological Assessment required.
CAP006	Land to the east of Great Cauldham Farm, Capel-le-Ferne	4.02	50	Short	<p>Transport Assessment and Archaeological Assessment required.</p> <p>Cumulative impact on Capel Street/Cauldham Lane/New Dover Road junction to be addressed.</p> <p>Development should be set back from the existing residential properties.</p> <p>A landscape buffer is required between the site and the AONB to the North West.</p> <p>Vehicular access to be provided from Capel Street</p> <p>The HRA has identified the need for a wintering bird survey to be undertaken on this site as part of any future planning application. If the bird survey identifies that proposed new development will exceed the threshold of significance mitigation will be required.</p>
CAP009	Longships, Cauldham Lane, Capel-le-Ferne	0.66	10	Medium	<p>Archaeological Assessment required.</p> <p>Cumulative impact on Capel Street/Cauldham Lane/New Dover Road junction to be addressed.</p>

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					A landscape buffer is required to mitigate impact on the adjacent AONB.
CAP011	Land known as the former Archway Filling Station, New Dover Road, Capel-le-Ferne	0.57	18	Medium	Site in AONB. Existing trees and hedgerow should be retained wherever possible and a generous landscape buffer will be required. Archaeological Assessment required.
CAP013	Land at Cauldham Lane, Capel-le-Ferne	0.76	15	Medium	Archaeological Assessment required. Cumulative impact on Capel Street/Cauldham Lane/New Dover Road junction to be addressed. Landscape buffer required to mitigate impact on the adjacent AONB.
DEA008	Land off Cross Road, Deal	8.73	100	Medium	Transport Assessment, Archaeological Assessment and Land Contamination Assessment required. Cumulative highways impact to be addressed. A landscape buffer is required. The HRA has identified the need for a wintering bird survey to be undertaken on this site as part of any future planning application. If the bird survey identifies that proposed new development will exceed the threshold of significance mitigation will be required.
DEA018	Church Lane/Hyton Drive, Deal	0.48	18	Short	Archaeological Assessment required. KCC minerals area.
DEA020	Land off Cross Road, Deal	4	100	Medium	Transport Assessment and Archaeological Assessment required.

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					Cumulative highways impact to be addressed. A landscape buffer is required. The HRA has identified the need for a wintering bird survey to be undertaken on this site as part of any future planning application. If the bird survey identifies that proposed new development will exceed the threshold of significance mitigation will be required.
DEA021	Land off Freeman's Way, Deal	3.69	88	Short	Archaeological Assessment and Land Contamination Assessment required. The HRA has identified the need for a wintering bird survey to be undertaken on this site as part of any future planning application. If the bird survey identifies that proposed new development will exceed the threshold of significance mitigation will be required.
DOV006	Land at Dundedin Drive, Dover	0.37	8	Medium	Archaeological Assessment required. Existing trees should be retained where possible.
DOV008	Land adjoining 455 Folkestone Road, Dover	0.34	5	Short	Site in AONB. A landscape buffer is required to mitigate any impact on the AONB.
DOV009	Land at Stanhope Road, Dover	0.82	32	Short	Archaeological Assessment required.
DOV012	Former Channel Tunnel Workers Accommodation, Farthingloe, Dover	11.62	100	Medium	Heritage Assessment and Land Contamination Assessment required Site in AONB and KCC Minerals area. A comprehensive landscaping scheme and landscape buffer will be required to mitigate impact on the landscape.

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DOV017	Dover Waterfront	10.98	200	Long	Transport Assessment, Heritage Assessment and Land Contamination Assessment required. An assessment of air quality, noise, vibration and light pollution will also be needed, and a mitigation strategy required. Site in Flood Zone 2 and 3. Sequential test and Flood Risk Assessment required. KCC Minerals area
DOV018	Dover Mid Town	5.99	100	Long	Transport Assessment, Heritage Assessment and Land Contamination Assessment required. Development should be set back from the River Dour. Site in Flood Zone 2 and 3. Sequential test and Flood Risk Assessment required. Mitigation required to address air quality issues identified in the Air Quality Study. KCC Minerals area
DOV019	Albany Place Car Park, Dover	0.28	15	Medium	Heritage Assessment required.
DOV022B	Land adjacent to the Gas Holder, Coombe Valley, Dover	0.91	40	Medium	Transport Assessment and Land Contamination Assessment required.
DOV022C	Land between Coombe Valley Rd and Primrose Rd, Dover	0.37	20	Medium	Transport Assessment and Land Contamination Assessment required.
DOV022E	Land at Barwick Rd Industrial Estate, Coombe Valley, Dover	3.69	220	Medium	Transport Assessment and Land Contamination Assessment required.
DOV023	Buckland Paper Mill, Dover	2.38	124	Short	Heritage Assessment required.

