

**Dover District Council**

**Publication Dover District  
Local Plan (Reg 19)  
Sustainability Appraisal  
Appendix F**

Prepared by  
LUC September  
2022

# Sustainability Appraisal – Errata Sheet

## Introduction

**1.1** An error has been identified in the dataset used to identify the locations of GP surgeries in the District. This dataset incorrectly included a GP surgery at Elvington Community Centre. The Sustainability Appraisal (SA) results for sites in Elvington and Eythorne have therefore been checked and updated as necessary. This updates **Tables 5.4 and 7.7** and the supporting text in **Chapters 5 and 7** of the SA Report and the Elvington and Eythorne site proformas in **Appendix F**. The results are presented in this Errata Sheet.

## Re-appraisal undertaken

**1.2** LUC has re-appraised all sites located in the settlements of Elvington and Eythorne to identify if any of the 'policy-off' effects<sup>1</sup> identified against SA objectives 2a (Access to amenities), 4 (Transport) and 8 (Climate change) need to be updated, as they are informed by SA sub-objective 2a (GP surgeries), amongst other criteria.

**1.3** Eleven residential sites have been re-appraised, seven of which are located in Elvington and four of which are located in Eythorne. One employment site located in Elvington has also been re-appraised. These sites have all been re-appraised against SA objectives 2a, 4 and 8, the criteria for which can be viewed in **Appendix C** of this SA Report (September 2022).

## Results of the re-appraisal

### Policy-off effects

**1.4** The removal of Elvington Surgery has resulted in a change to the effects for five of the twelve sites (including employment site 5 – Pike Road Industrial Estate), against each of the three SA objectives as outlined in **Table 1**. These five sites are all located within the settlement of Elvington. Three of them have been selected for allocation in the Publication Local Plan and are highlighted in **bold**. The original table of effects can be found in **Chapter 5** of the SA Report (**Table 5.4**).

**Table 1: Changes to the policy-off effects**

Site ID	SA2a: Access to amenities		SA4: Transport		SA8: Climate change	
	Original effect	Correction	Original effect	Correction	Original effect	Correction
<b>EYT008</b>	0	-	0	-	0	-
<b>EYT003</b>	0	-	0	-	0	-
EYT004*	+	-	+	-	+	-
<b>EYT009</b>	+	-	+	-	+	-
5 – Pike Road Industrial Estate	+	0	+	0	+	0

\* marks suitable and potentially suitable Draft Local Plan (Reg 18) site options discounted during the preparation of the Publication Local Plan (Reg 19)

### Policy-on effects

**1.5** Site EYT008 is allocated by Site Allocation Policy 29: Land on the south eastern site of Roman Way in the Publication Local Plan. The effects of the policy are recorded in **Chapter 7** of the SA Report (**Table 7.7**), which draws on the 'policy-off' effects of site EYT008 taking into account mitigation. The removal of Elvington Surgery has resulted in changes to the effects for the policy against SA objectives 2, 4 and 8, as shown in **Table 2**.

<sup>1</sup> 'Policy-off' effects are the effects a site is likely to have based on its physical constraints only and does not include mitigation.

**Table 2: Changes to the policy-on effects for Site Allocation Policy 29**

Policy	SA2: Health and wellbeing		SA4: Transport		SA8: Climate change	
	Original effect	Correction	Original effect	Correction	Original effect	Correction
SAP29: Land on the south eastern site of Roman Way	0	-	0	-	0	-

**1.6** Sites EYT003 and EYT009 are both allocated by Site Allocation Policy 28 (Land between Eythorne and Elvington), which also allocates site EYT012<sup>2</sup>. The removal of Elvington Surgery has not resulted in any changes to the effects recorded in **Table 7.7 (Chapter 7)** of the SA Report.

**1.7** Overall, sites EYT008, EYT003, EYT004, EYT009 and 5 – Pike Road Industrial Estate now perform slightly worse than previously assessed in terms of access to amenities, including GP surgeries, transport and climate change. Site Allocation Policy 29: Land on the south eastern site of Roman Way also performs more poorly than previously assessed with regard to access to services and increasing the need to travel and subsequent greenhouse gas emissions.

## Conclusion

**1.8** The changes to the effects outlined in **Tables 1 and 2** update the main SA Report.

**1.9** This error has not occurred in the Council's assessment of services and facilities, which informs the settlement hierarchy and therefore does not impact upon the related assessment of the growth options and strategy. The changes set out in this erratum do not change which sites have been selected for allocation. The SA findings are one of a number of factors that have fed into the Council's decision making process, and the site-specific reasons for the Council's decision making are set out in **Appendix D** of the SA Report.

LUC

October 2022

<sup>2</sup> No changes to the effects for EYT012 have been recorded as a result of the re-appraisal.

**Appendix F**  
**Site Options Assessment**  
**Proformas**

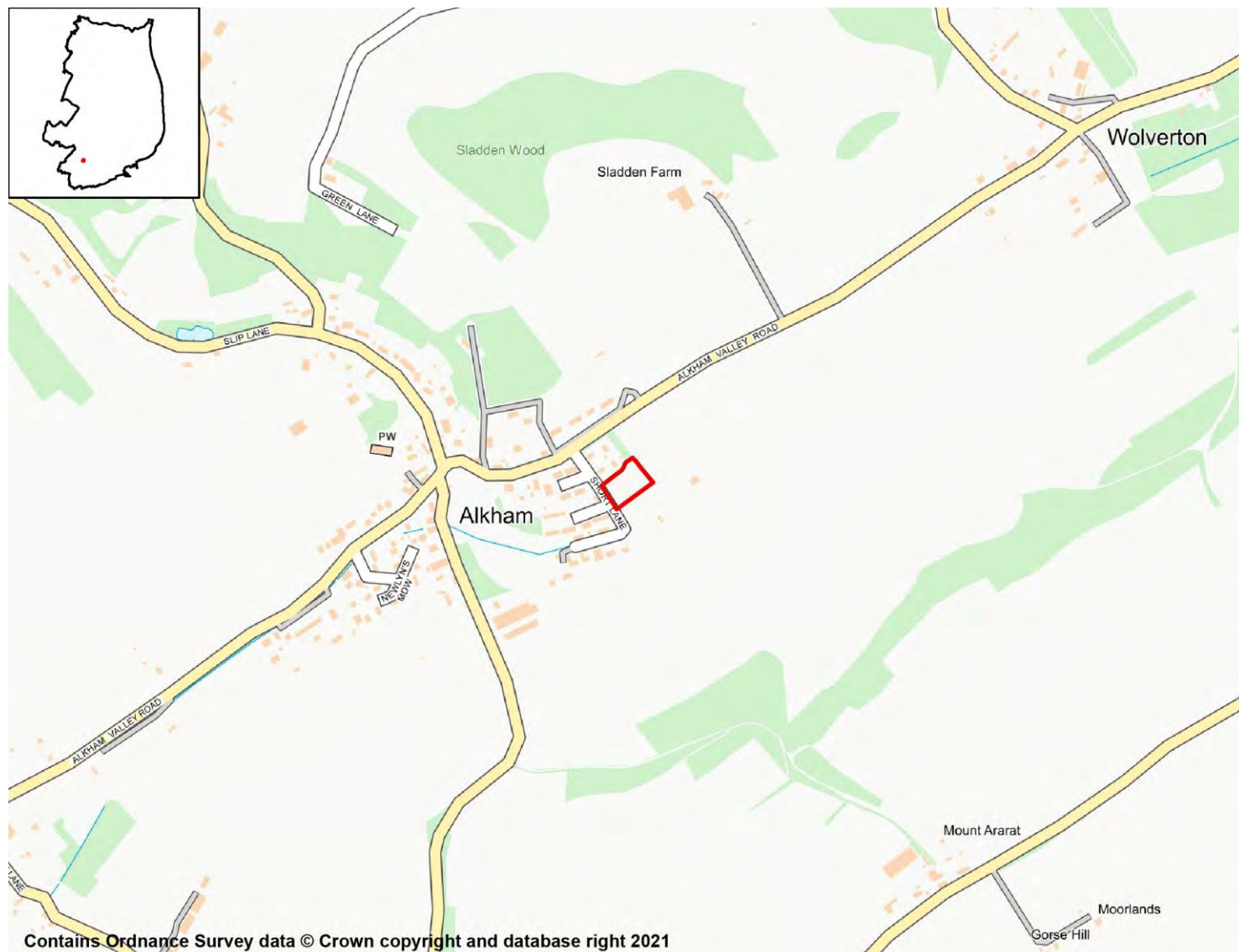
# Contents

• Alkham Residential Sites	1
• Alkham Gypsy and Traveller Sites	6
• Ash Residential Sites	15
• Aylesham Residential Sites	48
• Aylesham Employment Sites	81
• Capel le Ferne Residential Sites	100
• Chillenden Residential Sites	121
• Deal Residential Sites	130
• Deal Employment Sites	175
• Dover Residential Sites	188
• Dover Employment Sites	360
• East Langdon Residential Sites	420
• East Studdal Residential Sites	425
• Eastry Residential Sites	438
• Eastry Employment Sites	463
• Elvington Residential Sites	470
• Elvington Employment Sites	499
• Eythorne Residential Sites	503
• Finglesham Residential Sites	520
• Great Mongeham Residential Sites	529
• Kingsdown Residential Sites	534
• Lydden Residential Sites	543
• Nonington Residential Sites	556
• Northbourne Residential Sites	573
• Northbourne Employment Sites	582

• <b>Preston Residential Sites</b>	<b>586</b>
• <b>Ringwold Residential Sites</b>	<b>611</b>
• <b>Ringwold Employment Sites</b>	<b>624</b>
• <b>Sandwich Employment Sites</b>	<b>628</b>
• <b>Sandwich Residential Sites</b>	<b>652</b>
• <b>Shepherdswell Residential Sites</b>	<b>705</b>
• <b>St Margaret's at Cliffe Residential</b>	<b>742</b>
• <b>Sites Staple Residential Sites</b>	<b>771</b>
• <b>Tilmanstone Residential Sites</b>	<b>796</b>
• <b>West Hougham Residential Sites</b>	<b>801</b>
• <b>Whitfield Residential Sites</b>	<b>810</b>
• <b>Whitfield Employment Sites</b>	<b>847</b>
• <b>Wingham Residential Sites</b>	<b>866</b>
• <b>Woodnesborough Residential</b>	<b>883</b>
• <b>Sites Worth Residential Sites</b>	<b>900</b>
• <b>Worth Employment Sites</b>	<b>912</b>

# Alkham

## Residential Sites



### SA Objective 1: Housing

#### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

#### SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.



The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA Objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Significant negative (--)

The site is located within Source Protection Zone 2 or 3.

None of the site is classified as Grade 1 or 2 Agricultural Land.

Over 25% of the site is classified as Grade 3 Agricultural Land.

The site is located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

### SA Effect - Significant negative (--)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site contains land with a 1 in 30 year risk of surface water flooding.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

The site does not intersect an ecological designation.

The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.

The site is not within 250m of a designated site.

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's historic environment.**

## **SA Objective 11: Landscape**

SA Effect - Negligible/Uncertain (0?)

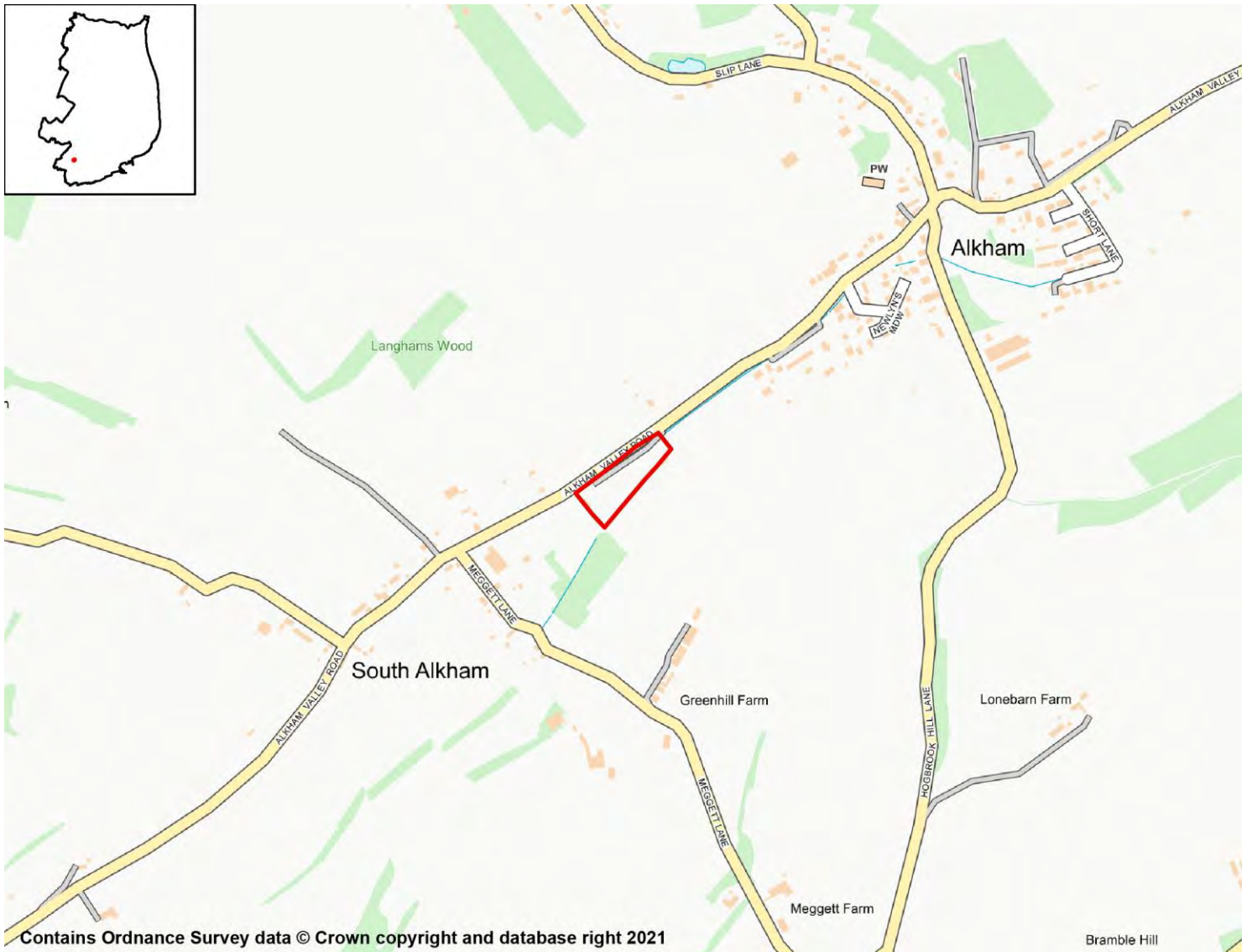
**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

# Alkham

## Gypsy and Traveller Sites

## Land to the south of Alkham Valley Road

### Proposed Use - Gypsy and Traveller



## SA Objective 1: Housing

**SA Effect - Minor Positive (+)**

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

**SA Effect - Significant negative (--)**

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 400m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA Objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 400m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Significant negative (--)

- The site is located within Source Protection Zone 2 or 3.
- None of the site is classified as Grade 1 or 2 Agricultural Land.
- Over 25% of the site is classified as Grade 3 Agricultural Land.
- The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

### SA Effect - Negligible/Uncertain (0?)

- In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

### SA Effect - Significant negative (--)

- The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.
- The site contains land with a 1 in 30 year risk of surface water flooding.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

- The site is not within 2,000m of a railway station.
- The site is within 300m of a bus stop.
- The site is not within 1,200m of an NHS GP Surgery.
- The site is within 800m of open space, sport, recreation facilities, open country or registered common land.
- The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.
- The site is within 400m of a Public Right of Way/Cycle Path.
- The site is not within 1,200m of a primary or middle school.
- The site is not within 2,000m of a secondary school.
- The site is not within 2,000m of further/higher education facilities.
- The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.
- The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

### SA Effect - Minor negative (-)

- The site does not intersect an ecological designation.
- The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.
- The site is less than 250m from the following designated sites:
  - South Alkham Farm and Lockering Wood<sup>9</sup>

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## **SA Objective 11: Landscape**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**





## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA Objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Significant negative (--)

- The site is located within Source Protection Zone 2 or 3.
- None of the site is classified as Grade 1 or 2 Agricultural Land.
- Over 25% of the site is classified as Grade 3 Agricultural Land.
- The site is located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

### SA Effect - Negligible/Uncertain (0?)

- In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

### SA Effect - Significant negative (--)

- The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.
- The site contains land with a 1 in 30 year risk of surface water flooding.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

- The site is not within 2,000m of a railway station.
- The site is within 300m of a bus stop.
- The site is not within 1,200m of an NHS GP Surgery.
- The site is within 300m of open space, sport, recreation facilities, open country or registered common land.
- The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.
- The site is within 200m of a Public Right of Way/Cycle Path.
- The site is not within 1,200m of a primary or middle school.
- The site is not within 2,000m of a secondary school.
- The site is not within 2,000m of further/higher education facilities.
- The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.
- The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

### SA Effect - Minor negative (-)

- The site does not intersect an ecological designation.
- The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.
- The site is less than 250m from the following designated sites:

- Ancient woodland

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's historic environment.**

## **SA Objective 11: Landscape**

**SA Effect - Minor negative/Uncertain (-?)**

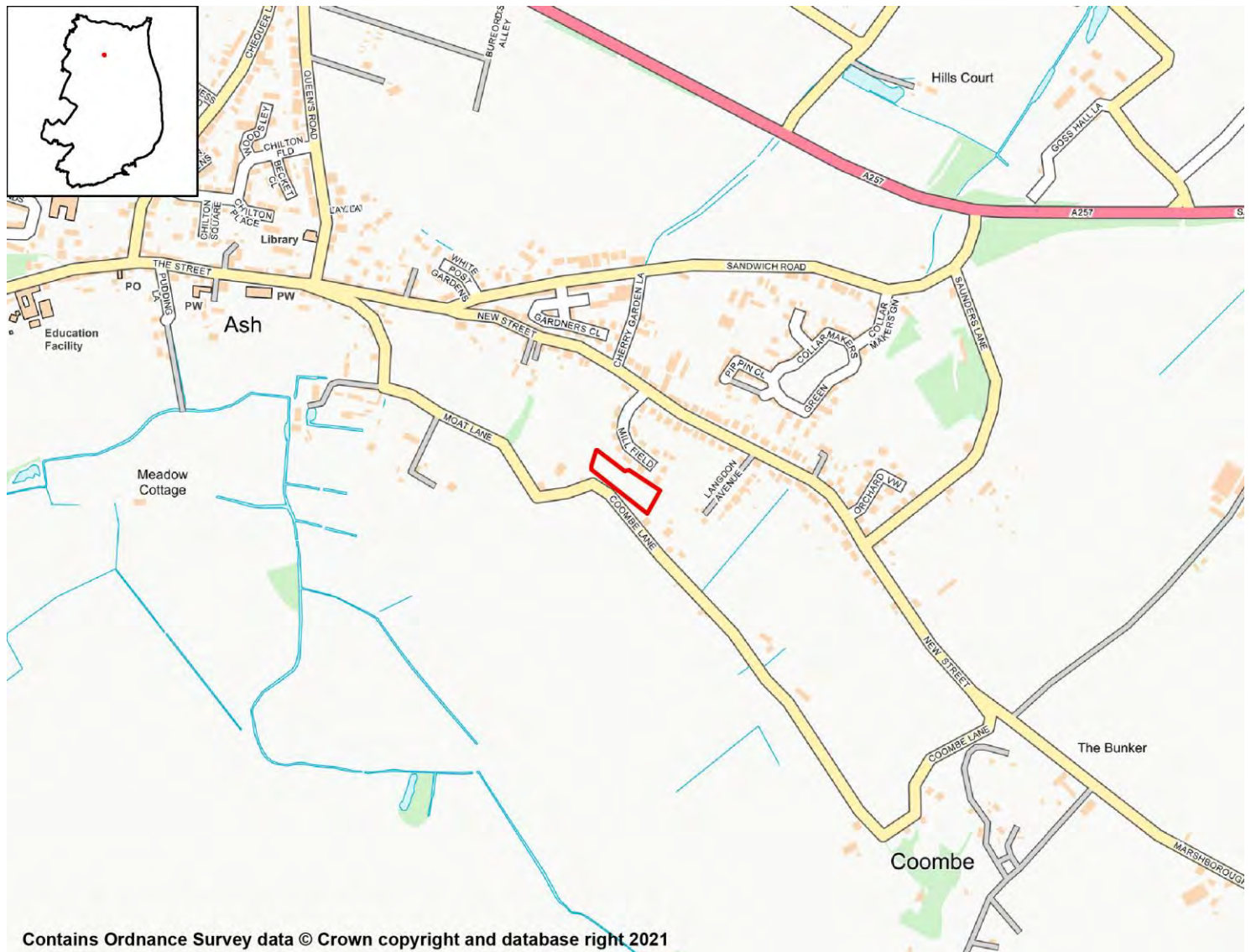
**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**

# Ash

## Residential Sites

## Land south of Mill Field

## Proposed Use - Residential



### SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

SA Effect - Minor negative (-)

The site is within 800m of an NHS GP Surgery:

- Ash Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a primary or middle school:**

- Ash Cartwright and Kelsey Church of England Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor negative (-)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- Ash Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a primary or middle school:**

- Ash Cartwright and Kelsey Church of England Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

The site is not located within Source Protection Zone 1, 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- Ash Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 1,200m of a primary or middle school:

- Ash Cartwright and Kelsey Church of England Primary School

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)



**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

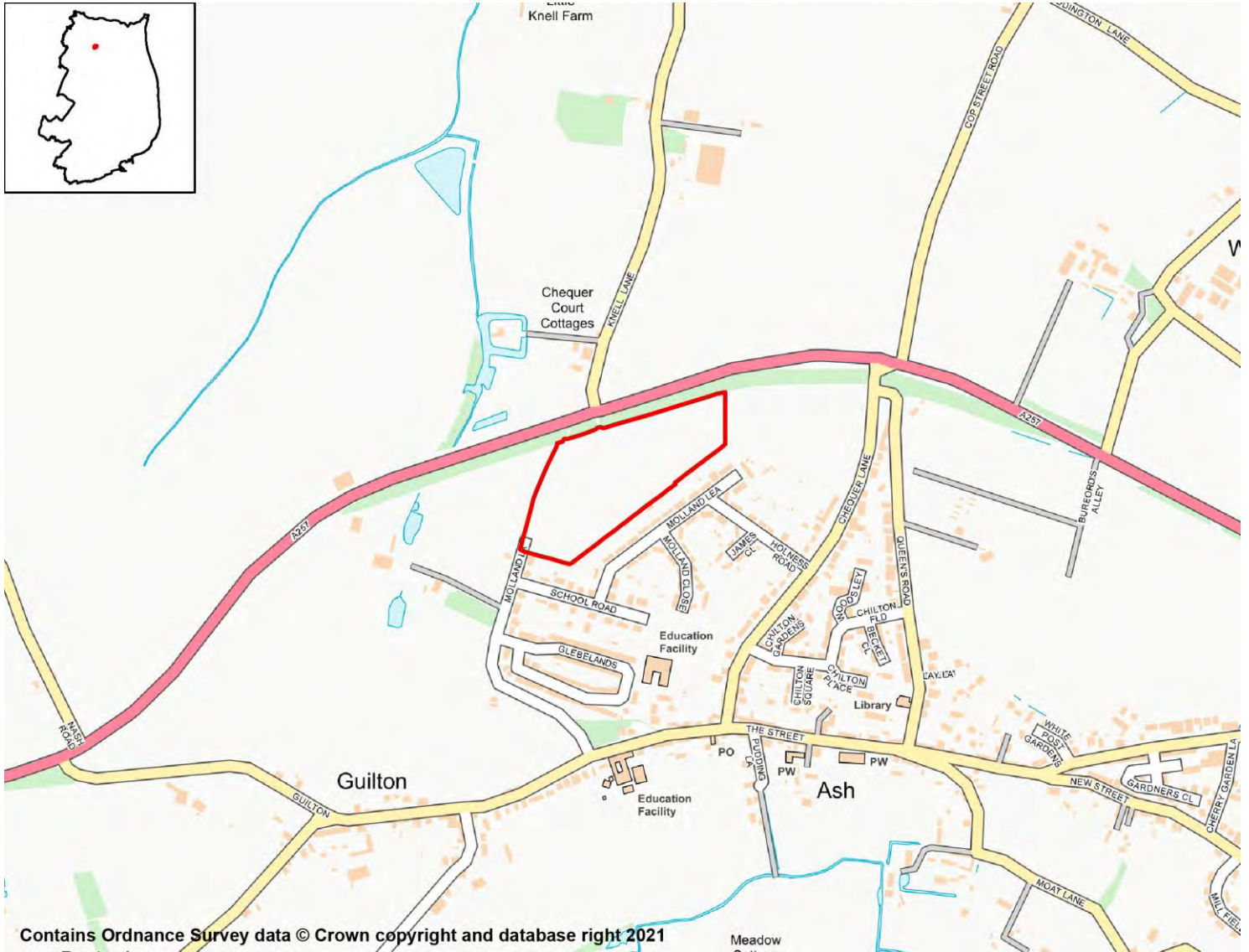
## **SA Objective 11: Landscape**

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Land to the north of Molland Lane, Ash

### Proposed Use - Residential



### SA Objective 1: Housing

**SA Effect - Minor Positive (+)**

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

**SA Effect - Minor negative (-)**

The site is within 800m of an NHS GP Surgery:

- Ash Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Ash Cartwright and Kelsey Church of England Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Significant negative (--)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is in close proximity to a road/railway line that generates noise pollution above 50/55dB at night.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor negative (-)**

**The site is not within 2,000m of a railway station.**

**The site is within 600m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- Ash Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Ash Cartwright and Kelsey Church of England Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

The site is not located within Source Protection Zone 1, 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site contains land with a 1 in 30 year risk of surface water flooding.