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					Development should be set back from the River Dour and culverts removed. Site in Flood Zone 2 and 3. Sequential test and Flood Risk Assessment required. Land Contamination Assessment required. KCC Minerals area. Mitigation required to address air quality issues identified in the Air Quality Study.
DOV025	Land off Wycherley Crescent, Dover	0.54	10	Medium	Site is covered by two Local Wildlife sites - mitigation will therefore be required.
DOV026	Westmount College, Folkestone Road, Dover	1.43	100	Medium	Land Contamination Assessment required. Existing trees should be retained where possible, and screening should be provided at the boundary. Better links should be provided through the site to connect with the public open space to the north.
DOV028	Charlton Shopping Centre, High Street, Dover	0.63	100	Medium	Heritage Assessment required. Development should be set back from the River Dour and culverts removed. Site in Flood Zone 2 and 3. Sequential test and Flood Risk Assessment required. Land Contamination Assessment required. Site in a KCC Minerals area.
DOV030	Land at Durham Hill, Dover	0.34	10	Short	Heritage Assessment and Land Contamination Assessment required.
EAS002	Land at Buttsole Pond, Lower Street, Eastry	3.93	80	Medium	Transport Assessment and Heritage Assessment required.

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					<p>A generous landscaping scheme and landscape buffer will be required to mitigate impact on the countryside.</p> <p>The HRA has identified the need for a wintering bird survey to be undertaken on this site as part of any future planning application. If the bird survey identifies that proposed new development will exceed the threshold of significance mitigation will be required.</p>
EAS009	Eastry Court Farm, Eastry	0.84	5	Medium	Heritage Assessment required. Existing trees should be retained where possible.
EAS012	Lower Gore Field, Lower Gore Lane, Eastry	3.97	35	Long	<p>Transport Assessment and Archaeological Assessment required.</p> <p>Site in a KCC Minerals area. A significant landscape buffer will be required along the north west boundary of the site. This area should remain un-developed.</p> <p>The HRA has identified the need for a wintering bird survey to be undertaken on this site as part of any future planning application. If the bird survey identifies that proposed new development will exceed the threshold of significance mitigation will be required.</p>
EYT001	Land at Monkton Court Lane	1.94	20	Short	<p>Transport Statement, Heritage Assessment and Archaeological Assessment required. Cumulative highways impact to be addressed.</p> <p>A landscape buffer will be required.</p> <p>The HRA has identified the need for a wintering bird survey to be undertaken on this site as part of any future planning application.</p>

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					If the bird survey identifies that proposed new development will exceed the threshold of significance mitigation will be required. Mitigation required to address air quality issues identified in the Air Quality Study.
EYT008	Land on the south eastern side of Roman Way, Elvington	1.65	50	Short	Transport Assessment and Archaeological Assessment required. Cumulative highways impact to be addressed. Existing trees and hedgerow should be retained where possible and a generous landscaping scheme should be provided.
EYT019	Land to east of Adelaide Road, Eythorne	0.27	6	Medium	Archaeological Assessment required Site in a KCC Minerals area. A landscape buffer is required.
GOO006	Land adjacent to Short Street, Chillenden	1.02	5	Medium	Heritage Assessment and Land Contamination Assessment required. Suitable for executive homes. A generous landscaping scheme is required.
GTM003	Land to the east of Northbourne Road, Great Mongeham	0.77	10	Medium	Heritage Assessment required. A generous landscaping scheme is required.
GUS002	Connaughts Barracks, Dover	54.98	300	Short	Transport Assessment, Heritage Assessment and Land Contamination Assessment required. A landscaping scheme is required to mitigate the views of and from nearby heritage assets. Impact on LWS should be mitigated



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					The HRA has identified the need for a wintering bird survey to be undertaken on this site as part of any future planning application. If the bird survey identifies that proposed new development will exceed the threshold of significance mitigation will be required. Mitigation required to address air quality issues identified in the Air Quality Study.
KIN002	Land at Woodhill Farm, Ringwold Road, Kingsdown	3.46	90	Short	Transport Assessment, Archaeological Assessment and Land Contamination Assessment required. A generous landscaping scheme is required to mitigate impact on the adjacent AONB. The HRA has identified the need for a wintering bird survey to be undertaken on this site as part of any future planning application. If the bird survey identifies that proposed new development will exceed the threshold of significance mitigation will be required.
LAN003	Land adjacent Langdon Court Bungalow, The Street, East Langdon	4.68	40	Medium	Transport Assessment and Archaeological Assessment required. Impact on local road rural network to be addressed. A generous landscape buffer should be provided along the northern boundary of the site and this land should remain undeveloped. The HRA has identified the need for a wintering bird survey to be undertaken on this site as part of any future planning application. If the bird survey identifies that proposed new development will

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					exceed the threshold of significance mitigation will be required.
LYD003	Land adjacent to Lydden Court Farm, Church Lane, Lydden	2.18	65	Medium	<p>Transport Assessment and Heritage Assessment required. Impact on Canterbury Road/Church Lane junction to be addressed.</p> <p>Existing trees and hedgerow should be retained where possible and a generous landscaping scheme is required to mitigate impact on the countryside.</p> <p>The HRA has identified the need for a wintering bird survey to be undertaken on this site as part of any future planning application. If the bird survey identifies that proposed new development will exceed the threshold of significance mitigation will be required.</p> <p>Mitigation required to address air quality issues identified in the Air Quality Study.</p> <p>Environmental Assessment Study required to address any potential impact on the Lydden Hills SAC</p>
NON006	Prima Windows, Easole Street/Sandwich Road, Nonington	1.14	35	Medium	<p>Heritage Assessment and Land Contamination Assessment required.</p> <p>Existing boundary screening should be retained and enhanced.</p> <p>The HRA has identified the need for a wintering bird survey to be undertaken on this site as part of any future planning application. If the bird survey identifies that proposed new development will exceed the threshold of significance mitigation will be required.</p>

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NOR005	Betteshanger Colliery, Betteshanger, Deal	20.69	210	Short	<p>Archaeological Assessment, Transport Assessment, Land Contamination Assessment and Habitats Surveys required. Cumulative highways impact to be addressed.</p> <p>Impact on biodiversity, including priority habitats to be mitigated on/or off-site.</p> <p>Part of site access in Flood Zones 2 and 3. Flood Risk Assessment required.</p> <p>Site in a KCC Minerals area. Landscape and Visual Impact Assessment required - existing boundary screening/tress should be retained and enhanced to provide a generous landscape buffer.</p> <p>Environmental Assessment Study required to address any potential impact on the Sandwich Bay RAMSAR. No development to take place within the boundary of the Ramsar site.</p> <p>Mitigation required to address air quality issues identified in the Air Quality Study.</p>
PRE003	Apple Tree Farm, Stourmouth Road	0.76	12	Medium	Transport Assessment required.
PRE016	Site north of Discovery Drive, Preston	1.10	35	Medium	<p>Transport Assessment and Land Contamination Assessment required.</p> <p>Site borders Flood Zone 3. Access to be provided through adjacent sites.</p>
PRE017	Site north-west of Appletree Farm, Stourmouth Road, Preston	2.53	75	Medium	<p>Transport Assessment and Land Contamination Assessment required.</p> <p>Access to be provided through adjacent sites.</p> <p>The HRA has identified the need for a wintering bird survey to be undertaken on this site as part of</p>

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					any future planning application. If the bird survey identifies that proposed new development will exceed the threshold of significance mitigation will be required.
RIN004	Ringwould Alpines, Dover Road, Ringwould	0.22	5	Short	Archaeological Assessment required. Existing trees and hedgerows should be retained and enhanced.
SAN006	Sandwich Highway Depot/Chippies Way, Ash Road, Sandwich	2.10	32	Medium	Transport Assessment, Heritage Assessment and Land Contamination Assessment required. Cumulative highways impact to be addressed. Site in Flood Zone 2 and 3 and within Sandwich Bay defences breach zone. Sequential test and Flood Risk Assessment required.
SAN007	Land known as Poplar Meadow, Adjacent to 10 Dover Road, Sandwich	1.58	80	Medium	Transport Assessment and Heritage Assessment required. Cumulative highways impact to be addressed. Site within Flood Zone 2 and 3 and within Sandwich Bay defences breach zone. Sequential test and Flood Risk Assessment required. Existing screening should be retained and enhanced.
SAN008	Woods' Yard, rear of 17 Woodnesborough Road, Sandwich	0.7	35	Medium	Transport Assessment, Heritage Assessment and Land Contamination Assessment required. Cumulative highways impact to be addressed. Site within Flood Zone 2 and 3 and within Sandwich Bay defences breach zone.