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

The site is not within 2,000m of a railway station.

The site is within 600m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- Ash Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a primary or middle school:

- Ash Cartwright and Kelsey Church of England Primary School

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

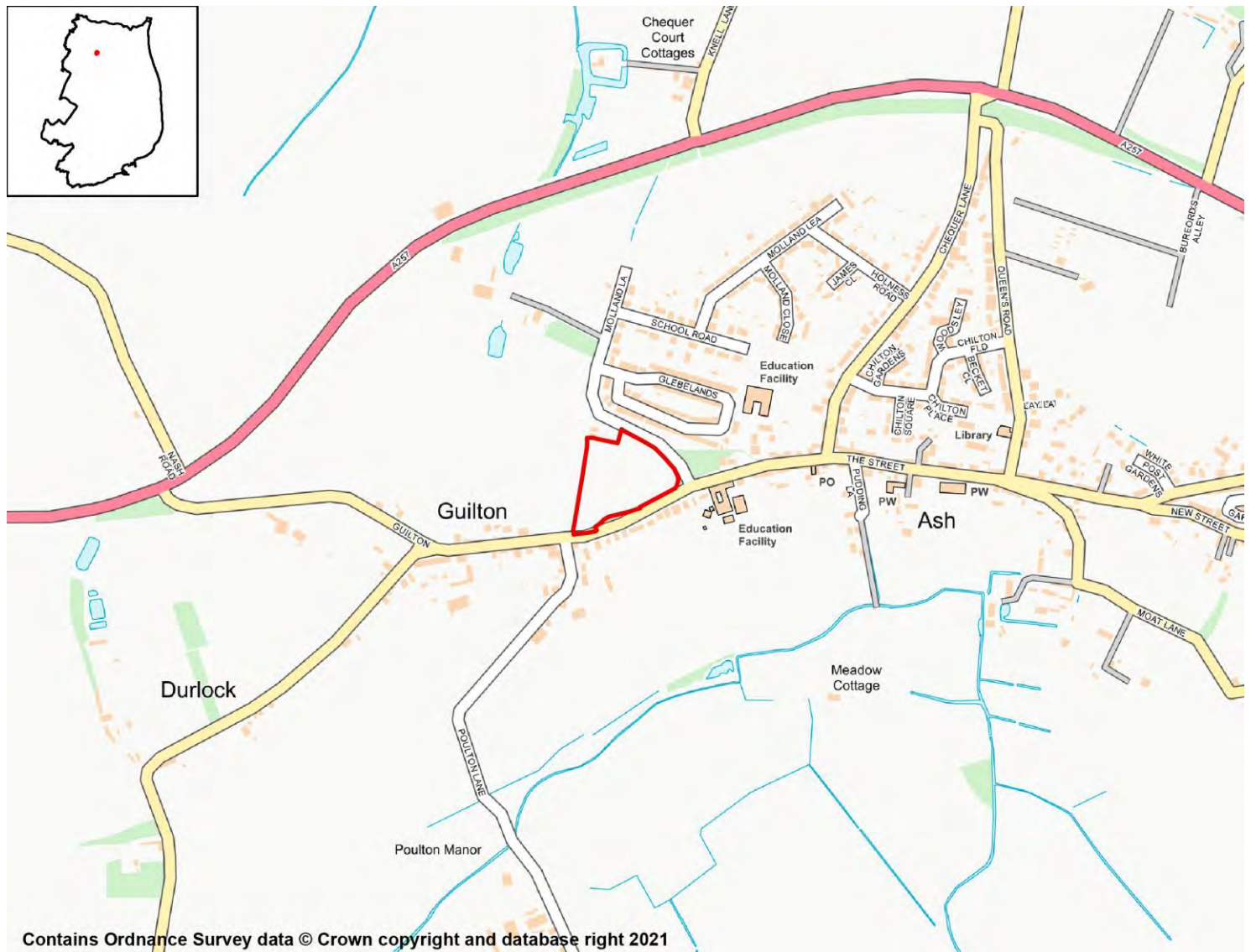
## **SA Objective 11: Landscape**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**

## Land west of Molland Lane, Guilton, Ash

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor negative (-)

The site is within 800m of an NHS GP Surgery:

- Ash Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Ash Cartwright and Kelsey Church of England Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor negative (-)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- Ash Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Ash Cartwright and Kelsey Church of England Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

The site is not located within Source Protection Zone 1, 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- Ash Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a primary or middle school:

- Ash Cartwright and Kelsey Church of England Primary School

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)



**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

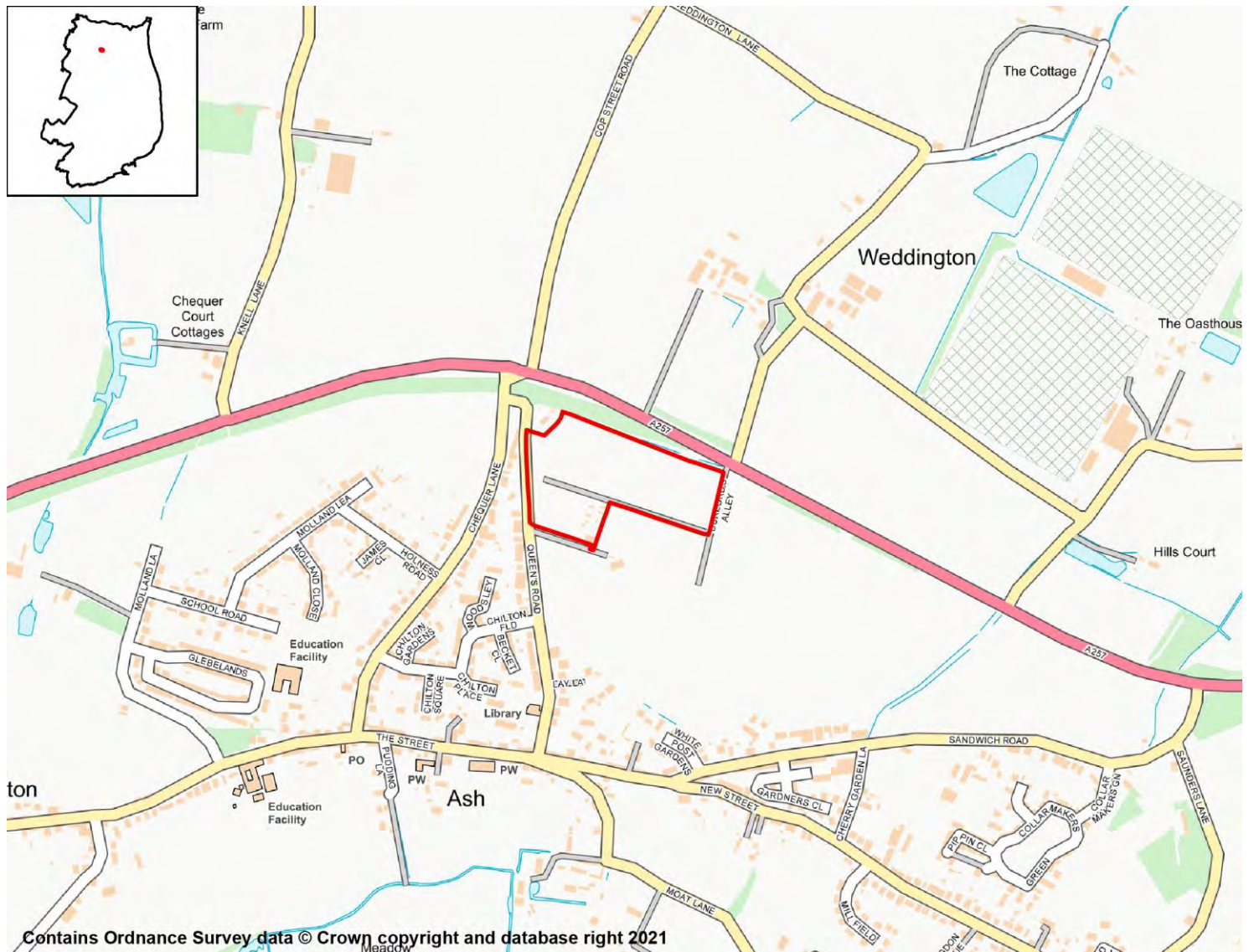
## **SA Objective 11: Landscape**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**

## Land to the east of Queens Road, Ash

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor negative (-)

The site is within 400m of an NHS GP Surgery:

- Ash Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 800m of a primary or middle school:

- Ash Cartwright and Kelsey Church of England Primary School

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Significant negative (--)**

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is in close proximity to a road/railway line that generates noise pollution above 50/55dB at night.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA Objective 4: Sustainable Transport

**SA Effect - Minor negative (-)**

The site is not within 2,000m of a railway station.

The site is within 600m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Ash Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 800m of a primary or middle school:

- Ash Cartwright and Kelsey Church of England Primary School

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

The site is not located within Source Protection Zone 1, 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site contains land with a 1 in 30 year risk of surface water flooding.

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

The site is not within 2,000m of a railway station.

The site is within 600m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Ash Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 800m of a primary or middle school:

- Ash Cartwright and Kelsey Church of England Primary School

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

**SA Effect - Minor negative/Uncertain (-?)**

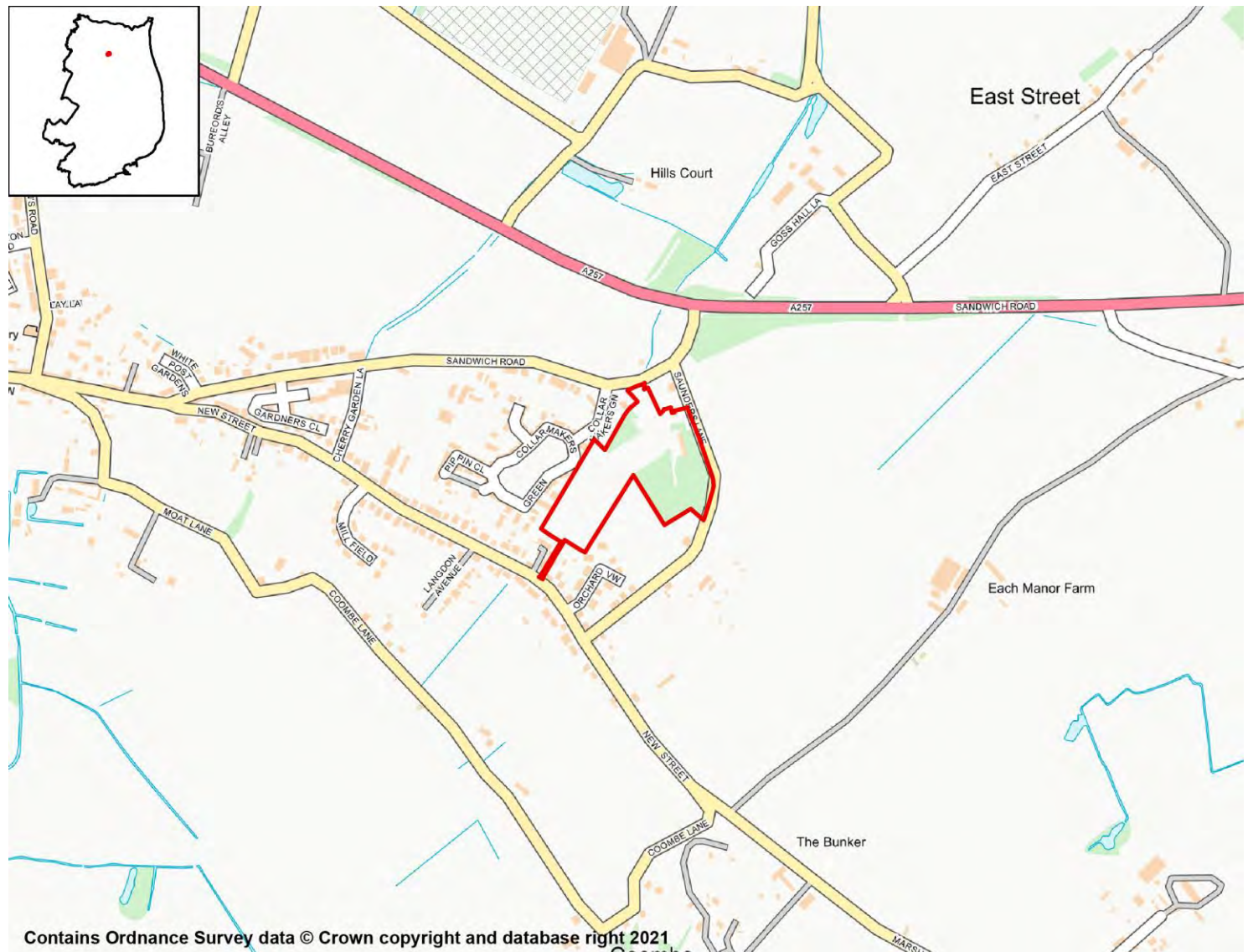
**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## **SA Objective 11: Landscape**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**

## Land adjacent Saunders Lane, Ash Proposed Use - Residential



### SA Objective 1: Housing

**SA Effect - Minor Positive (+)**

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

**SA Effect - Minor negative (-)**

The site is within 1,200m of an NHS GP Surgery:

- Ash Surgery

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA Objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is within 1,200m of an NHS GP Surgery:

- Ash Surgery

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Significant negative (--)

The site is not located within Source Protection Zone 1, 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

### SA Effect - Significant negative (--)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site contains land with a 1 in 30 year risk of surface water flooding.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is within 1,200m of an NHS GP Surgery:

- Ash Surgery

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

### SA Effect - Minor negative (-)

The site does not intersect an ecological designation.

The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.

The site is not within 250m of a designated site.



**The site intersects with the following ecological habitats:**

- Deciduous woodland
- Habitat Inventory - No main habitat but additional habitats present

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

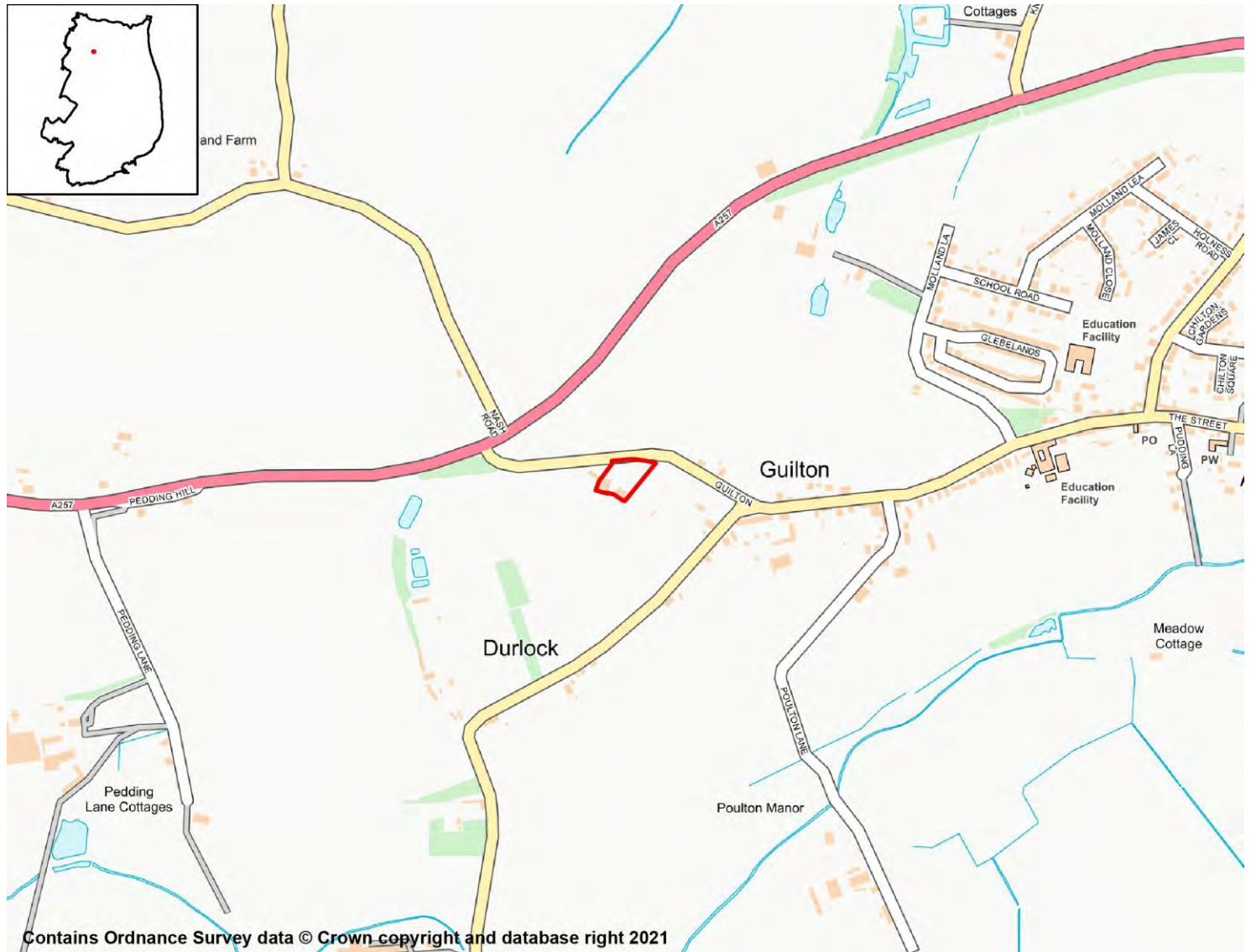
**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## **SA Objective 11: Landscape**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor negative (-)

The site is within 1,200m of an NHS GP Surgery:

- Ash Surgery

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Ash Cartwright and Kelsey Church of England Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor negative (-)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is within 1,200m of an NHS GP Surgery:**

- Ash Surgery

**The site is within 800m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Ash Cartwright and Kelsey Church of England Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

The site is not located within Source Protection Zone 1, 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is within 1,200m of an NHS GP Surgery:

- Ash Surgery

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 800m of a primary or middle school:

- Ash Cartwright and Kelsey Church of England Primary School

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

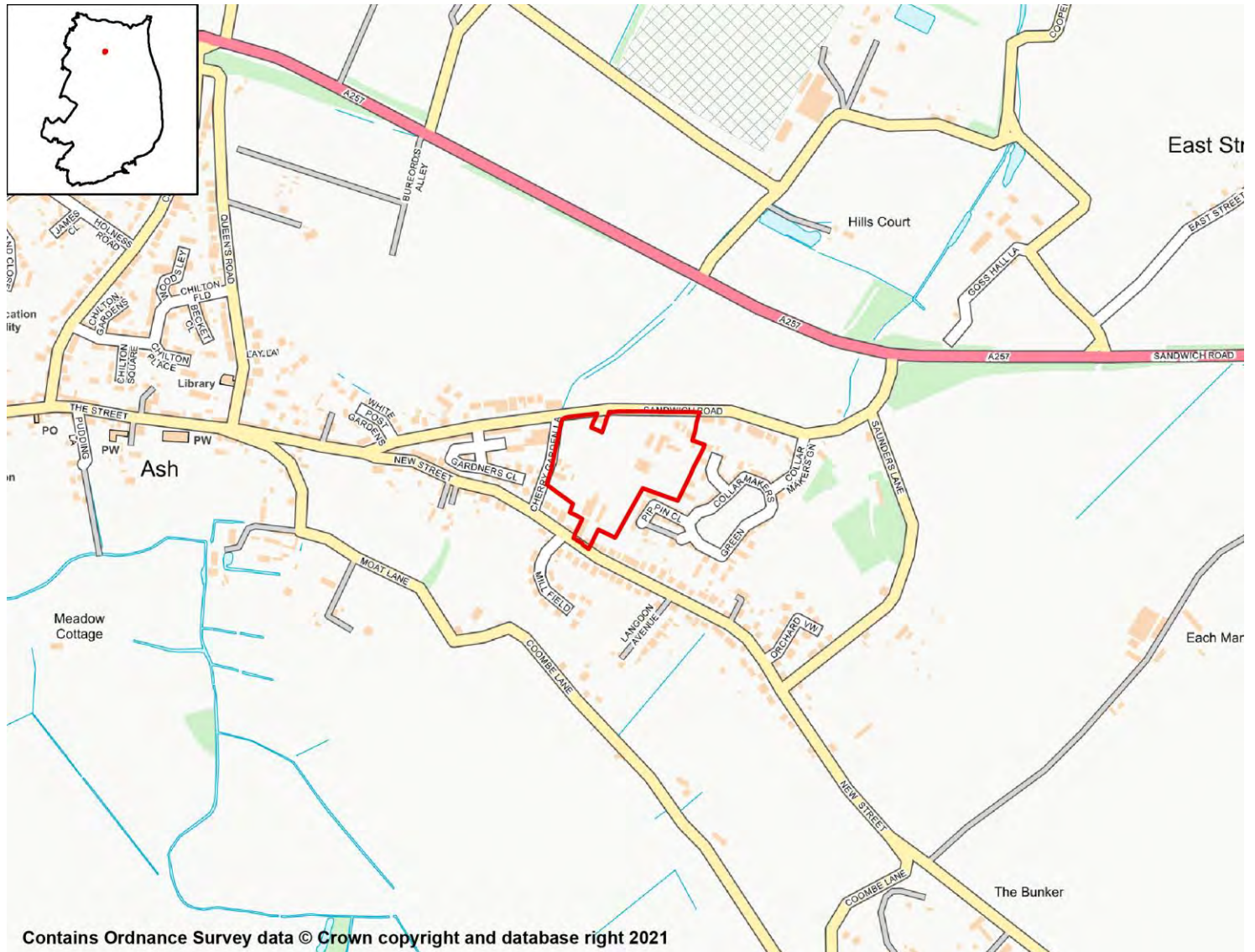
## **SA Objective 11: Landscape**

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Land to the south of Sandwich Road, Ash

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor negative (-)

The site is within 800m of an NHS GP Surgery:

- Ash Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a primary or middle school:**

- Ash Cartwright and Kelsey Church of England Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor negative (-)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- Ash Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a primary or middle school:**

- Ash Cartwright and Kelsey Church of England Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

The site is not located within Source Protection Zone 1, 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

**SA Effect - Minor negative (-)**

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site contains land with a 1 in 100 year risk of surface water flooding.