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					Sequential test and Flood Risk Assessment required.
SAN013	Land adjacent to Sandwich Technology School, Deal Road, Sandwich	3.43	60	Medium	Site allocated for housing and the expansion of the Sandwich Sports and Leisure Centre. Transport and Heritage Assessment required. Cumulative highways impact to be addressed. Existing screening should be retained and enhanced. The HRA has identified the need for a wintering bird survey to be undertaken on this site as part of any future planning application. If the bird survey identifies that proposed new development will exceed the threshold of significance mitigation will be required.
SAN015	Kumor Nursery, Sandwich	2.40	67	Short	Transport Assessment required. Cumulative highways impact to be addressed. KCC Minerals area.
SAN019	Sydney Nursery, Dover Road, Sandwich	0.38	10	Medium	Transport Assessment and Archaeological Assessment required. Cumulative highways impact to be addressed. Site in a KCC Minerals area. Existing boundary screening should be retained and enhanced.
SAN023	Land at Archers Low Farm, St George's Road, Sandwich	2.19	40	Medium	Transport Assessment and Heritage Assessment required. Cumulative highways impact to be addressed. Site is clipped by Flood Zone 2 and 3 along the boundary. Flood Risk Assessment required. Existing boundary screening should be retained and enhanced.

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					The HRA has identified the need for a wintering bird survey to be undertaken on this site as part of any future planning application. If the bird survey identifies that proposed new development will exceed the threshold of significance mitigation will be required. Environmental Assessment Study required to address any potential impact on the Sandwich Bay SPA and RAMSAR.
SHE003	Land to the north of Westcourt Lane, Shepherdswell	9.55	100	Short	Transport Assessment, Archaeological Assessment and Land Contamination Assessment required. Cumulative highways impact to be addressed. A comprehensive landscape buffer will be required to mitigate impact on the adjacent LWS. The HRA has identified the need for a wintering bird survey to be undertaken on this site as part of any future planning application. If the bird survey identifies that proposed new development will exceed the threshold of significance mitigation will be required. Mitigation required to address air quality issues identified in the Air Quality Study.
SHE004	Land to the north and east of St Andrew's Gardens, Shepherdswell	4.31	40	Short	Transport Assessment and Archaeological Assessment required. Cumulative highways impact to be addressed. A sensitive landscaping scheme will be required. The HRA has identified the need for a wintering bird survey to be undertaken on this site as part of any future planning application.

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					If the bird survey identifies that proposed new development will exceed the threshold of significance mitigation will be required.
SHE006	Land at Botolph Street Farm, Shepherdswell	0.82	20	Medium	Heritage Assessment required. Cumulative highways impact to be addressed. A landscape buffer is required. The HRA has identified the need for a wintering bird survey to be undertaken on this site as part of any future planning application. If the bird survey identifies that proposed new development will exceed the threshold of significance mitigation will be required.
SHE008	Land off Mill Lane, Shepherdswell	0.38	10	Medium	Archaeological Assessment required. Cumulative highways impact to be addressed.
SHO002	Land at South West of Sandwich Road, Sholden, Deal	5.26	100	Short	Transport Assessment, Archaeological Assessment and Land Contamination Assessment required. Cumulative highways impact to be addressed. A generous landscaping scheme and landscape buffer is required. Given the relationship of this site with SHOO004 the Council will expect the landowners to work together to ensure a co-ordinated approach is taken to the development of these sites particularly in relation to access and landscaping. The HRA has identified the need for a wintering bird survey to be undertaken on this site as part of any future planning application. If the bird survey identifies that proposed new development will

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					exceed the threshold of significance mitigation will be required. Environmental Assessment Study required to address any potential impact on the Sandwich Bay RAMSAR Mitigation required to address air quality issues identified in the Air Quality Study.
SHO004	Land adjoining Pegasus, Sandwich Road, Sholden	1.21	42	Short	Transport Assessment and Archaeological Assessment required. Cumulative highways impact to be addressed. A generous landscaping scheme and landscape buffer is required. Site within KCC Minerals area Given the relationship of this site with SHOO002 the Council will expect the landowners to work together to ensure a co-ordinated approach is taken to the development of these sites particularly in relation to access and landscaping. Environmental Assessment Study required to address any potential impact on the Sandwich Bay RAMSAR Mitigation required to address air quality issues identified in the Air Quality Study.
STA004	Land at Durlock Road, Staple	0.24	3	Short	Heritage Assessment required. Site in a KCC Minerals area. Existing boundary screening should be retained and enhanced.
STM003	Land adjacent to Reach Road bordering Reach Court Farm and rear of properties on Roman Way	1.78	40	Short	Part of the site lies within the AONB and Heritage Coast. A sensitive landscaping scheme in addition to a landscape buffer will be required to mitigate impact.