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- Ash Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 1,200m of a primary or middle school:

- Ash Cartwright and Kelsey Church of England Primary School

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)



**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

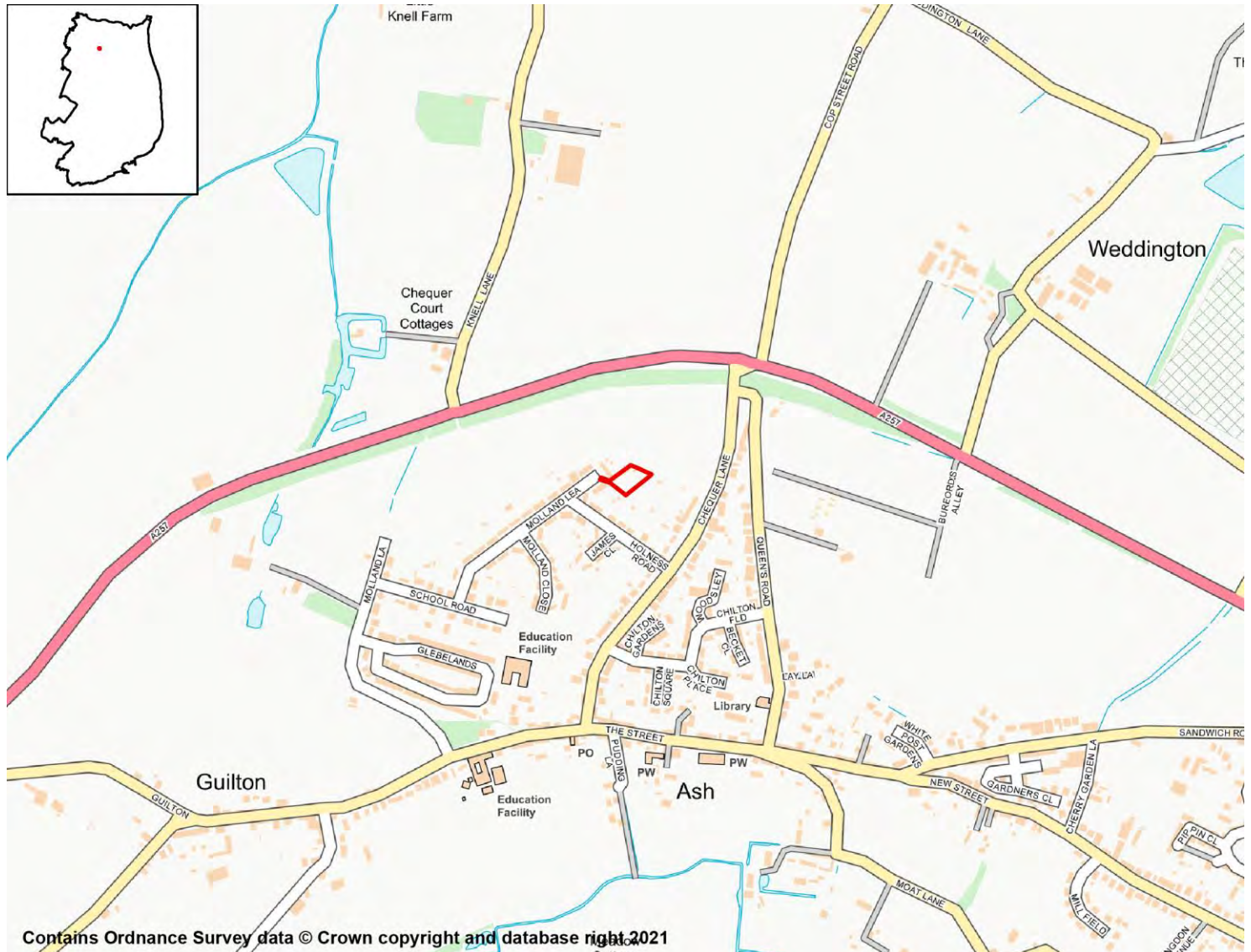
## **SA Objective 11: Landscape**

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Former Council Yard, Molland Lea, Ash

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

#### SA Effect - Negligible (0)

The site is within 400m of an NHS GP Surgery:

- Ash Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Ash Cartwright and Kelsey Church of England Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor negative (-)**

**The site is not within 2,000m of a railway station.**

**The site is within 600m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Ash Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Ash Cartwright and Kelsey Church of England Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

The site is not located within Source Protection Zone 1, 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

The site is not within 2,000m of a railway station.

The site is within 600m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Ash Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a primary or middle school:

- Ash Cartwright and Kelsey Church of England Primary School

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's historic environment.**

## **SA Objective 11: Landscape**

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

# Aylesham

## Residential Sites

## Land at Dorman Avenue North, Aylesham

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

#### SA Effect - Negligible (0)

The site is within 400m of an NHS GP Surgery:

- Aylesham Medical Practice

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- St Joseph's Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Cooting Road Industrial Estate, Aylesham

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor positive (+)**

**The site is within 1,000m of a railway station:**

- Aylesham

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Aylesham Medical Practice

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- St Joseph's Primary School

**The site is not within 2,000m of a secondary school.**



**The site is not within 2,000m of further/higher education facilities.**

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Cooting Road Industrial Estate, Aylesham

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

**The site is located within Source Protection Zone 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**Over 25% of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Negligible (0)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site is not located in an area of notable surface water flood risk.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor positive (+)**

**The site is within 1,000m of a railway station:**

- Aylesham

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Aylesham Medical Practice

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- St Joseph's Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Cooting Road Industrial Estate, Aylesham

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Land at Boulevard Courrieres, Aylesham

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor negative (-)

The site is within 800m of an NHS GP Surgery:

- Aylesham Medical Practice

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**Development of the site has the potential to result in the loss of more than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 400m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- St Joseph's Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Cooting Road Industrial Estate, Aylesham

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor negative (-)**

**The site is within 2,000m of a railway station:**

- Aylesham
- Snowdown

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- Aylesham Medical Practice

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of more than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 400m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- St Joseph's Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Cooting Road Industrial Estate, Aylesham

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

**The site is located within Source Protection Zone 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**Over 25% of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Negligible (0)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site is not located in an area of notable surface water flood risk.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

**The site is within 2,000m of a railway station:**

- Aylesham
- Snowdown

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- Aylesham Medical Practice

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of more than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 400m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- St Joseph's Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Cooting Road Industrial Estate, Aylesham

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

**SA Effect - Minor negative (-)**

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is less than 250m from the following designated sites:**

- Ancient woodland

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

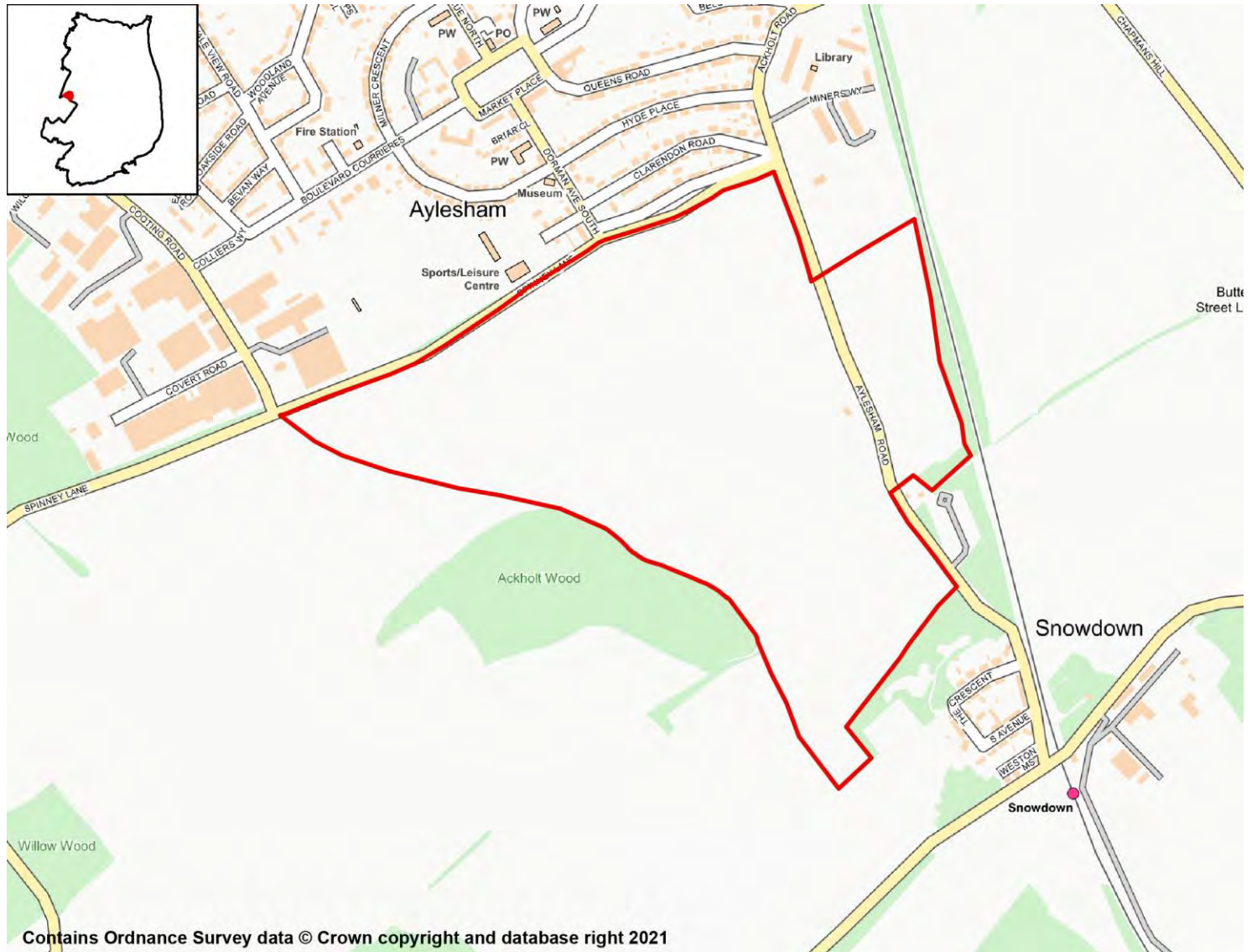
## SA Objective 11: Landscape

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**

## Land to the south of Spinney Lane, Aylesham

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor positive (+)

The site is within 400m of an NHS GP Surgery:

- Aylesham Medical Practice

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- St Joseph's Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Cooting Road Industrial Estate, Aylesham

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor positive (+)**

**The site is within 500m of a railway station:**

- Aylesham
- Snowdown

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Aylesham Medical Practice

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- St Joseph's Primary School



**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Cooting Road Industrial Estate, Aylesham

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

**The site is located within Source Protection Zone 2 or 3.**

**Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site contains land with a 1 in 30 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor positive (+)**

**The site is within 500m of a railway station:**

- Aylesham
- Snowdown

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Aylesham Medical Practice

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- St Joseph's Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Cooting Road Industrial Estate, Aylesham

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

**SA Effect - Significant negative (--)**

**The site does not intersect an ecological designation.**

**The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:**

- The site intersects with a relevant Site of Special Scientific Interest Impact Risk Zone

**The site is less than 250m from the following designated sites:**

- Ancient woodland

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**

## Land to the south of Spinney Lane; Aylesham Proposed Use - Residential



### SA Objective 1: Housing

#### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

#### SA Effect - Minor positive (+)

The site is within 400m of an NHS GP Surgery:

- Aylesham Medical Practice

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- St Joseph's Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Cooting Road Industrial Estate, Aylesham

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor positive (+)**

**The site is within 500m of a railway station:**

- Aylesham
- Snowdown

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Aylesham Medical Practice

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- St Joseph's Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Cooting Road Industrial Estate, Aylesham

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

**The site is located within Source Protection Zone 2 or 3.**

**Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site contains land with a 1 in 30 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor positive (+)**

**The site is within 500m of a railway station:**

- Aylesham
- Snowdown

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Aylesham Medical Practice

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- St Joseph's Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Cooting Road Industrial Estate, Aylesham

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

**SA Effect - Significant negative (--)**

**The site does not intersect an ecological designation.**

**The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:**

- The site intersects with a relevant Site of Special Scientific Interest Impact Risk Zone

**The site intersects the following designated sites:**

- Ancient woodland

**The site intersects with the following ecological habitats:**

- Deciduous woodland

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**

## Land to the south of Spinney Lane; Aylesham Proposed Use - Residential



### SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

The site is within 400m of an NHS GP Surgery:

- Aylesham Medical Practice

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- St Joseph's Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Cooting Road Industrial Estate, Aylesham

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor positive (+)**

**The site is within 500m of a railway station:**

- Aylesham
- Snowdown

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Aylesham Medical Practice

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- St Joseph's Primary School



**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Cooting Road Industrial Estate, Aylesham

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

**The site is located within Source Protection Zone 2 or 3.**

**Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site contains land with a 1 in 30 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor positive (+)**

**The site is within 500m of a railway station:**

- Aylesham
- Snowdown

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Aylesham Medical Practice

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- St Joseph's Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Cooting Road Industrial Estate, Aylesham

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

**SA Effect - Significant negative (--)**

**The site does not intersect an ecological designation.**

**The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:**

- The site intersects with a relevant Site of Special Scientific Interest Impact Risk Zone

**The site intersects the following designated sites:**

- Ancient woodland

**The site intersects with the following ecological habitats:**

- Deciduous woodland

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

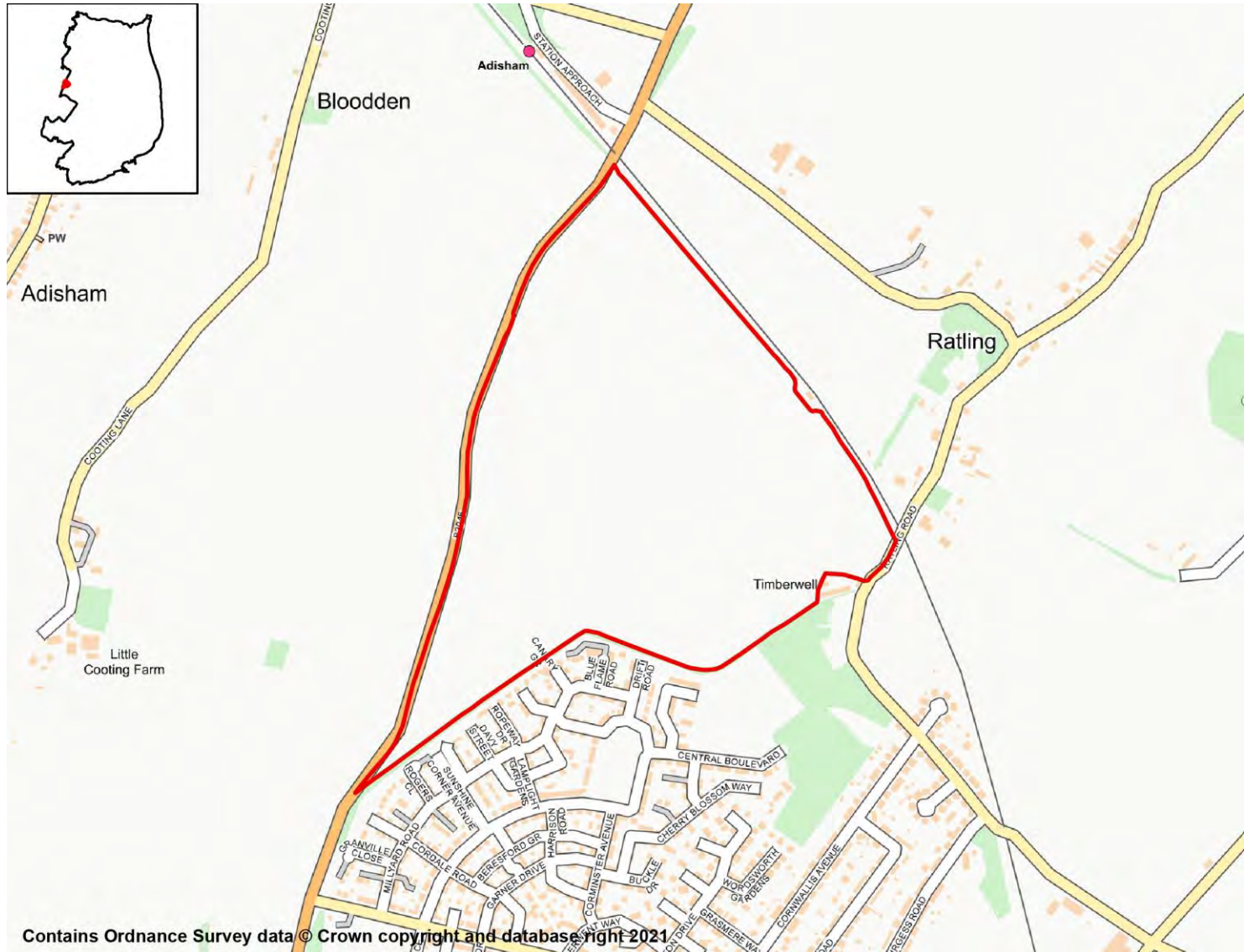
## SA Objective 11: Landscape

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**

## Farmland lying to the north of Aylesham and to the east of the B2046 (Adisham Road)

### Proposed Use - Residential



## SA Objective 1: Housing

**SA Effect - Minor Positive (+)**

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

**SA Effect - Minor negative (-)**

The site is within 800m of an NHS GP Surgery:

- Aylesham Medical Practice

**The site is within 800m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Adisham Church of England Primary School
- St Joseph's Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Cooting Road Industrial Estate, Aylesham

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

**The site is within 500m of a railway station:**

- Adisham

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- Aylesham Medical Practice

**The site is within 800m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle<sup>70</sup> school:**

- Adisham Church of England Primary School
- St Joseph's Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Cooting Road Industrial Estate, Aylesham

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

**The site is located within Source Protection Zone 2 or 3.**

**Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site contains land with a 1 in 30 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

**The site is within 500m of a railway station:**

- Adisham

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- Aylesham Medical Practice

**The site is within 800m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Adisham Church of England Primary School

- St Joseph's Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Cooting Road Industrial Estate, Aylesham

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

**SA Effect - Minor negative (-)**

**The site does not intersect an ecological designation.**

**The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:**

- The site intersects with a relevant Site of Special Scientific Interest Impact Risk Zone

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**

Farmland lying to the north of Aylesham and to the east of the B2046 (Adisham Road)

Proposed Use - Residential



## SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

2a – Access to Local Services and Facilities

SA Effect - Minor negative (-)

The site is within 800m of an NHS GP Surgery:

- Aylesham Medical Practice

**The site is within 800m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- St Joseph's Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Cooting Road Industrial Estate, Aylesham

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Minor positive (+)

**The site is within 1,000m of a railway station:**

- Adisham
- Aylesham

**The site is within 600m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- Aylesham Medical Practice

**The site is within 800m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**



- St Joseph's Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Cooting Road Industrial Estate, Aylesham

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

**The site is located within Source Protection Zone 2 or 3.**

**Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site contains land with a 1 in 30 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor positive (+)**

**The site is within 1,000m of a railway station:**

- Adisham
- Aylesham

**The site is within 600m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- Aylesham Medical Practice

**The site is within 800m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- St Joseph's Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Cooting Road Industrial Estate, Aylesham

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

**SA Effect - Minor negative (-)**

**The site does not intersect an ecological designation.**

**The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:**

- The site intersects with a relevant Site of Special Scientific Interest Impact Risk Zone

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**

## Land off Holt Street, Snowdown, Aylesham

### Proposed Use - Residential



### SA Objective 1: Housing

**SA Effect - Minor Positive (+)**

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

**SA Effect - Minor negative (-)**

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a primary or middle school:**

- Nonington Church of England Primary School
- St Joseph's Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Cooting Road Industrial Estate, Aylesham

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

**The site is within 500m of a railway station:**

- Snowdown

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a primary or middle school:**

- Nonington Church of England Primary School
- St Joseph's Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Cooting Road Industrial Estate, Aylesham

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Minor negative (-)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**Over 25% of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Negligible (0)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site is not located in an area of notable surface water flood risk.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

**The site is within 500m of a railway station:**

- Snowdown

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a primary or middle school:**

- Nonington Church of England Primary School
- St Joseph's Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Cooting Road Industrial Estate, Aylesham

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

**SA Effect - Significant negative (--)**

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is less than 250m from the following designated sites:**

- Ancient woodland
- Woods South of Snowdown

**The site intersects with the following ecological habitats:**

- Deciduous woodland

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

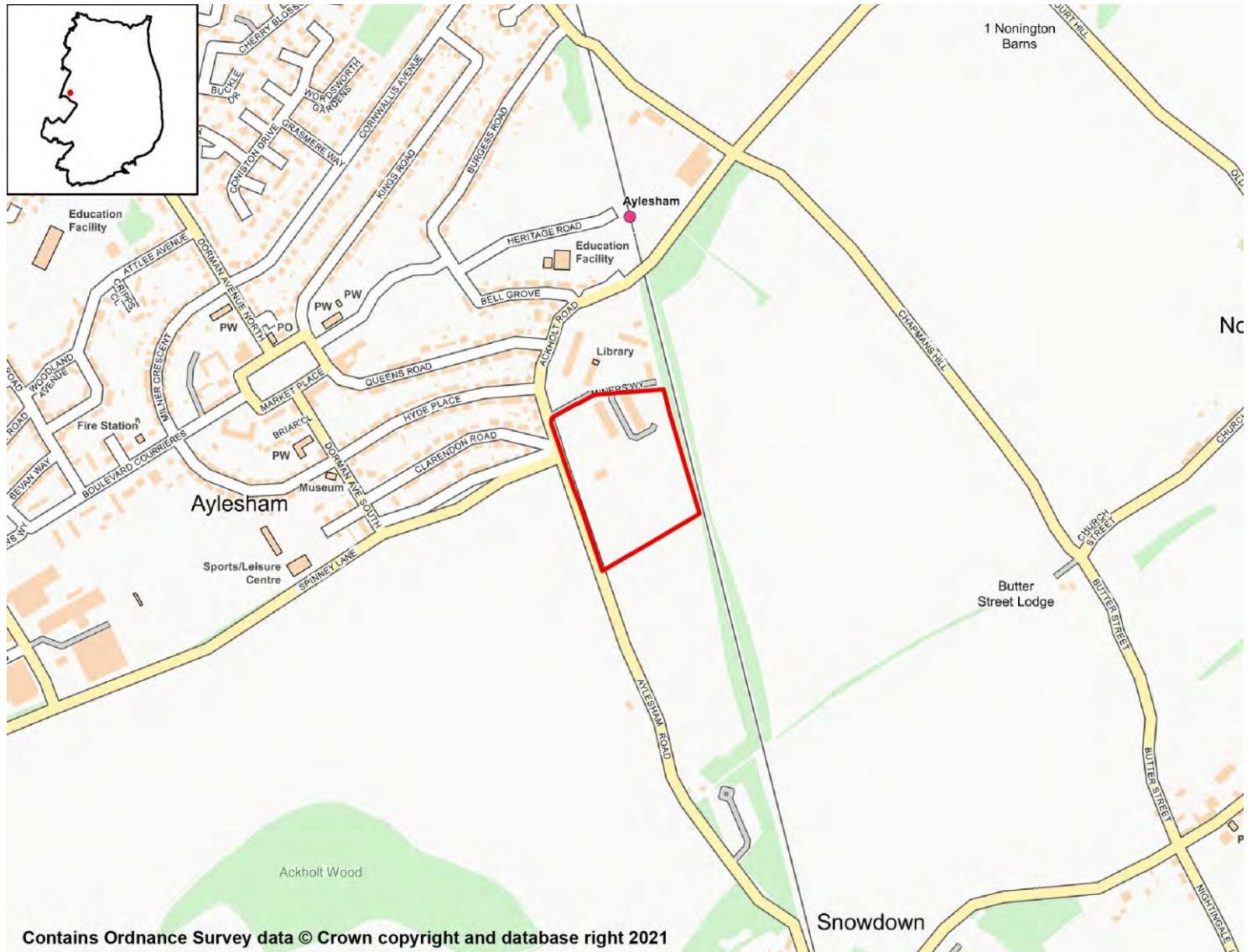
**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**

# Aylesham

## Employment Sites

# 4 (SAP25) Aylesham Development Area Proposed use - Employment



## SA objective 1: Housing

SA Effect - Negligible (0)

All employment site options will have a negligible (0) effect on SA Objective 1.

## SA objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

The site is within 400m of an NHS GP Surgery:

- Aylesham Medical Practice

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.



The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA objective 4: Sustainable Transport

SA Effect - Significant positive (++)

The site is within 500m of a railway station:

- Aylesham

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Aylesham Medical Practice

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## SA objective 5: Minerals, Soils and Water

SA Effect - Significant negative (--)

The site is located within Source Protection Zone 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA objective 8: Climate Change Mitigation

SA Effect - Significant positive (++)

The site is within 500m of a railway station:

- Aylesham

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Aylesham Medical Practice

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## SA objective 9: Biodiversity

SA Effect - Minor negative (-)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- Air pollution

The site is not within 250m of a designated site.

The site does not intersect with notable ecological habitats.

The site does not contain a geological site.

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.

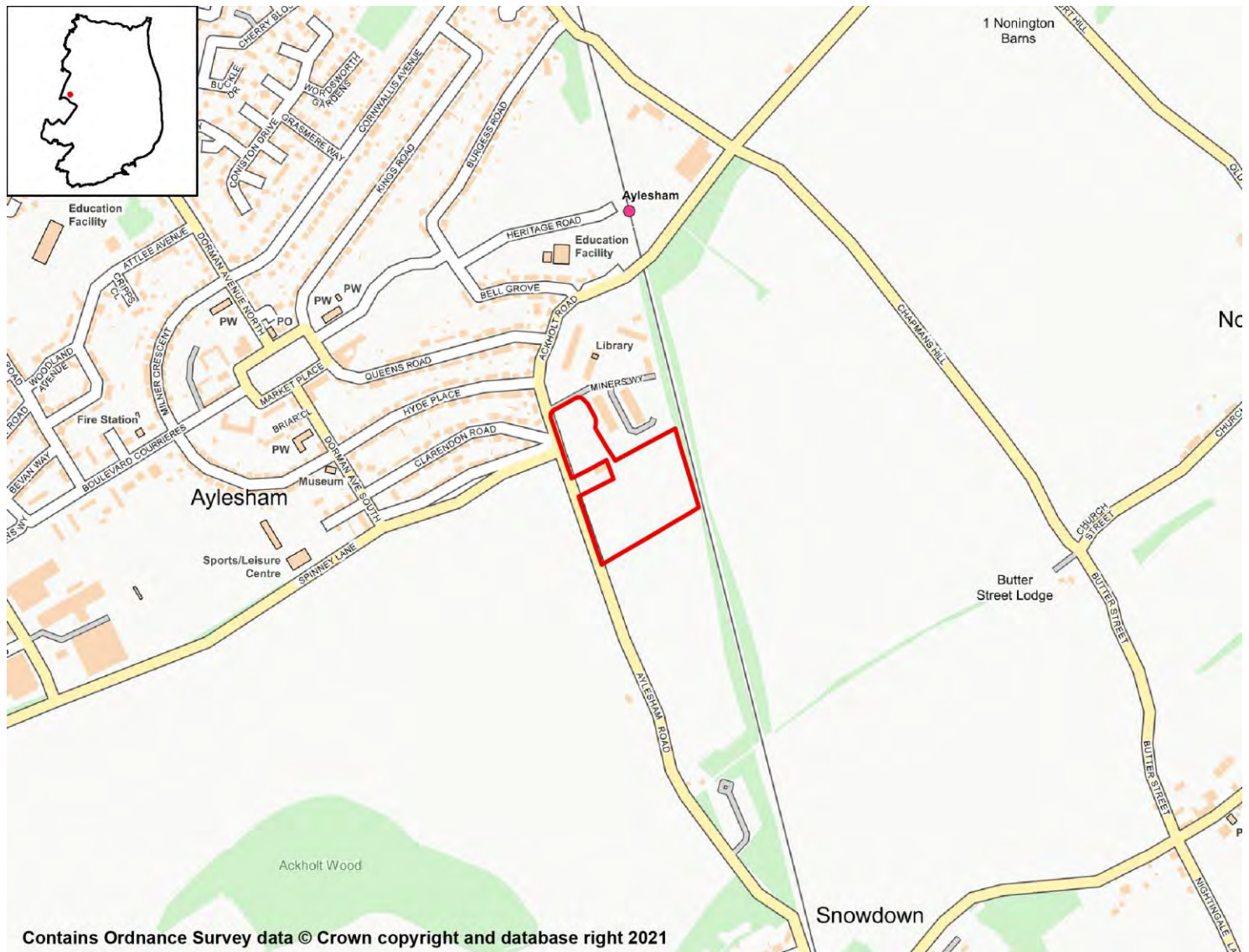
## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

The site is not likely to affect Dover's landscapes, townscapes or seascapes.

## Aylesham Development Area

### Proposed use - Employment



### SA objective 1: Housing

SA Effect - Negligible (0)

All employment site options will have a negligible (0) effect on SA Objective 1.

### SA objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

**The site is within 400m of an NHS GP Surgery:**

- Aylesham Medical Practice

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA objective 4: Sustainable Transport

SA Effect - Significant positive (++)

The site is within 500m of a railway station:

- Aylesham

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Aylesham Medical Practice

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## SA objective 5: Minerals, Soils and Water

SA Effect - Significant negative (--)

The site is located within Source Protection Zone 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA objective 8: Climate Change Mitigation

SA Effect - Significant positive (++)

The site is within 500m of a railway station:

- Aylesham

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Aylesham Medical Practice

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## SA objective 9: Biodiversity

SA Effect - Minor negative (-)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- Air pollution

The site is not within 250m of a designated site.

The site does not intersect with notable ecological habitats.

The site does not contain a geological site.

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

The site is not likely to affect Dover's landscapes, townscapes or seascapes.

## Land off Holt Street, Snowdown, Aylesham

### Proposed use - Employment



### SA objective 1: Housing

SA Effect - Negligible (0)

**All employment site options will have a negligible (0) effect on SA Objective 1.**

### SA objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

SA Effect - Negligible (0)

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open**

country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Significant negative (--)**

Site is not located within 500m of an Air Quality Management Area.

Site is within 20m of a recorded mine entry.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA objective 3: Economy

**SA Effect - Minor positive (+)**

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA objective 4: Sustainable Transport

**SA Effect - Minor positive (+)**

The site is within 500m of a railway station:

- Snowdown

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## SA objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

The site is located within Source Protection Zone 2 or 3.

None of the site is classified as Grade 1 or 2 Agricultural Land.

Over 25% of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA objective 7: Climate Change Adaptation

### SA Effect - Minor negative (-)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site contains land with a 1 in 100 year risk of surface water flooding.

## SA objective 8: Climate Change Mitigation

### SA Effect - Minor positive (+)

The site is within 500m of a railway station:

- Snowdown

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## SA objective 9: Biodiversity

### SA Effect - Significant negative (--)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- Air pollution

The site is less than 250m from the following designated sites:

- Ancient woodland
- Woods South of Snowdown

The site intersects with the following ecological habitats:

- Deciduous woodland

Over 25% of the site is designated as a geological site:

- Snowdown Colliery Tip

## SA Objective 10: Historic Environment

### SA Effect - Minor negative/Uncertain (-?)

The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.

## SA Objective 11: Landscape

### SA Effect - Minor negative/Uncertain (-?)

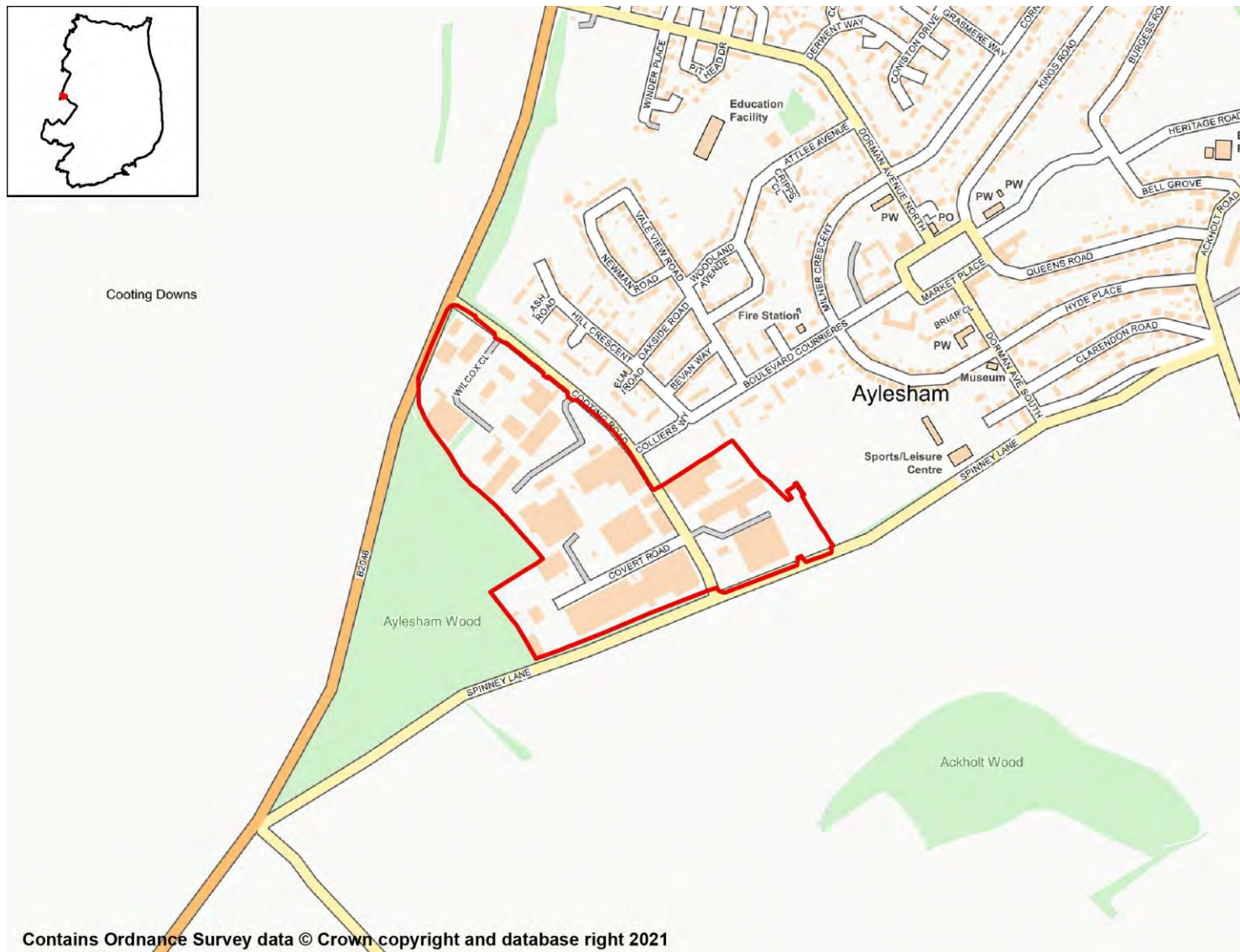
The site has been judged by Council officers to have the potential to moderately affect the



**District's landscapes, townscapes or seascapes.**

# Aylesham Industrial Estate

## Proposed use - Employment



### SA objective 1: Housing

SA Effect - Negligible (0)

All employment site options will have a negligible (0) effect on SA Objective 1.

### SA objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

SA Effect - Negligible (0)

The site is within 800m of an NHS GP Surgery:

- Aylesham Medical Practice

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA objective 4: Sustainable Transport

SA Effect - Minor positive (+)

The site is within 1,000m of a railway station:

- Aylesham

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- Aylesham Medical Practice

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## SA objective 5: Minerals, Soils and Water

SA Effect - Significant negative (--)

The site is located within Source Protection Zone 2 or 3.

None of the site is classified as Grade 1 or 2 Agricultural Land.

Over 25% of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA objective 8: Climate Change Mitigation

SA Effect - Minor positive (+)

The site is within 1,000m of a railway station:

- Aylesham

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- Aylesham Medical Practice

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## SA objective 9: Biodiversity

SA Effect - Significant negative (--)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- Air pollution

The site is less than 250m from the following designated sites:

- Ancient woodland

The site does not intersect with notable ecological habitats.

The site does not contain a geological site.

## SA Objective 10: Historic Environment

SA Effect - Negligible/Uncertain (0?)

The site is not likely to affect Dover's historic environment.

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

The site is not likely to affect Dover's landscapes, townscapes or seascapes.

# Aylesham

## Gypsy and Traveller Sites

# Land to the North of Snowdown Caravan Site Proposed Use - Gypsy and Traveller



## SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

SA Effect - Minor negative (-)

The site is within 800m of an NHS GP Surgery:

- Aylesham Medical Practice

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- St Joseph's Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Cooting Road Industrial Estate, Aylesham

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor negative (-)**

**The site is within 1,000m of a railway station:**

- Aylesham
- Snowdown

**The site is within 600m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- Aylesham Medical Practice

**The site is within 800m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- St Joseph's Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Cooting Road Industrial Estate, Aylesham

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

**The site is located within Source Protection Zone 2 or 3.**

**Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Negligible (0)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site is not located in an area of notable surface water flood risk.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

**The site is within 1,000m of a railway station:**

- Aylesham
- Snowdown

**The site is within 600m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- Aylesham Medical Practice

**The site is within 800m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- St Joseph's Primary School

**The site is not within 2,000m of a secondary school.**



**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Cooting Road Industrial Estate, Aylesham

**The site is not within 1,200m of a town centre.**

## **SA Objective 9: Biodiversity**

**SA Effect - Negligible (0)**

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's historic environment.**

## **SA Objective 11: Landscape**

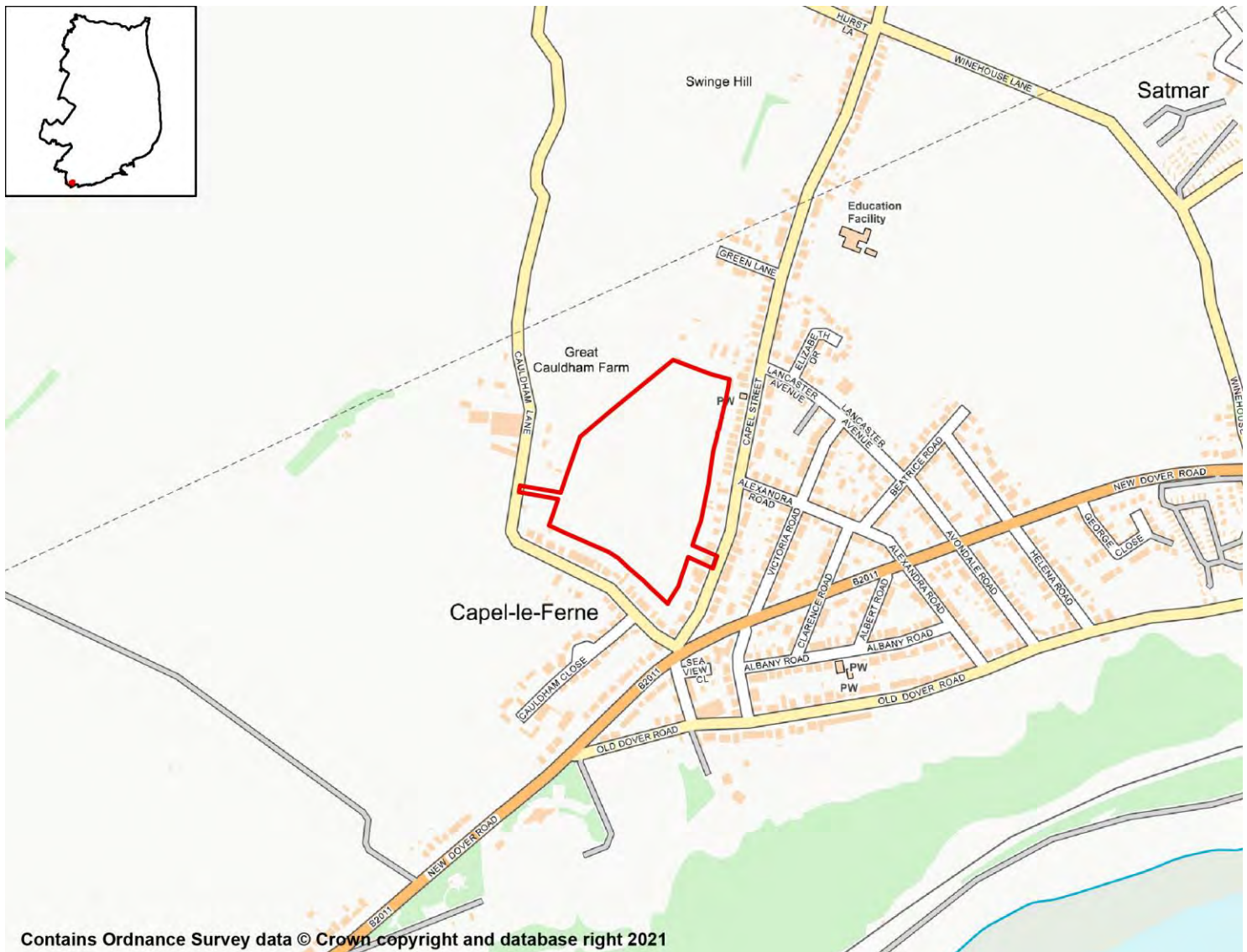
**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

# Capel le Ferne

## Residential Sites

## Land to the east of Great Cauldham Farm, Capel le Ferne Proposed Use - Residential



### SA Objective 1: Housing

**SA Effect - Minor Positive (+)**

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

**SA Effect - Minor negative (-)**

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Capel-le-Ferne Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor negative (-)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Capel-le-Ferne Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Significant negative (--)

The site is located within Source Protection Zone 2 or 3.

None of the site is classified as Grade 1 or 2 Agricultural Land.

Over 25% of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

### SA Effect - Significant negative (--)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site contains land with a 1 in 30 year risk of surface water flooding.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a primary or middle school:

- Capel-le-Ferne Primary School

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

### SA Effect - Minor negative (-)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- The site interests with a relevant Site of Special Scientific Interest Impact Risk Zone

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

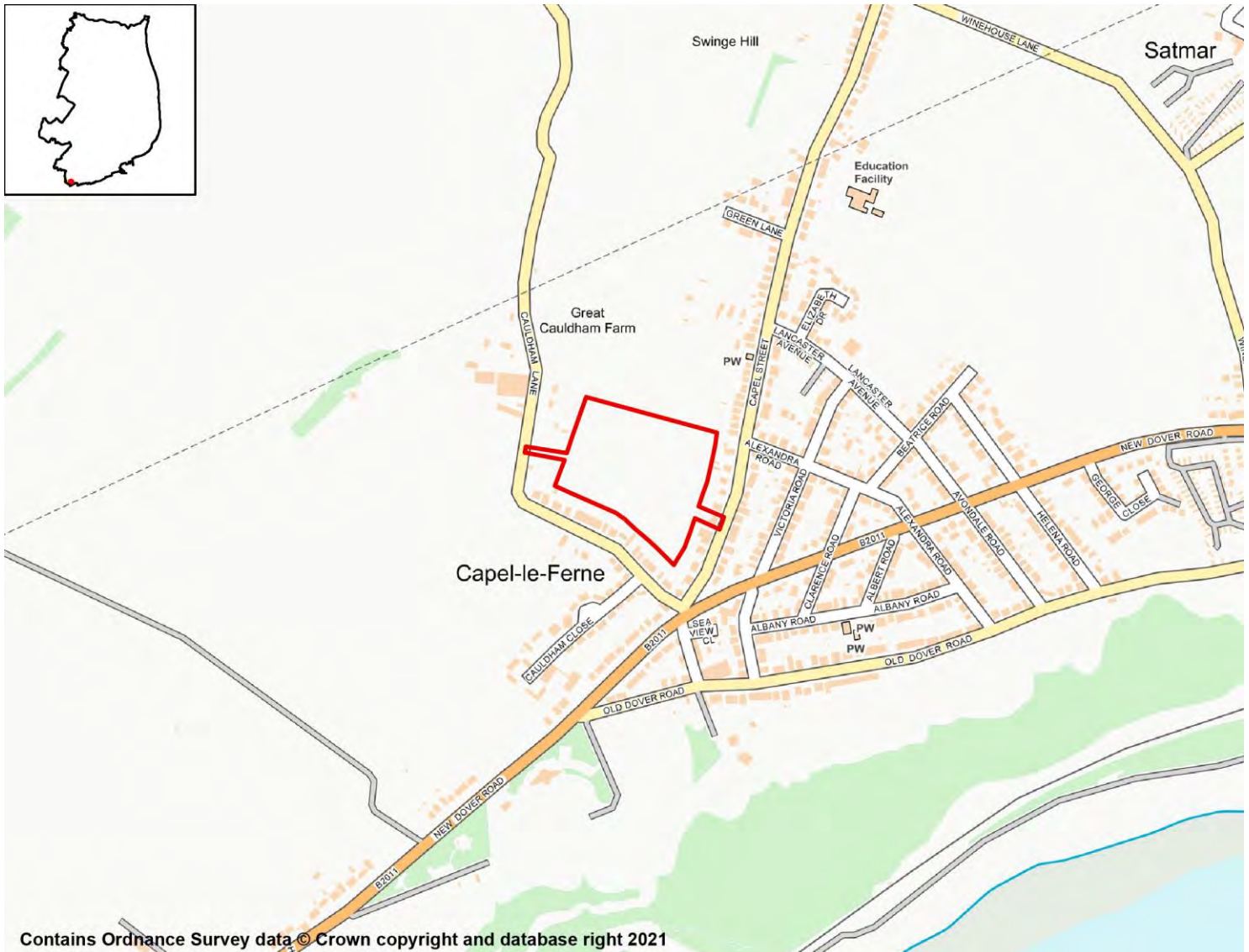
**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Land to the east of Great Cauldham Farm, Capel le Ferne Proposed Use - Residential



### SA Objective 1: Housing

**SA Effect - Minor Positive (+)**

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

**SA Effect - Minor negative (-)**

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Capel-le-Ferne Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor negative (-)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Capel-le-Ferne Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**



## SA Objective 5: Minerals, Soils and Water

### SA Effect - Significant negative (--)

The site is located within Source Protection Zone 2 or 3.