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					Transport Statement and Land Contamination Assessment required.
STM006	Land at New Townsend Farm, Station Road, St Margarets	1.32	10	Medium	Site in AONB. A sensitive landscaping scheme in addition to a landscape buffer will be required to mitigate impact. Archaeological Assessment required. Suitable for executive homes.
STM007	Land to the west of Townsend Farm Road, St Margarets (Site B)	0.63	18	Short	Site in AONB. A sensitive landscaping scheme in addition to a landscape buffer will be required to mitigate impact. Existing trees and hedgerow should be retained where possible. Heritage Assessment required.
STM008	Land to the west of Townsend Farm Road, St Margarets at Cliffe (site A)	0.63	18	Short	Site is partly in AONB. A sensitive landscaping scheme in addition to a landscape buffer will be required to mitigate impact. Existing trees and hedgerow should be retained where possible. Heritage Assessment required.
WAL002	Land at Rays Bottom between Liverpool Road and Hawksdown	4.44	100	Medium	Transport Assessment and Archaeological Assessment required. Cumulative impact on road network to be addressed. A landscape buffer will be required. The HRA has identified the need for a wintering bird survey to be undertaken on this site as part of any future planning application. If the bird survey identifies that proposed new development will exceed the threshold of significance mitigation will be required.

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WHI006	Guide Hut, Sandwich Road, Whitfield	0.24	8	Medium	Existing trees and hedgerow should be retained where possible.
WIN003	Land adjacent to Staple Road	0.83	20	Short	Transport Assessment required. Cumulative impact upon road network to be addressed, including Adisham Road/Staple Road and Adisham Road/A257 junction. KCC Minerals area.
WIN004	Land adjacent to White Lodge, Preston Hill	0.31	8	Short	Heritage Assessment and Land Contamination Assessment required. A landscape buffer is required.
WIN014	Footpath Field, Staple Road, Wingham,	3.60	50	Short	Transport Assessment required. Cumulative impact upon road network to be addressed, including Adisham Road/Staple Road and Adisham Road/A257 junction. Site in a KCC Minerals area. A sensitive landscaping scheme in addition to a generous landscape buffer will be required to mitigate impact. The HRA has identified the need for a wintering bird survey to be undertaken on this site as part of any future planning application. If the bird survey identifies that proposed new development will exceed the threshold of significance mitigation will be required. Mitigation required to address air quality issues identified in the Air Quality Study.
WOO005	Beacon Lane Nursery, Beacon Lane, Woodnesborough	0.73	5	Short	Archaeological Assessment required. Site in KCC Minerals area.

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WOO006	Land south of Sandwich Road, Woodnesborough	1.27	10	Short	Archaeological Assessment required. Existing trees and hedgerow should be retained where possible. The HRA has identified the need for a wintering bird survey to be undertaken on this site as part of any future planning application. If the bird survey identifies that proposed new development will exceed the threshold of significance mitigation will be required.
WOR006	Land to the east of Jubilee Road	0.56	10	Medium	Heritage Assessment required. Site adjacent to Flood zones 2 and 3. Site in a KCC Minerals area. A landscape buffer will be required. Environmental Assessment Study required to address any potential impact on the Sandwich Bay RAMSAR
WOR009	Land to the East of former Bisley Nursery, The Street, Worth	0.83	20	Short	Heritage Assessment required. Existing boundary treatment should be retained and enhanced.

Table 6.3

## Gypsy and Traveller Site Allocations

**6.118** The largest existing permitted site assessed with availability and capacity for further intensification has been deemed appropriate for allocation. The site is located close to the south west of Alkham's designated settlement area and benefits from a well-maintained access and footpath leading into the village. Sitting in a small valley the site is contained with tree lines to the east, south and west and Alkham Valley road to the north. The established pitches are located in the south of the site with the remainder site being tended grassland and an access road. It is considered that the impact of site intensification can be accommodated through increasing the number of trees providing screening along the east, south and western boundaries and that the impact on the valleys landscape will be minimal through sensitive layout of the new pitches.