None of the site is classified as Grade 1 or 2 Agricultural Land.

Over 25% of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

### SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

### SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 800m of a primary or middle school:

- Capel-le-Ferne Primary School

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

### SA Effect - Minor negative (-)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- The site interests with a relevant Site of Special Scientific Interest Impact Risk Zone

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Longships, Cauldham Lane, Capel le Ferne

### Proposed Use - Residential



### SA Objective 1: Housing

**SA Effect - Minor Positive (+)**

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

**SA Effect - Minor negative (-)**

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Capel-le-Ferne Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor negative (-)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Capel-le-Ferne Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Significant negative (--)

- The site is located within Source Protection Zone 2 or 3.**
- None of the site is classified as Grade 1 or 2 Agricultural Land.**
- Over 25% of the site is classified as Grade 3 Agricultural Land.**
- The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

### SA Effect - Negligible/Uncertain (0?)

- In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

### SA Effect - Negligible (0)

- The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**
- The site is not located in an area of notable surface water flood risk.**

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

- The site is not within 2,000m of a railway station.**
- The site is within 300m of a bus stop.**
- The site is not within 1,200m of an NHS GP Surgery.**
- The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**
- The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**
- The site is within 200m of a Public Right of Way/Cycle Path.**
- The site is within 800m of a primary or middle school:**
  - Capel-le-Ferne Primary School
- The site is not within 2,000m of a secondary school.**
- The site is not within 2,000m of further/higher education facilities.**
- The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**
- The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

### SA Effect - Negligible (0)

- The site does not intersect an ecological designation.**
- The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

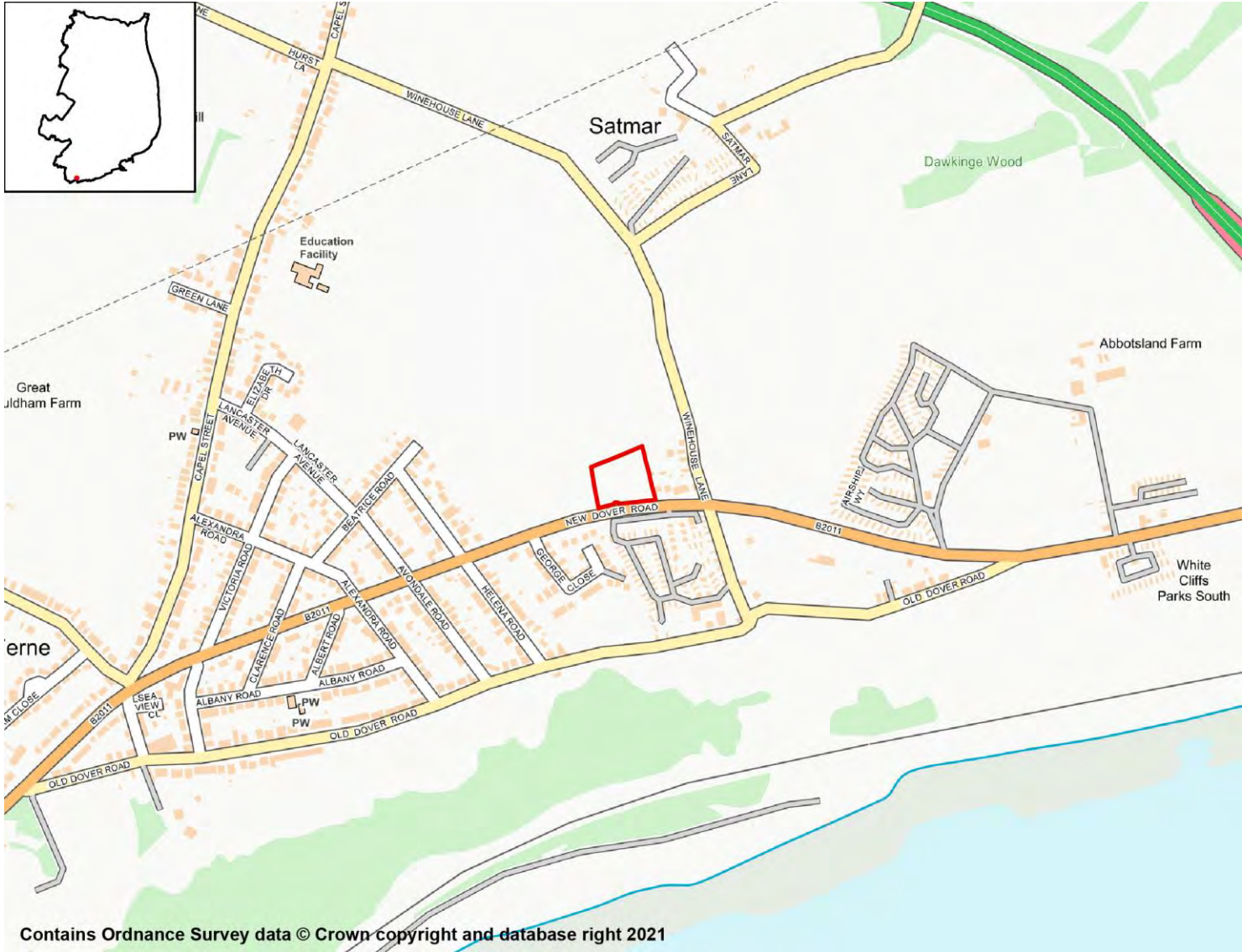
## **SA Objective 11: Landscape**

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Former Archway Filling Station, New Dover Road, Capel le Ferne

### Proposed Use - Residential



### SA Objective 1: Housing

**SA Effect - Minor Positive (+)**

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

**SA Effect - Minor negative (-)**

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Capel-le-Ferne Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor negative (-)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Capel-le-Ferne Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**



The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

The site is located within Source Protection Zone 2 or 3.

None of the site is classified as Grade 1 or 2 Agricultural Land.

Over 25% of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

**SA Effect - Minor negative (-)**

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site contains land with a 1 in 100 year risk of surface water flooding.

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 800m of a primary or middle school:

- Capel-le-Ferne Primary School

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

**SA Effect - Minor negative (-)**

The site does not intersect an ecological designation.

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is less than 250m from the following designated sites:**

- Folkestone Warren

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

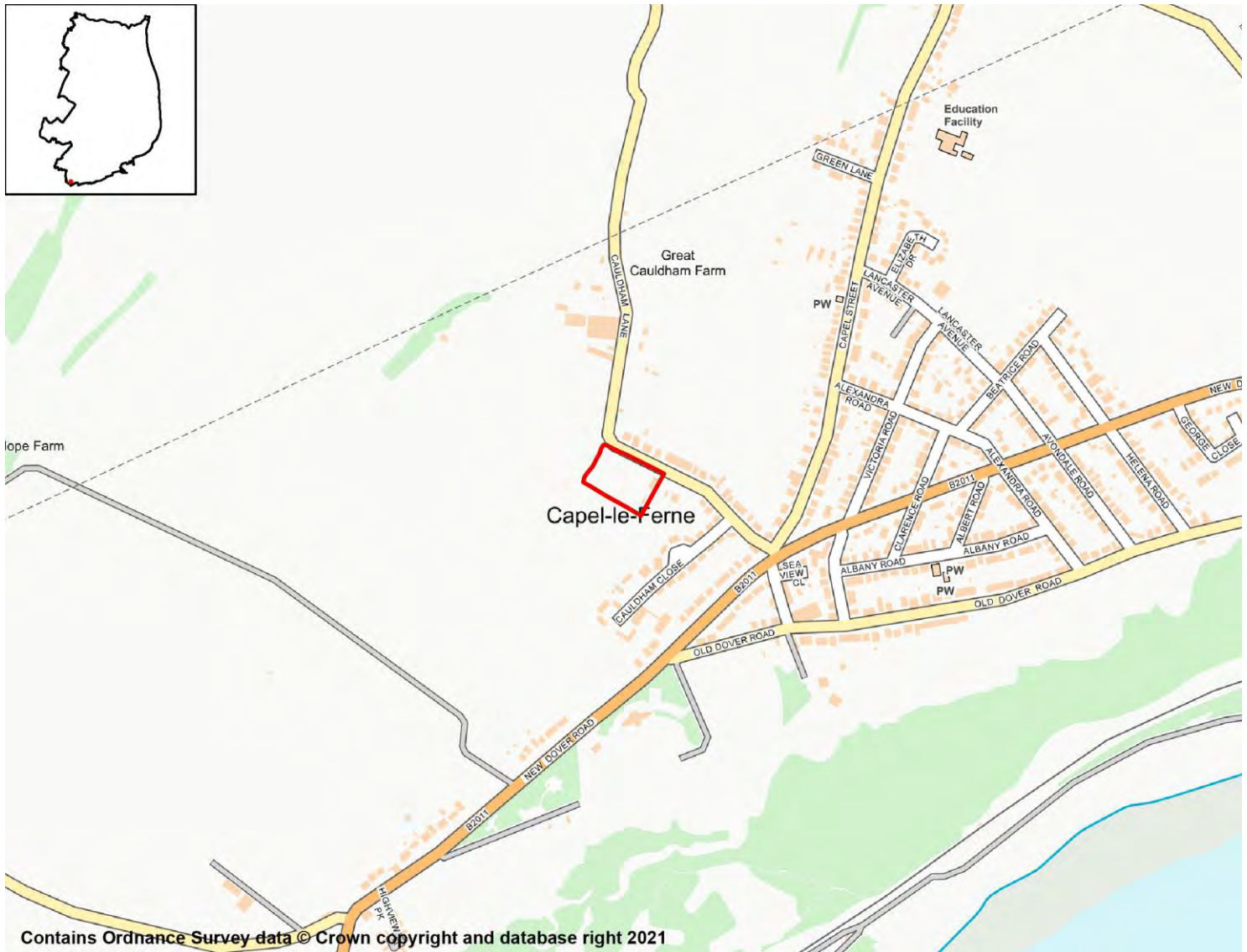
## **SA Objective 11: Landscape**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**

## Land at Cauldham Lane, Capel le Ferne

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Capel-le-Ferne Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor negative (-)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Capel-le-Ferne Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Significant negative (--)

- The site is located within Source Protection Zone 2 or 3.**
- None of the site is classified as Grade 1 or 2 Agricultural Land.**
- Over 25% of the site is classified as Grade 3 Agricultural Land.**
- The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

### SA Effect - Negligible/Uncertain (0?)

- In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

### SA Effect - Negligible (0)

- The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**
- The site is not located in an area of notable surface water flood risk.**

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

- The site is not within 2,000m of a railway station.**
- The site is within 300m of a bus stop.**
- The site is not within 1,200m of an NHS GP Surgery.**
- The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**
- The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**
- The site is within 200m of a Public Right of Way/Cycle Path.**
- The site is within 800m of a primary or middle school:**
  - Capel-le-Ferne Primary School
- The site is not within 2,000m of a secondary school.**
- The site is not within 2,000m of further/higher education facilities.**
- The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**
- The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

### SA Effect - Negligible (0)

- The site does not intersect an ecological designation.**
- The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## **SA Objective 11: Landscape**

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

# Chillenden

## Residential Sites

## Land adjacent to Short Street, Chillenden

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.



The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA Objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Significant negative (--)

The site is located within Source Protection Zone 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

### SA Effect - Significant negative (--)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site contains land with a 1 in 30 year risk of surface water flooding.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

The site does not intersect an ecological designation.

The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.

The site is not within 250m of a designated site.

The site does not intersect with notable ecological habitats.

The site does not contain a geological site.

## SA Objective 10: Historic Environment

**SA Effect - Significant negative/Uncertain (--?)**

The site has been judged by Council officers to have the potential to significantly affect the District's historic environment.

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

The site is not likely to affect Dover's landscapes, townscapes or seascapes.

## Land at Chillenden Court Farm, Chillenden

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA Objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 600m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Significant negative (--)

The site is located within Source Protection Zone 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 600m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

The site does not intersect an ecological designation.

The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.

The site is not within 250m of a designated site.

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## **SA Objective 11: Landscape**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**

# Deal

## Residential Sites

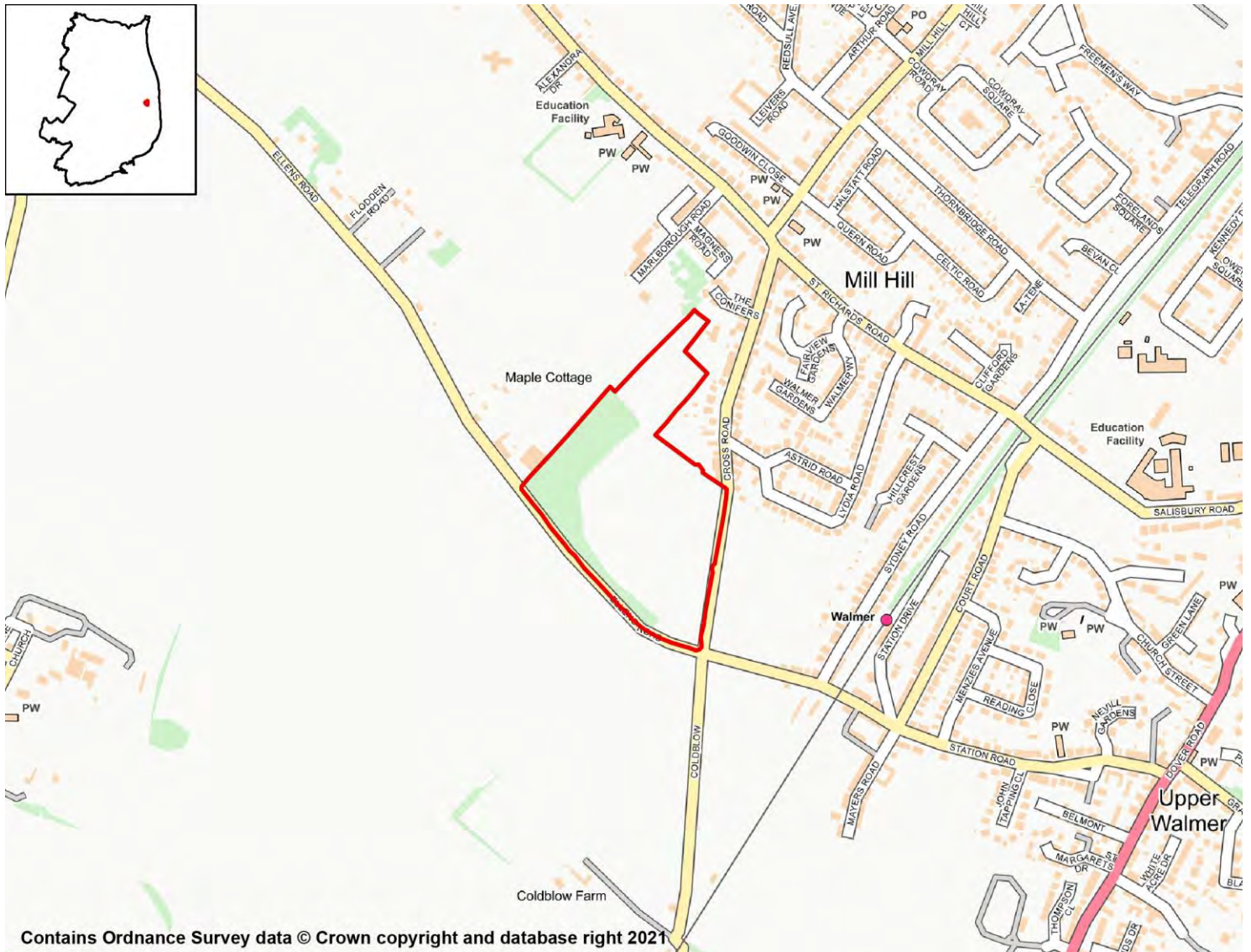


# DEA008 (SAP14)

## Land off Cross Road, Deal

### Proposed Use - Residential

Deal



## SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

SA Effect - Minor negative (-)

The site is within 800m of an NHS GP Surgery:

- St Richards Road Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 400m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- St Mary's Catholic Primary School

**The site is within 2,000m of a secondary school:**

- Castle Community College
- Goodwin Academy

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor negative (-)**

**The site is within 500m of a railway station:**

- Walmer

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- St Richards Road Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 400m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- St Mary's Catholic Primary School

**The site is within 2,000m of a secondary school:**

- Castle Community College
- Goodwin Academy

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

**The site is located within Source Protection Zone 1.**

**Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Negligible (0)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site is not located in an area of notable surface water flood risk.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

**The site is within 500m of a railway station:**

- Walmer

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- St Richards Road Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 400m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- St Mary's Catholic Primary School

**The site is within 2,000m of a secondary school:**

- Castle Community College

- Goodwin Academy

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

**SA Effect - Minor negative (-)**

**The site does not intersect an ecological designation.**

**The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:**

- The site intersects with a relevant Site of Special Scientific Interest Impact Risk Zone

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

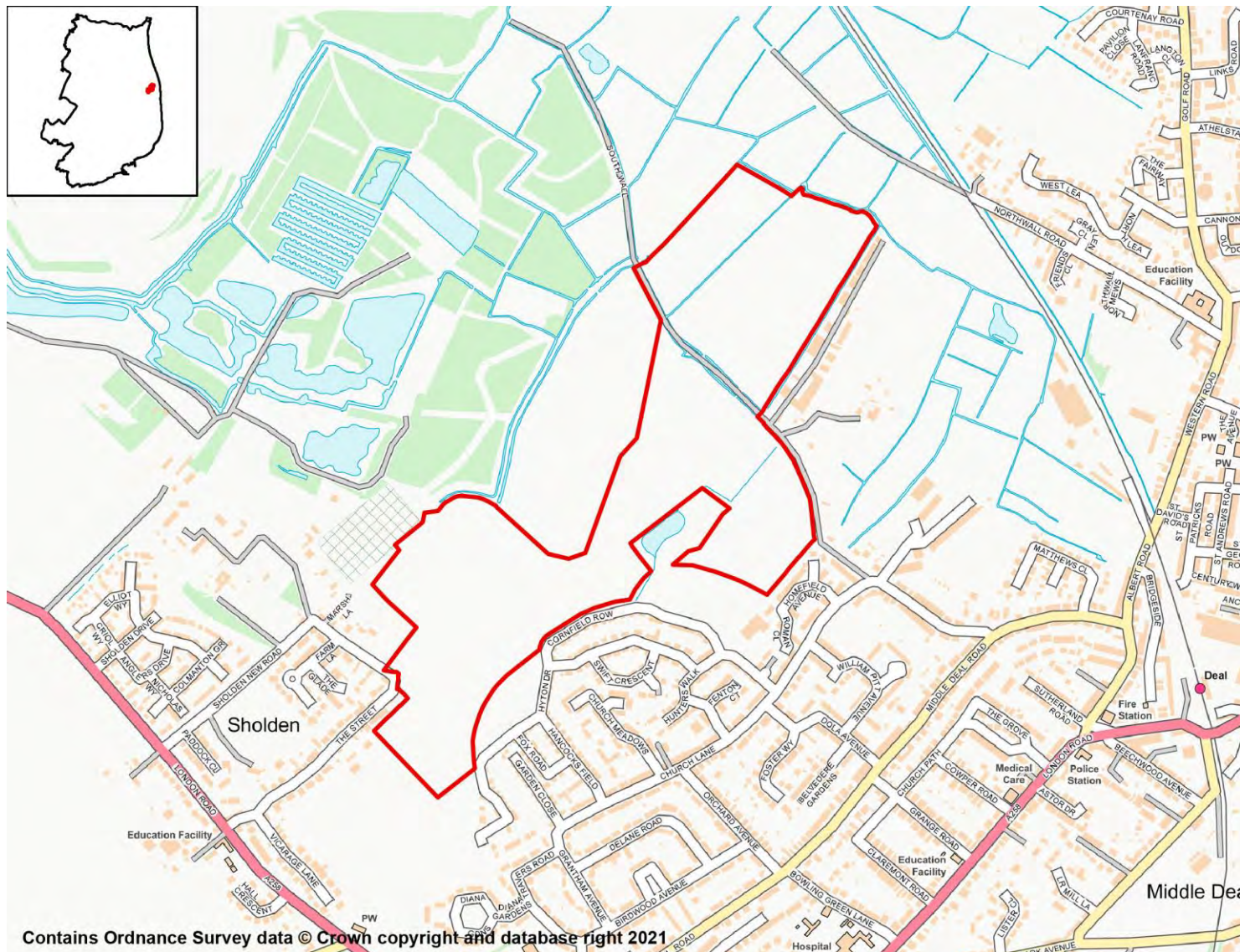
**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor positive (+)

The site is within 800m of an NHS GP Surgery:

- Golf Road Surgery
- Victoria Hospital

The site is within 300m of open space, sport, recreation facilities, open country or

registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Sholden Church of England Primary School
- Warden House Primary School

**The site is within 2,000m of a secondary school:**

- Castle Community College
- Goodwin Academy

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Southwall Industrial Estate, Southwall Road, Deal
- Minter's Yard Industrial Estate, Southwall Road, Deal

**The site is within 800m of a town centre:**

- Deal Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Minor positive (+)

**The site is within 1,000m of a railway station:**

- Deal

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- Golf Road Surgery
- Victoria Hospital

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Sholden Church of England Primary School
- Warden House Primary School

**The site is within 2,000m of a secondary school:**

- Castle Community College
- Goodwin Academy

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Southwall Industrial Estate, Southwall Road, Deal
- Minter's Yard Industrial Estate, Southwall Road, Deal

**The site is within 800m of a town centre:**

- Deal Town Centre

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.**

**Over 25% of the site is classified as Grade 3 Agricultural Land.**

**The site is located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

**Over 25% of the site is classified as Flood Zone 3.**

**The site contains land with a 1 in 30 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor positive (+)**

**The site is within 1,000m of a railway station:**

- Deal

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- Golf Road Surgery

- Victoria Hospital

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Sholden Church of England Primary School
- Warden House Primary School

**The site is within 2,000m of a secondary school:**

- Castle Community College
- Goodwin Academy

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Southwall Industrial Estate, Southwall Road, Deal
- Minter's Yard Industrial Estate, Southwall Road, Deal

**The site is within 800m of a town centre:**

- Deal Town Centre

## SA Objective 9: Biodiversity

**SA Effect - Minor negative (-)**

**The site does not intersect an ecological designation.**

**The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:**

- The site intersects with a relevant Site of Special Scientific Interest Impact Risk Zone

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

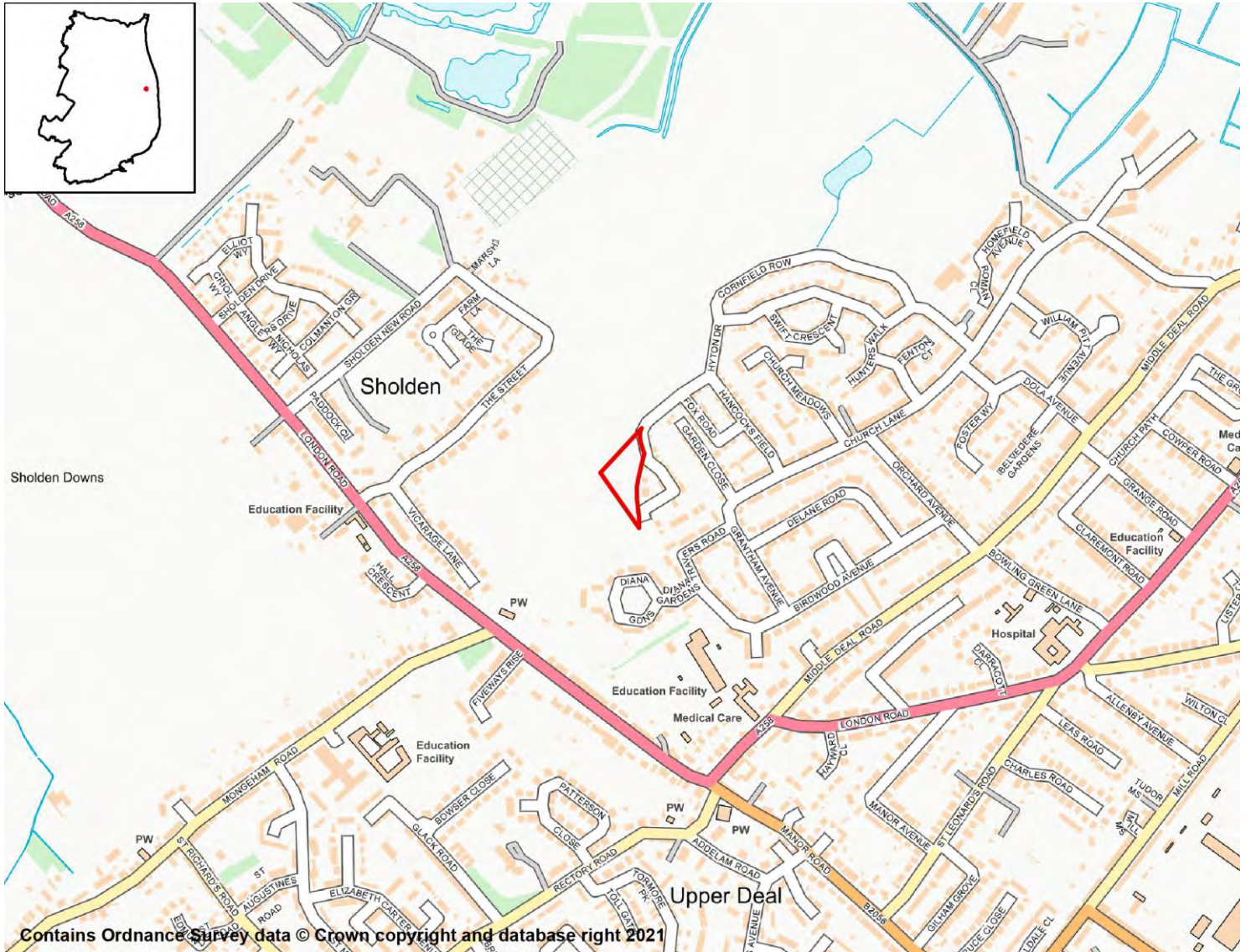
## SA Objective 11: Landscape

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**



# Church Lane/Hyton Drive, Deal Proposed Use - Residential



## SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

The site is within 800m of an NHS GP Surgery:

- Manor Road Surgery
- Victoria Hospital

The site is within 300m of open space, sport, recreation facilities, open country or

registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Sholden Church of England Primary School
- Warden House Primary School

**The site is within 1,000m of a secondary school:**

- Castle Community College
- Goodwin Academy

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Minter's Yard Industrial Estate, Southwall Road, Deal
- Southwall Industrial Estate, Southwall Road, Deal

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Minor positive (+)

**The site is within 2,000m of a railway station:**

- Deal
- Walmer

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- Manor Road Surgery
- Victoria Hospital

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Sholden Church of England Primary School
- Warden House Primary School

**The site is within 1,000m of a secondary school:**

- Castle Community College
- Goodwin Academy

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Minter's Yard Industrial Estate, Southwall Road, Deal
- Southwall Industrial Estate, Southwall Road, Deal

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Minor negative (-)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Negligible (0)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site is not located in an area of notable surface water flood risk.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor positive (+)**

**The site is within 2,000m of a railway station:**

- Deal
- Walmer

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- Manor Road Surgery

- Victoria Hospital

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Sholden Church of England Primary School
- Warden House Primary School

**The site is within 1,000m of a secondary school:**

- Castle Community College
- Goodwin Academy

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Minter's Yard Industrial Estate, Southwall Road, Deal
- Southwall Industrial Estate, Southwall Road, Deal

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

**SA Effect - Minor negative (-)**

**The site does not intersect an ecological designation.**

**The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:**

- The site intersects with a relevant Site of Special Scientific Interest Impact Risk Zone

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Minor negative/Uncertain (-?)**

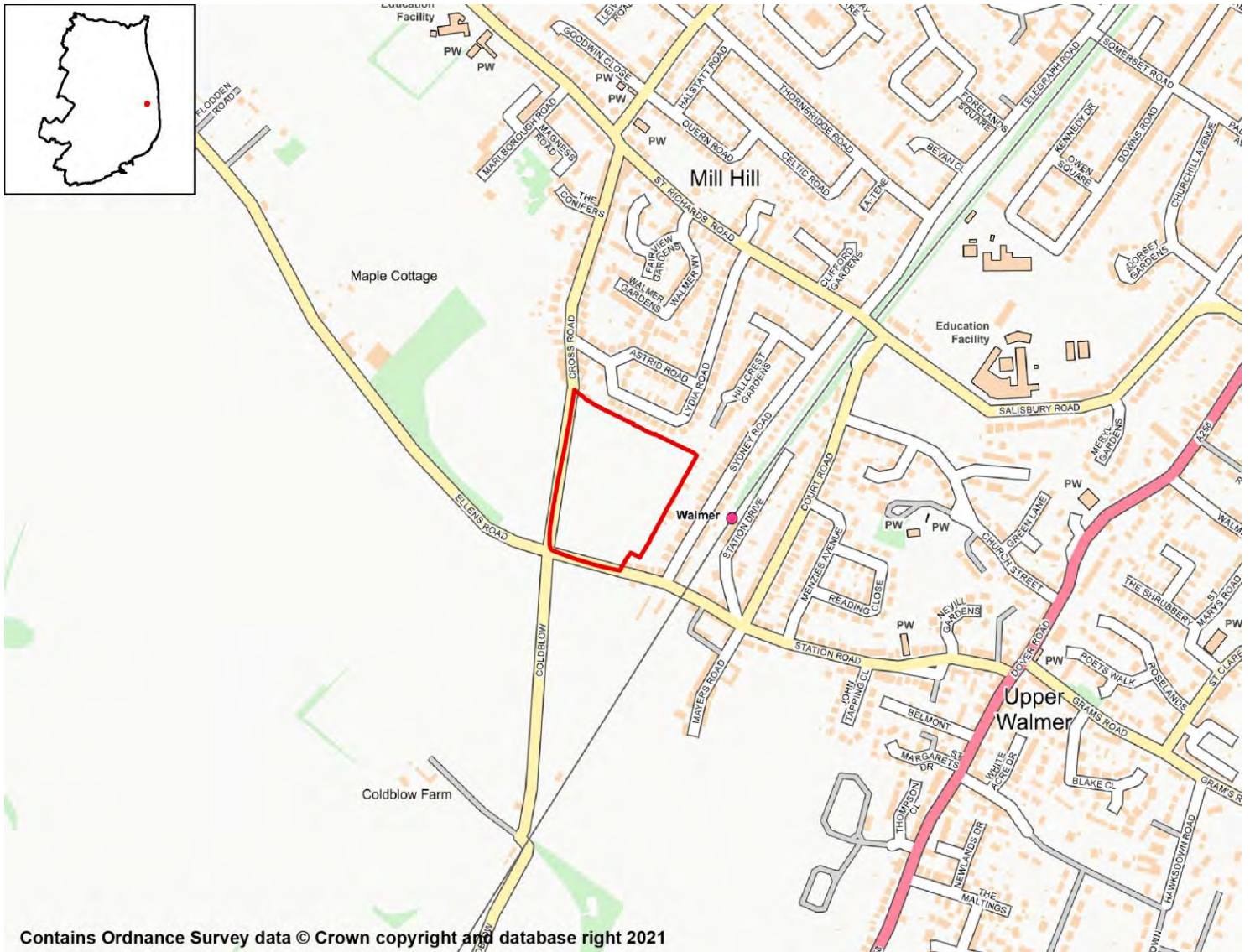
**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Land off Cross Road, Deal Proposed Use - Residential



### SA Objective 1: Housing

**SA Effect - Minor Positive (+)**

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

**SA Effect - Minor negative (-)**

The site is within 800m of an NHS GP Surgery:

- St Richards Road Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 400m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- St Mary's Catholic Primary School
- The Downs Church of England Primary School

**The site is within 2,000m of a secondary school:**

- Castle Community College
- Goodwin Academy

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor positive (+)**

**The site is within 500m of a railway station:**

- Walmer

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- St Richards Road Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 400m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- St Mary's Catholic Primary School
- The Downs Church of England Primary School

**The site is within 2,000m of a secondary school:**

- Castle Community College
- Goodwin Academy

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

**The site is located within Source Protection Zone 1.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Minor negative (-)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site contains land with a 1 in 100 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor positive (+)**

**The site is within 500m of a railway station:**

- Walmer

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- St Richards Road Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 400m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- St Mary's Catholic Primary School

- The Downs Church of England Primary School

**The site is within 2,000m of a secondary school:**

- Castle Community College
- Goodwin Academy

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

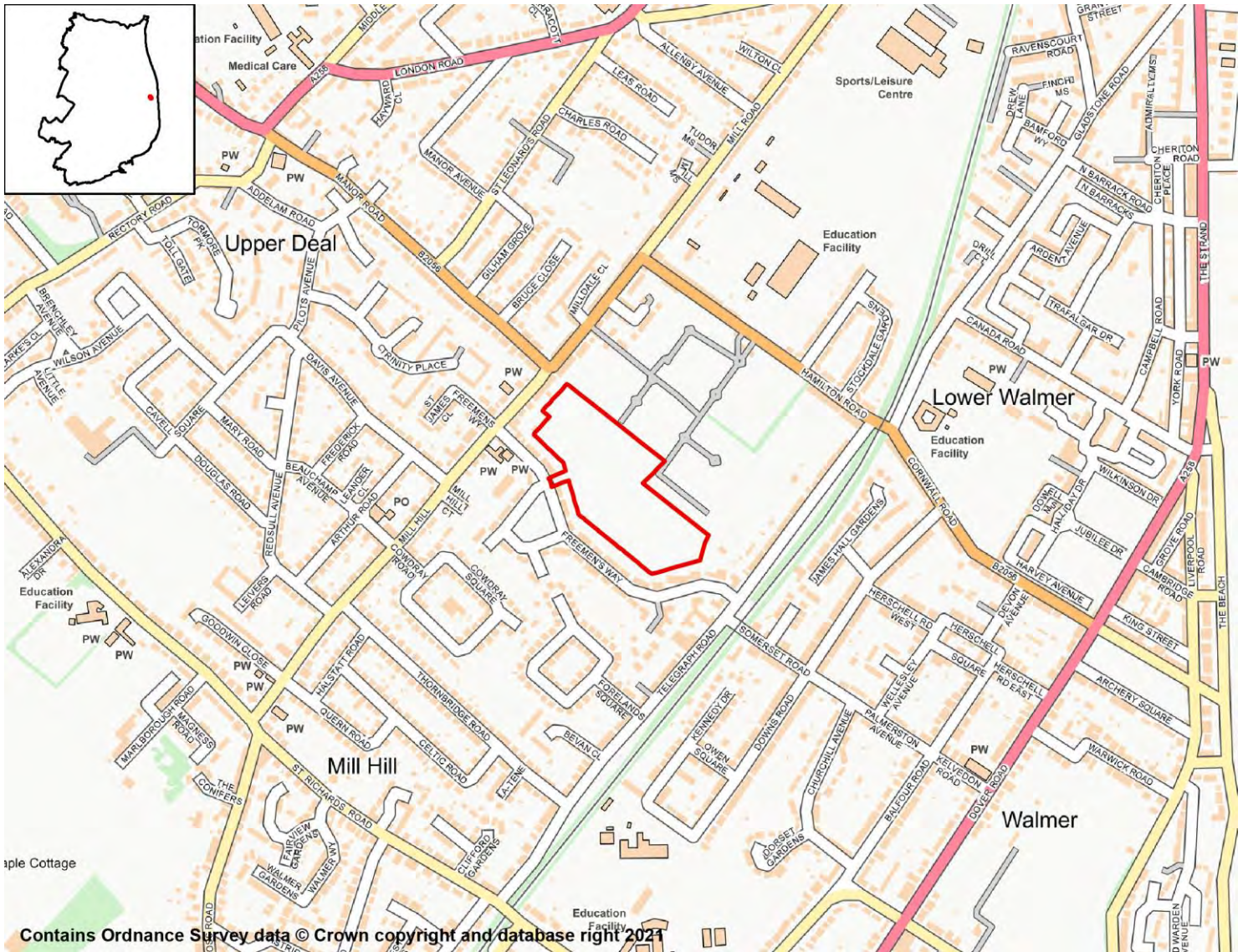
## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**



## Land off Freeman's Way, Deal Proposed Use - Residential



### SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

The site is within 400m of an NHS GP Surgery:

- Manor Road Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**Development of the site has the potential to result in the loss of more than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- South Deal Primary School
- The Downs Church of England Primary School

**The site is within 500m of a secondary school:**

- Castle Community College
- Goodwin Academy

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Minter's Yard Industrial Estate, Southwall Road, Deal
- Southwall Industrial Estate, Southwall Road, Deal

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Minor positive (+)

**The site is within 1,000m of a railway station:**

- Walmer

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Manor Road Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of more than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- South Deal Primary School
- The Downs Church of England Primary School

**The site is within 500m of a secondary school:**

- Castle Community College
- Goodwin Academy

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Minter's Yard Industrial Estate, Southwall Road, Deal
- Southwall Industrial Estate, Southwall Road, Deal

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

SA Effect - Negligible (0)

**The site is not located within Source Protection Zone 1, 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site contains land with a 1 in 30 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor positive (+)**

**The site is within 1,000m of a railway station:**

- Walmer

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Manor Road Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of more than 25% of an**

**open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- South Deal Primary School
- The Downs Church of England Primary School

**The site is within 500m of a secondary school:**

- Castle Community College
- Goodwin Academy

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Minter's Yard Industrial Estate, Southwall Road, Deal
- Southwall Industrial Estate, Southwall Road, Deal

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

**SA Effect - Minor negative (-)**

**The site does not intersect an ecological designation.**

**The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:**

- The site intersects with a relevant Site of Special Scientific Interest Impact Risk Zone

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

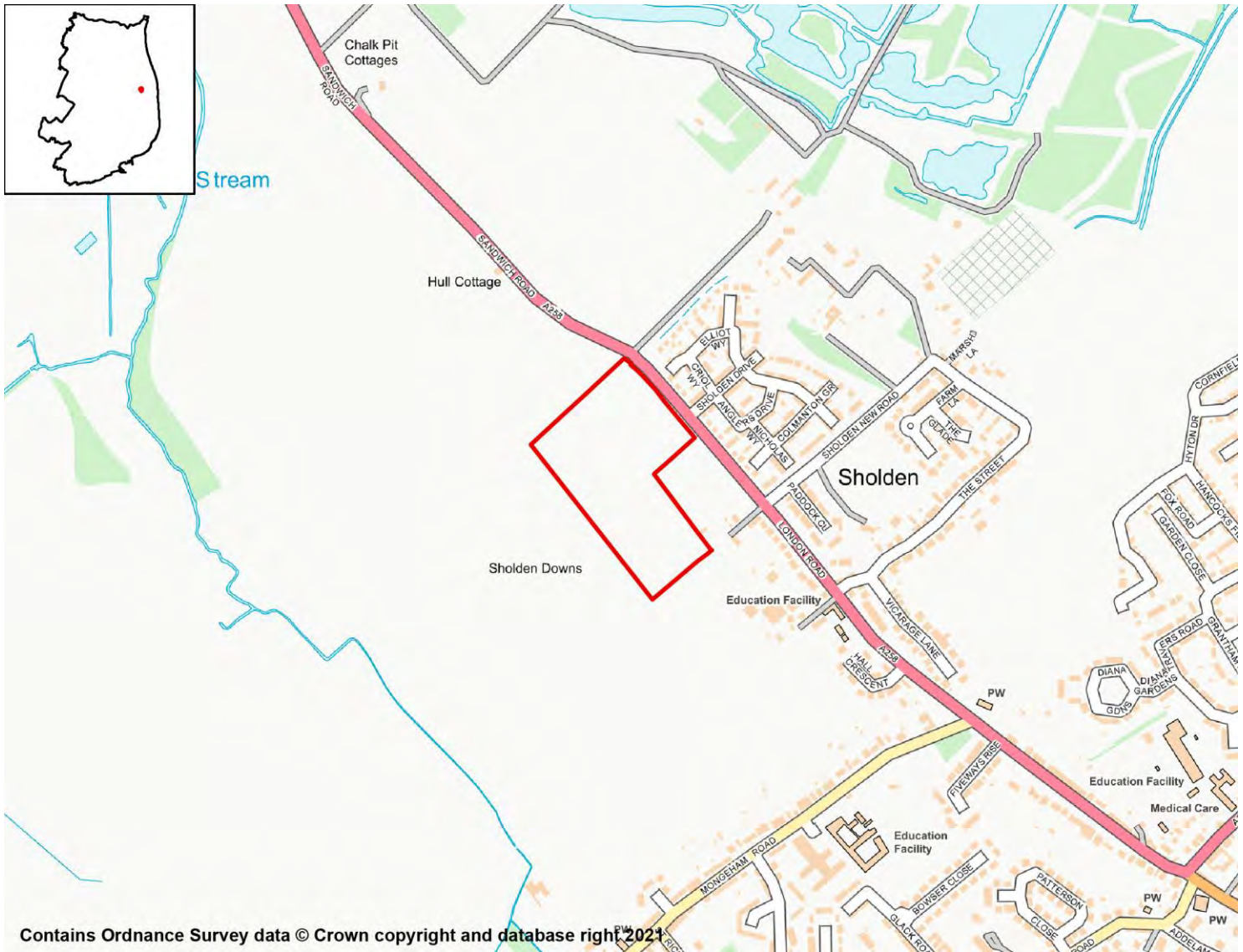
## SA Objective 11: Landscape

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Land south west of Sandwich Road, Sholden

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

#### SA Effect - Negligible (0)

The site is within 1,200m of an NHS GP Surgery:

- St Richards Road Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a primary or middle school:

- Sholden Church of England Primary School

The site is within 2,000m of a secondary school:

- Castle Community College
- Goodwin Academy

The site is not within 2,000m of further/higher education facilities.

The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:

- Southwall Industrial Estate, Southwall Road, Deal
- Minter's Yard Industrial Estate, Southwall Road, Deal

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Significant negative (--)**

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is in close proximity to a road/railway line that generates noise pollution above 50/55dB at night.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA Objective 4: Sustainable Transport

**SA Effect - Minor positive (+)**

The site is within 2,000m of a railway station:

- Deal

The site is within 300m of a bus stop.

The site is within 1,200m of an NHS GP Surgery:

- St Richards Road Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

**The site is within 400m of a primary or middle school:**

- Sholden Church of England Primary School

**The site is within 2,000m of a secondary school:**

- Castle Community College
- Goodwin Academy

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Southwall Industrial Estate, Southwall Road, Deal
- Minter's Yard Industrial Estate, Southwall Road, Deal

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Minor negative (-)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site contains land with a 1 in 100 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor positive (+)**

**The site is within 2,000m of a railway station:**

- Deal

**The site is within 300m of a bus stop.**

**The site is within 1,200m of an NHS GP Surgery:**

- St Richards Road Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Sholden Church of England Primary School

**The site is within 2,000m of a secondary school:**

- Castle Community College
- Goodwin Academy

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Southwall Industrial Estate, Southwall Road, Deal
- Minter's Yard Industrial Estate, Southwall Road, Deal

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

**SA Effect - Minor negative (-)**

**The site does not intersect an ecological designation.**

**The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:**

- The site intersects with a relevant Site of Special Scientific Interest Impact Risk Zone

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

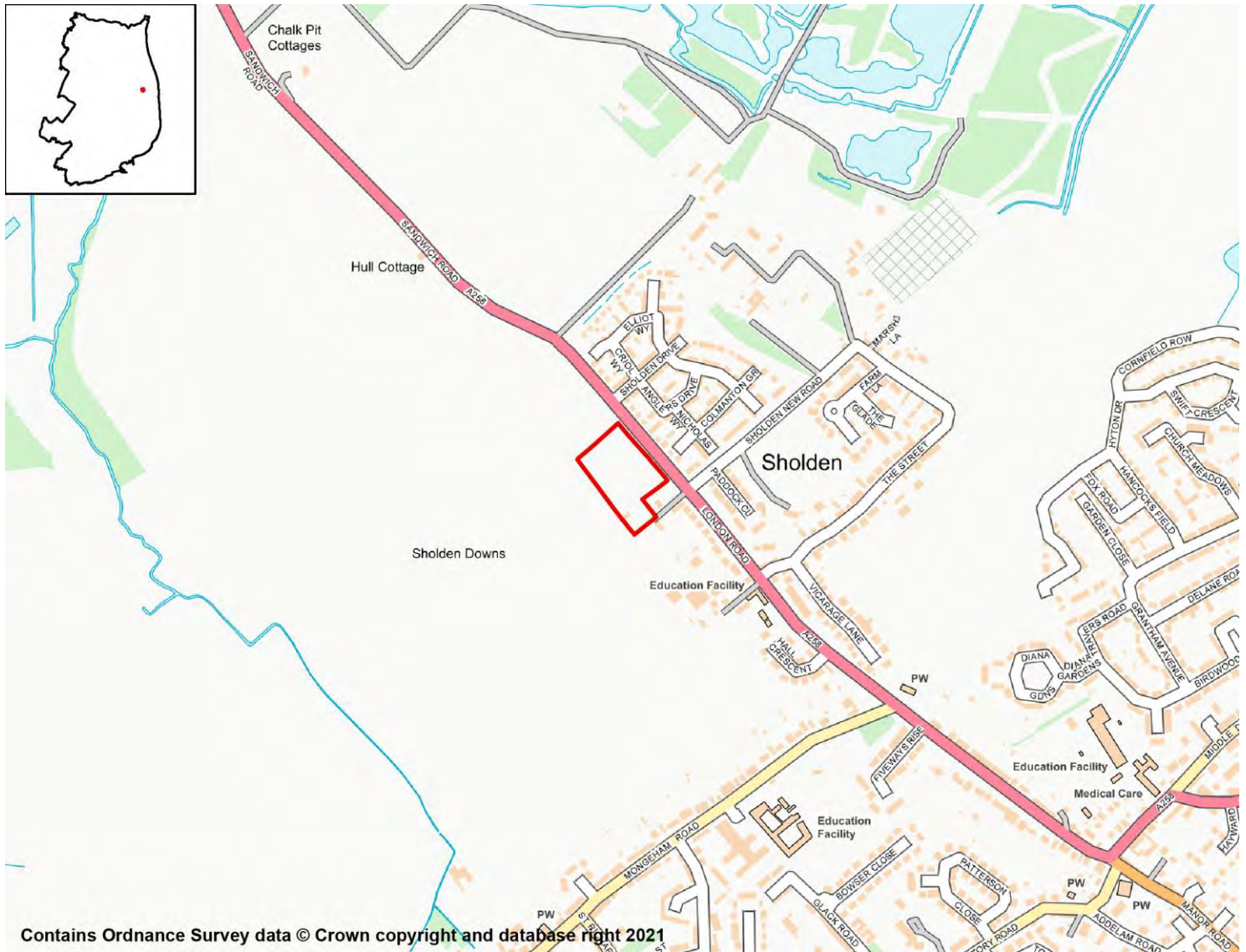
## SA Objective 11: Landscape

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**



## Land adjoining Pegasus, Sandwich Road, Sholden Proposed Use - Residential



### SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Sholden Church of England Primary School

**The site is within 2,000m of a secondary school:**

- Castle Community College
- Goodwin Academy

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Southwall Industrial Estate, Southwall Road, Deal
- Minter's Yard Industrial Estate, Southwall Road, Deal

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Significant negative (--)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is in close proximity to a road/railway line that generates noise pollution above 50/55dB at night.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Negligible (0)**

**The site is within 2,000m of a railway station:**

- Deal

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Sholden Church of England Primary School<sup>156</sup>

**The site is within 2,000m of a secondary school:**

- Castle Community College
- Goodwin Academy

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Southwall Industrial Estate, Southwall Road, Deal
- Minter's Yard Industrial Estate, Southwall Road, Deal

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Negligible (0)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site is not located in an area of notable surface water flood risk.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Negligible (0)**

**The site is within 2,000m of a railway station:**

- Deal

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Sholden Church of England Primary School

**The site is within 2,000m of a secondary school:**

- Castle Community College
- Goodwin Academy

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Southwall Industrial Estate, Southwall Road, Deal
- Minter's Yard Industrial Estate, Southwall Road, Deal

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

**SA Effect - Minor negative (-)**

**The site does not intersect an ecological designation.**

**The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:**

- The site intersects with a relevant Site of Special Scientific Interest Impact Risk Zone

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

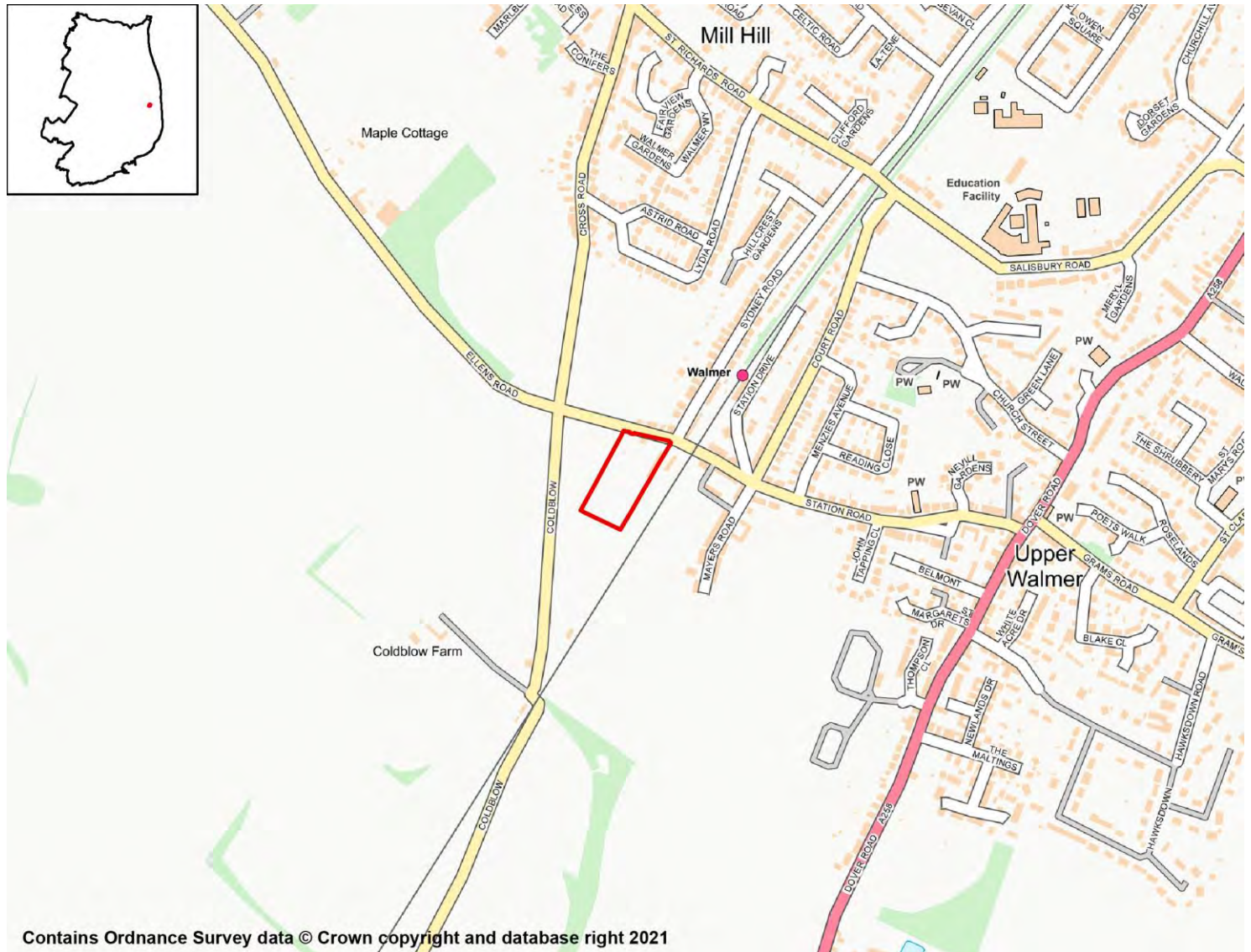
**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor negative (-)

The site is within 1,200m of an NHS GP Surgery:

- St Richards Road Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a primary or middle school:**

- St Mary's Catholic Primary School
- The Downs Church of England Primary School

**The site is within 2,000m of a secondary school:**

- Castle Community College
- Goodwin Academy

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Negligible (0)

**The site is within 500m of a railway station:**

- Walmer

**The site is within 300m of a bus stop.**

**The site is within 1,200m of an NHS GP Surgery:**

- St Richards Road Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a primary or middle school:**

- St Mary's Catholic Primary School
- The Downs Church of England Primary School

**The site is within 2,000m of a secondary school:**

- Castle Community College
- Goodwin Academy

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

**The site is located within Source Protection Zone 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Minor negative (-)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site contains land with a 1 in 100 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Negligible (0)**

**The site is within 500m of a railway station:**

- Walmer

**The site is within 300m of a bus stop.**

**The site is within 1,200m of an NHS GP Surgery:**

- St Richards Road Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a primary or middle school:**

- St Mary's Catholic Primary School

- The Downs Church of England Primary School

**The site is within 2,000m of a secondary school:**

- Castle Community College
- Goodwin Academy

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Negligible/Uncertain (0?)

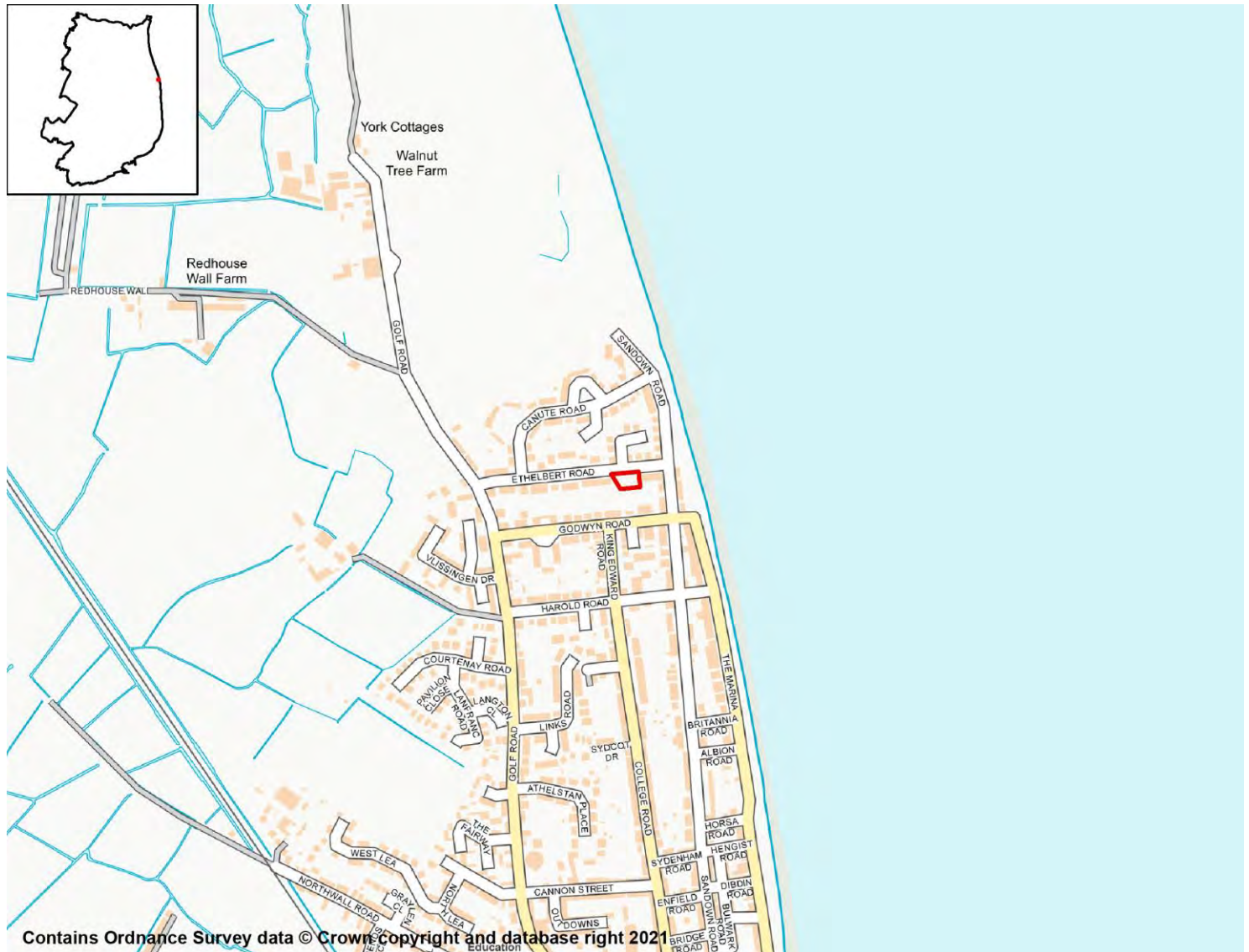
**The site is not likely to affect Dover's historic environment.**

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**





## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor negative (-)

The site is within 800m of an NHS GP Surgery:

- Golf Road Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a primary or middle school:**

- Sandown School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Southwall Industrial Estate, Southwall Road, Deal
- Minter's Yard Industrial Estate, Southwall Road, Deal

**The site is within 1,200m of a town centre:**

- Deal Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Negligible (0)

**The site is within 2,000m of a railway station:**

- Deal

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- Golf Road Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a primary or middle school:**

- Sandown School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Southwall Industrial Estate, Southwall Road, Deal
- Minter's Yard Industrial Estate, Southwall Road, Deal

**The site is within 1,200m of a town centre:**

- Deal Town Centre

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Minor negative (-)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

**Over 25% of the site is classified as Flood Zone 3.**

**The site is not located in an area of notable surface water flood risk.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Negligible (0)**

**The site is within 2,000m of a railway station:**

- Deal

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- Golf Road Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a primary or middle school:**

- Sandown School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Southwall Industrial Estate, Southwall Road, Deal
- Minter's Yard Industrial Estate, Southwall Road, Deal

**The site is within 1,200m of a town centre:**

- Deal Town Centre

## **SA Objective 9: Biodiversity**

**SA Effect - Negligible (0)**

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

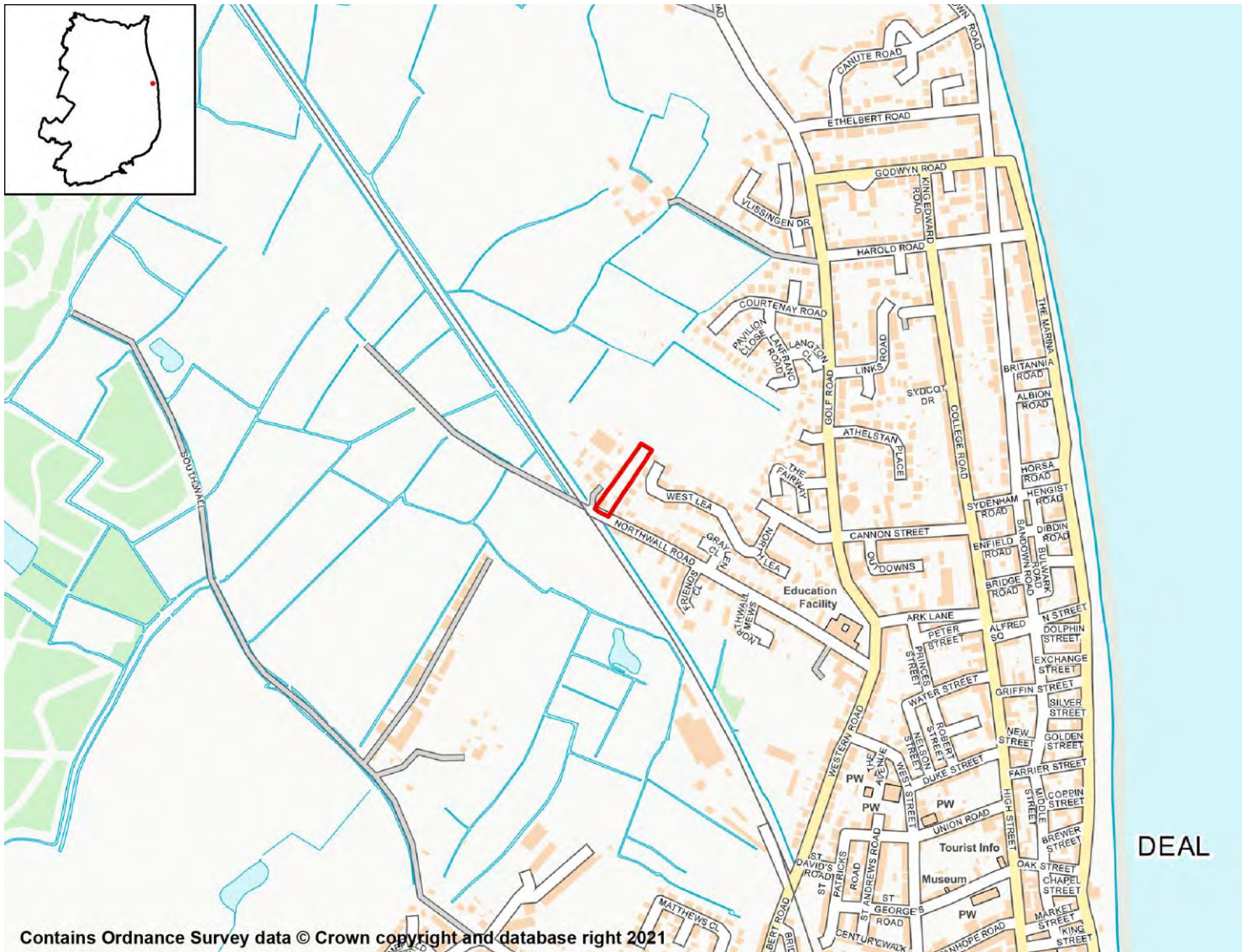
**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's historic environment.**

## **SA Objective 11: Landscape**

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**



## SA Objective 1: Housing

**SA Effect - Minor Positive (+)**

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

**SA Effect - Minor positive (+)**

The site is within 400m of an NHS GP Surgery:

- Golf Road Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 800m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Sandown School

**The site is within 2,000m of a secondary school:**

- Castle Community College
- Goodwin Academy

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Southwall Industrial Estate, Southwall Road, Deal

**The site is within 800m of a town centre:**

- Deal Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Minor positive (+)

**The site is within 1,000m of a railway station:**

- Deal

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Golf Road Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 800m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Sandown School

**The site is within 2,000m of a secondary school:**

- Castle Community College
- Goodwin Academy

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Southwall Industrial Estate, Southwall Road, Deal

**The site is within 800m of a town centre:**

- Deal Town Centre

## SA Objective 5: Minerals, Soils and Water

SA Effect - Negligible (0)

**The site is not located within Source Protection Zone 1, 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

SA Effect - Significant negative (--)

**Over 25% of the site is classified as Flood Zone 3.**

**The site is not located in an area of notable surface water flood risk.**

## SA Objective 8: Climate Change Mitigation

SA Effect - Minor positive (+)

**The site is within 1,000m of a railway station:**

- Deal

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Golf Road Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 800m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Sandown School

**The site is within 2,000m of a secondary school:**

- Castle Community College
- Goodwin Academy

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Southwall Industrial Estate, Southwall Road, Deal

**The site is within 800m of a town centre:**

- Deal Town Centre

## SA Objective 9: Biodiversity

SA Effect - Minor negative (-)

**The site does not intersect an ecological designation.**

**The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:**

- The site intersects with a relevant Site of Special Scientific Interest Impact Risk Zone

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's historic environment.**

## SA Objective 11: Landscape

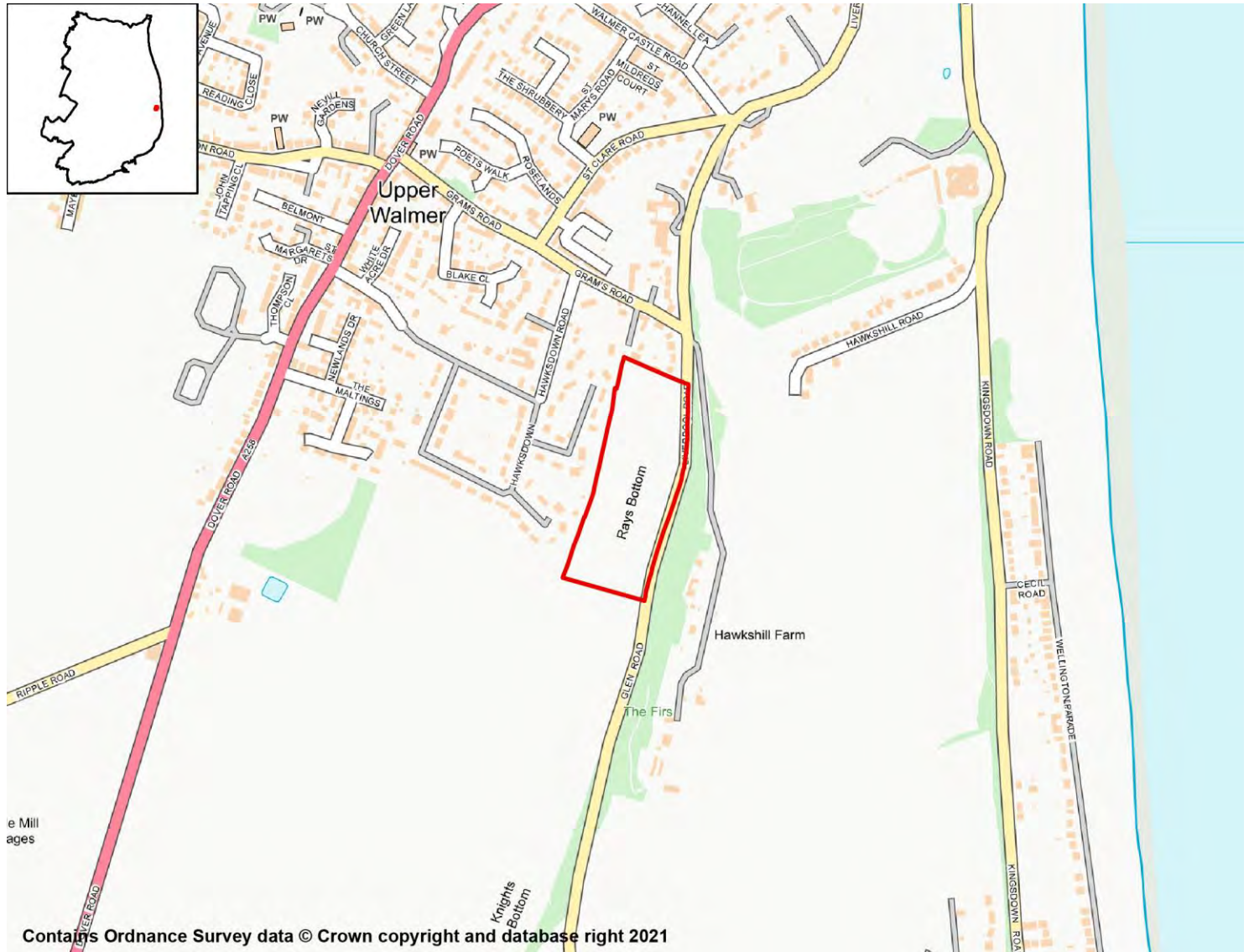
SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**



## Land at Rays Bottom between Liverpool Road and Hawksdown

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a primary or middle school:**

- Kingsdown and Ringwould CofE Primary School
- The Downs Church of England Primary School

**The site is within 2,000m of a secondary school:**

- Castle Community College
- Goodwin Academy

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

**The site is within 1,000m of a railway station:**

- Walmer

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a primary or middle school:**

- Kingsdown and Ringwould CofE Primary School

- The Downs Church of England Primary School

**The site is within 2,000m of a secondary school:**

- Castle Community College
- Goodwin Academy

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Minor negative (-)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**Over 25% of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site contains land with a 1 in 30 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

**The site is within 1,000m of a railway station:**

- Walmer

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a primary or middle school:**

- Kingsdown and Ringwould CofE Primary School
- The Downs Church of England Primary School

**The site is within 2,000m of a secondary school:**

- Castle Community College
- Goodwin Academy

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

**SA Effect - Minor negative (-)**

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is less than 250m from the following designated sites:**

- Kingsdown and Walmer Beach

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

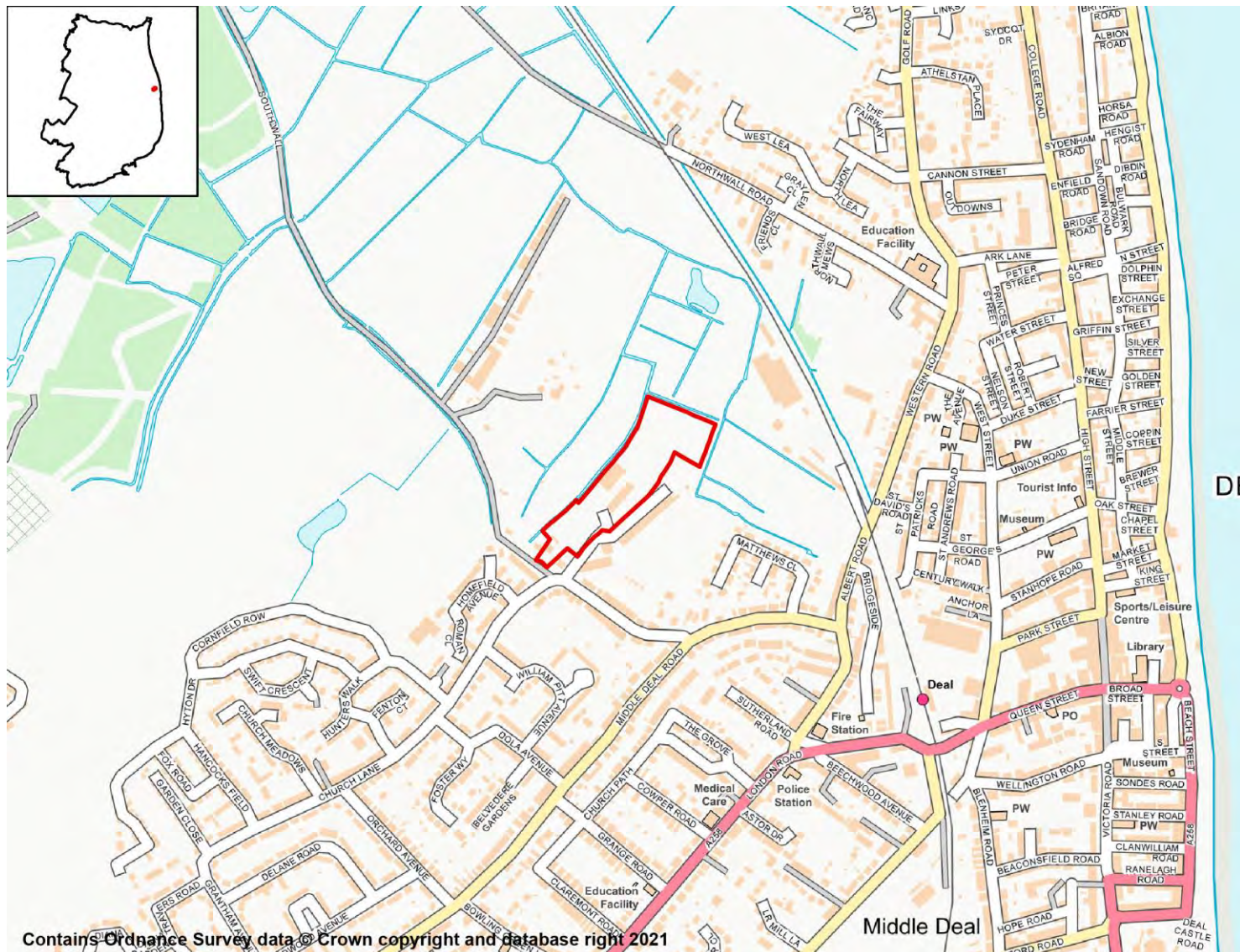
**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**

# Deal Employment Sites

# Deal Business Park

## Proposed use - Employment



Contains Ordnance Survey data © Crown copyright and database right 2021

### SA objective 1: Housing

SA Effect - Negligible (0)

All employment site options will have a negligible (0) effect on SA Objective 1.

### SA objective 2: Services and Facilities

2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

The site is within 800m of an NHS GP Surgery:

- Golf Road Surgery
- Victoria Hospital

The site is within 300m of open space, sport, recreation facilities, open country or

registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 400m of a Public Right of Way/Cycle Path.

The site is within 800m of a town centre:

- Deal Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA objective 4: Sustainable Transport

SA Effect - Minor positive (+)

The site is within 1,000m of a railway station:

- Deal

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- Golf Road Surgery
- Victoria Hospital

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 400m of a Public Right of Way/Cycle Path.

The site is within 800m of a town centre:

- Deal Town Centre

## SA objective 5: Minerals, Soils and Water

SA Effect - Negligible (0)

The site is not located within Source Protection Zone 1, 2 or 3.

None of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA objective 7: Climate Change Adaptation

SA Effect - Significant negative (--)

Over 25% of the site is classified as Flood Zone 3.

The site contains land with a 1 in 30 year risk of surface water flooding.

## SA objective 8: Climate Change Mitigation

SA Effect - Minor positive (+)

The site is within 1,000m of a railway station:

- Deal

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- Golf Road Surgery
- Victoria Hospital

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 400m of a Public Right of Way/Cycle Path.

The site is within 800m of a town centre:

- Deal Town Centre

## SA objective 9: Biodiversity

SA Effect - Significant negative (--)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- Air pollution
- Rural non-residential
- Water supply

The site is not within 250m of a designated site.

The site intersects with the following ecological habitats:

- Deciduous woodland

The site does not contain a geological site.

## SA Objective 10: Historic Environment



SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's historic environment.**

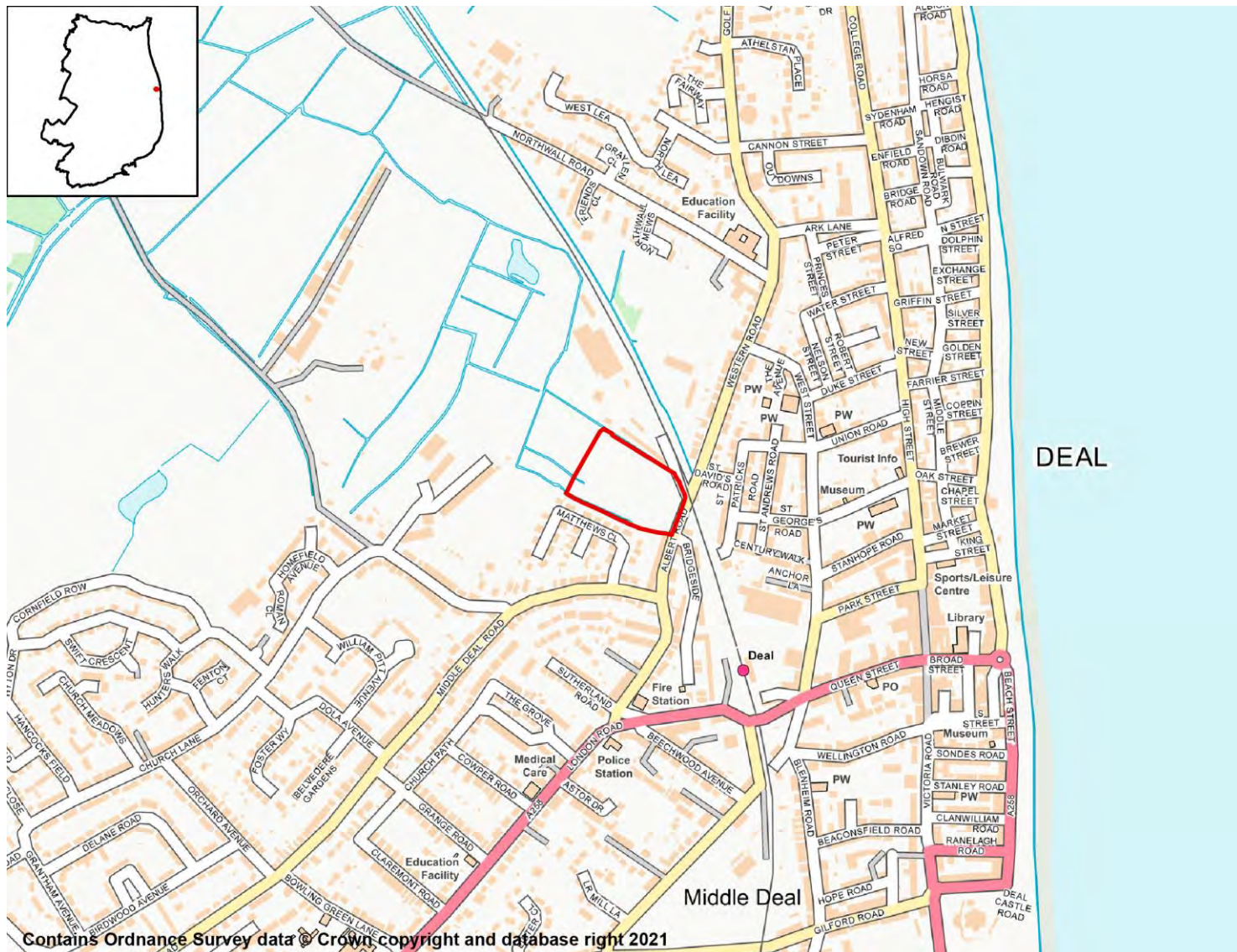
## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

# Albert Road Development, Deal

## Proposed use - Employment



### SA objective 1: Housing

SA Effect - Negligible (0)

All employment site options will have a negligible (0) effect on SA Objective 1.

### SA objective 2: Services and Facilities

2a – Access to Local Services and Facilities

**SA Effect - Significant positive (++)**

The site is within 800m of an NHS GP Surgery:

- Golf Road Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a town centre:

- Deal Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA objective 4: Sustainable Transport

SA Effect - Significant positive (++)

The site is within 500m of a railway station:

- Deal

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- Golf Road Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a town centre:

- Deal Town Centre

## SA objective 5: Minerals, Soils and Water

SA Effect - Negligible (0)

The site is not located within Source Protection Zone 1, 2 or 3.

None of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA objective 7: Climate Change Adaptation

SA Effect - Significant negative (--)

Over 25% of the site is classified as Flood Zone 3.

The site contains land with a 1 in 30 year risk of surface water flooding.

## SA objective 8: Climate Change Mitigation

SA Effect - Significant positive (++)

The site is within 500m of a railway station:

- Deal

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- Golf Road Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a town centre:

- Deal Town Centre

## SA objective 9: Biodiversity

SA Effect - Significant negative (--)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- Air pollution
- Rural non-residential
- Water supply

The site is not within 250m of a designated site.

The site intersects with the following ecological habitats:

- Deciduous woodland

The site does not contain a geological site.

## SA Objective 10: Historic Environment

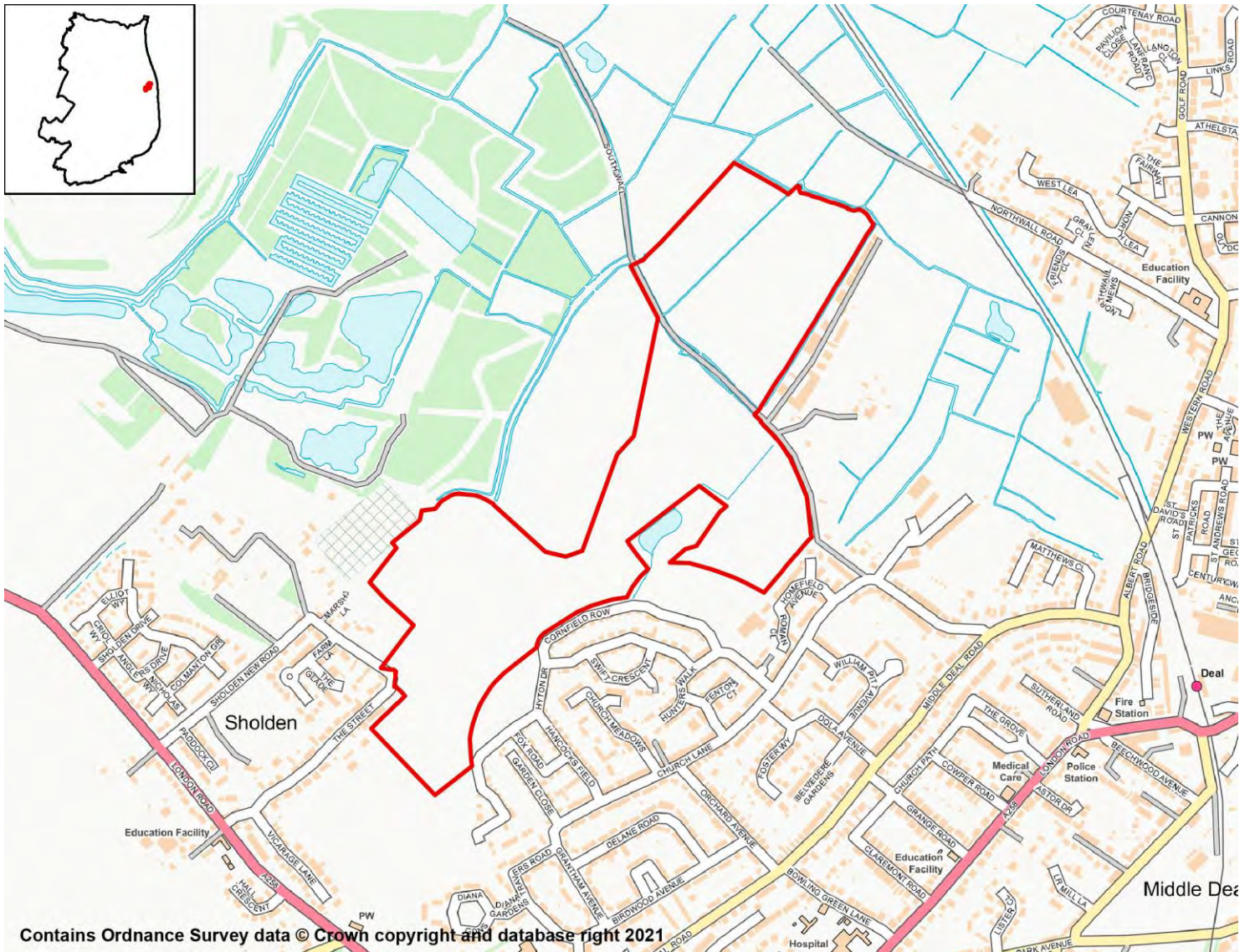
SA Effect - Minor negative/Uncertain (-?)

The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**



### SA objective 1: Housing

SA Effect - Negligible (0)

All employment site options will have a negligible (0) effect on SA Objective 1.

### SA objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

SA Effect - Significant positive (++)

The site is within 800m of an NHS GP Surgery:

- Golf Road Surgery
- Victoria Hospital

The site is within 300m of open space, sport, recreation facilities, open country or

registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 800m of a town centre:

- Deal Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA objective 4: Sustainable Transport

SA Effect - Significant positive (++)

The site is within 1,000m of a railway station:

- Deal

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- Golf Road Surgery
- Victoria Hospital

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 800m of a town centre:

- Deal Town Centre

## SA objective 5: Minerals, Soils and Water

SA Effect - Significant negative (--)

The site is not located within Source Protection Zone 1, 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

Over 25% of the site is classified as Grade 3 Agricultural Land.

The site is located within a Mineral Safeguarding Area.

## SA objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA objective 7: Climate Change Adaptation

SA Effect - Significant negative (--)

Over 25% of the site is classified as Flood Zone 3.

The site contains land with a 1 in 30 year risk of surface water flooding.

## SA objective 8: Climate Change Mitigation

SA Effect - Significant positive (++)

The site is within 1,000m of a railway station:

- Deal

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- Golf Road Surgery
- Victoria Hospital

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 800m of a town centre:

- Deal Town Centre

## SA objective 9: Biodiversity

SA Effect - Minor negative (-)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- Air pollution
- Rural non-residential
- Water supply

The site is not within 250m of a designated site.

The site does not intersect with notable ecological habitats.

The site does not contain a geological site.

## SA Objective 10: Historic Environment



**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## **SA Objective 11: Landscape**

**SA Effect - Negligible/Uncertain (0?)**

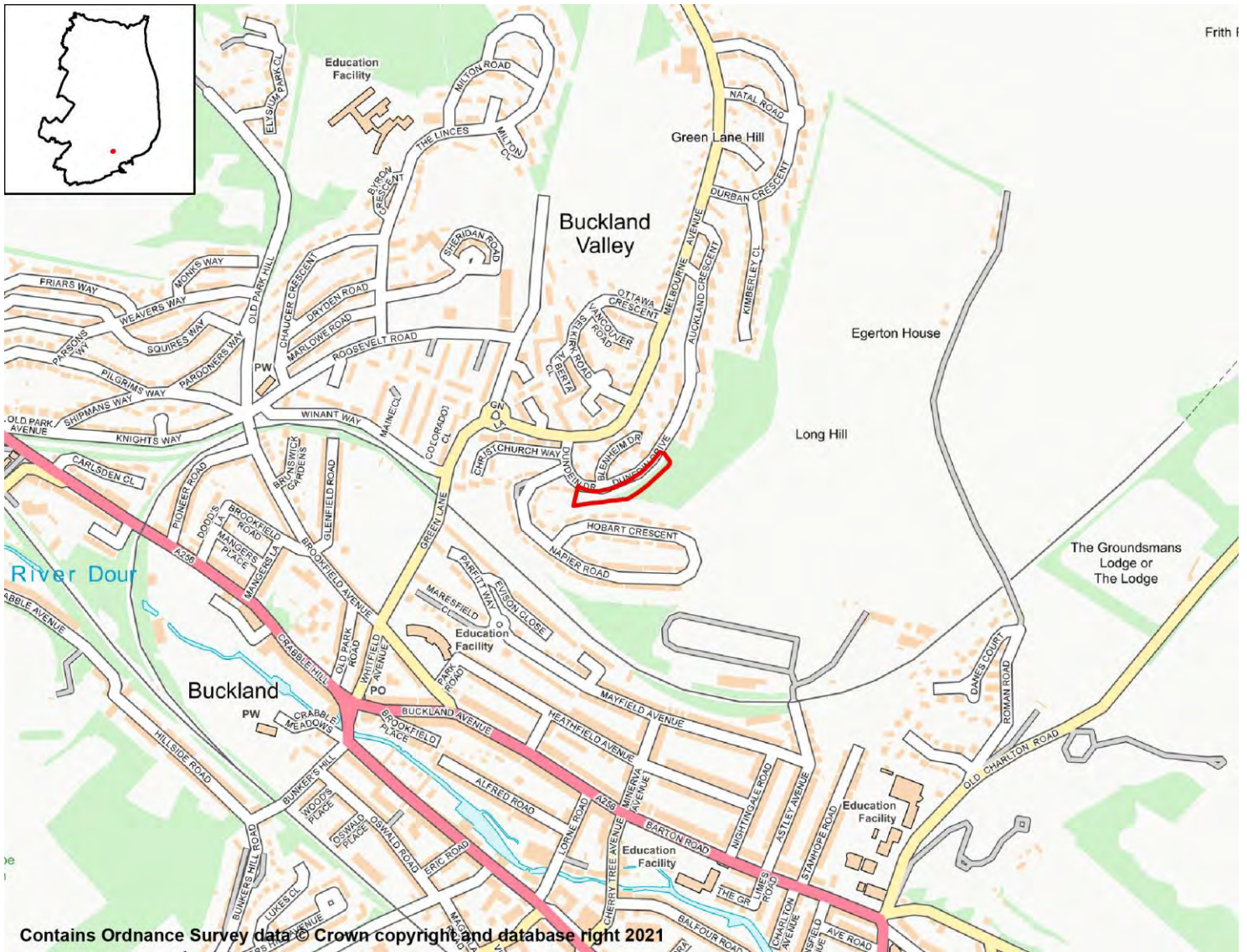
**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

# Dover

## Residential Sites

## Land at Dunedin Drive (south), Dover

### Proposed Use - Residential



### SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

The site is within 800m of an NHS GP Surgery:

- Buckland Medical Centre

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Shatterlocks Infant and Nursery School

**The site is within 1,000m of a secondary school:**

- Dover Christ Church Academy
- Dover Grammar School for Girls
- St Edmund's Catholic School

**The site is within 2,000m of further/higher education facilities:**

- Dover Technical College

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Buckland Hospital, Coombe Valley Road, Dover
- White Cliffs Business Park Phase II, Whitfield, Dover
- White Cliffs Business Park Phase III, Whitfield, Dover
- White Cliffs Business Park Phase I, Whitfield, Dover
- The Port Zone, Old Park, Dover
- Dover Technical College
- Coombe Valley Industrial Estate, Dover

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Minor positive (+)

**The site is within 2,000m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- Buckland Medical Centre

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Shatterlocks Infant and Nursery School

**The site is within 1,000m of a secondary school:**

- Dover Christ Church Academy
- Dover Grammar School for Girls
- St Edmund's Catholic School

**The site is within 2,000m of further/higher education facilities:**

- Dover Technical College

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Buckland Hospital, Coombe Valley Road, Dover
- White Cliffs Business Park Phase II, Whitfield, Dover
- White Cliffs Business Park Phase III, Whitfield, Dover
- White Cliffs Business Park Phase I, Whitfield, Dover
- The Port Zone, Old Park, Dover
- Dover Technical College
- Coombe Valley Industrial Estate, Dover

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Minor negative (-)**

**The site is located within Source Protection Zone 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Minor negative (-)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

The site contains land with a 1 in 100 year risk of surface water flooding.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor positive (+)

**The site is within 2,000m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- Buckland Medical Centre

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Shatterlocks Infant and Nursery School

**The site is within 1,000m of a secondary school:**

- Dover Christ Church Academy
- Dover Grammar School for Girls
- St Edmund's Catholic School

**The site is within 2,000m of further/higher education facilities:**

- Dover Technical College

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Buckland Hospital, Coombe Valley Road, Dover
- White Cliffs Business Park Phase II, Whitfield, Dover
- White Cliffs Business Park Phase III, Whitfield, Dover
- White Cliffs Business Park Phase I, Whitfield, Dover
- The Port Zone, Old Park, Dover
- Dover Technical College
- Coombe Valley Industrial Estate, Dover

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

### SA Effect - Significant negative (--)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is less than 250m from the following designated sites:**

- Long Hill and Combe Hole, Dover

**The site intersects with the following ecological habitats:**

- Deciduous woodland

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

Former Co-op, Castle Street, Dover  
 Proposed Use - Residential



SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

SA Objective 2: Services and Facilities

2a – Access to Local Services and Facilities

SA Effect - Significant positive (++)

The site is within 400m of an NHS GP Surgery:

- Pencester Health
- Pencester Surgery



- St James Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Dover, St Mary's Church of England Primary School

**The site is within 1,000m of a secondary school:**

- Dover Grammar School for Girls

**The site is within 500m of further/higher education facilities:**

- Dover Technical College

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Dover Technical College

**The site is within 400m of a town centre:**

- Dover Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Minor negative (-)**

**Site is located within 500m of an Air Quality Management Area:**

- A20 Trunk Rd. Dover
- High St/Ladywell Dover

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Significant positive (++)**

**The site is within 1,000m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Pencester Health

- Pencester Surgery
- St James Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Dover, St Mary's Church of England Primary School

**The site is within 1,000m of a secondary school:**

- Dover Grammar School for Girls

**The site is within 500m of further/higher education facilities:**

- Dover Technical College

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Dover Technical College

**The site is within 400m of a town centre:**

- Dover Town Centre

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Minor negative (-)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

**Over 25% of the site is classified as Flood Zone 3.**

**The site contains land with a 1 in 30 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Significant positive (++)**

**The site is within 1,000m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Pencester Health
- Pencester Surgery
- St James Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Dover, St Mary's Church of England Primary School

**The site is within 1,000m of a secondary school:**

- Dover Grammar School for Girls

**The site is within 500m of further/higher education facilities:**

- Dover Technical College

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Dover Technical College

**The site is within 400m of a town centre:**

- Dover Town Centre

## SA Objective 9: Biodiversity

SA Effect - Minor negative (-)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is less than 250m from the following designated sites:**

- Dover Castle

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

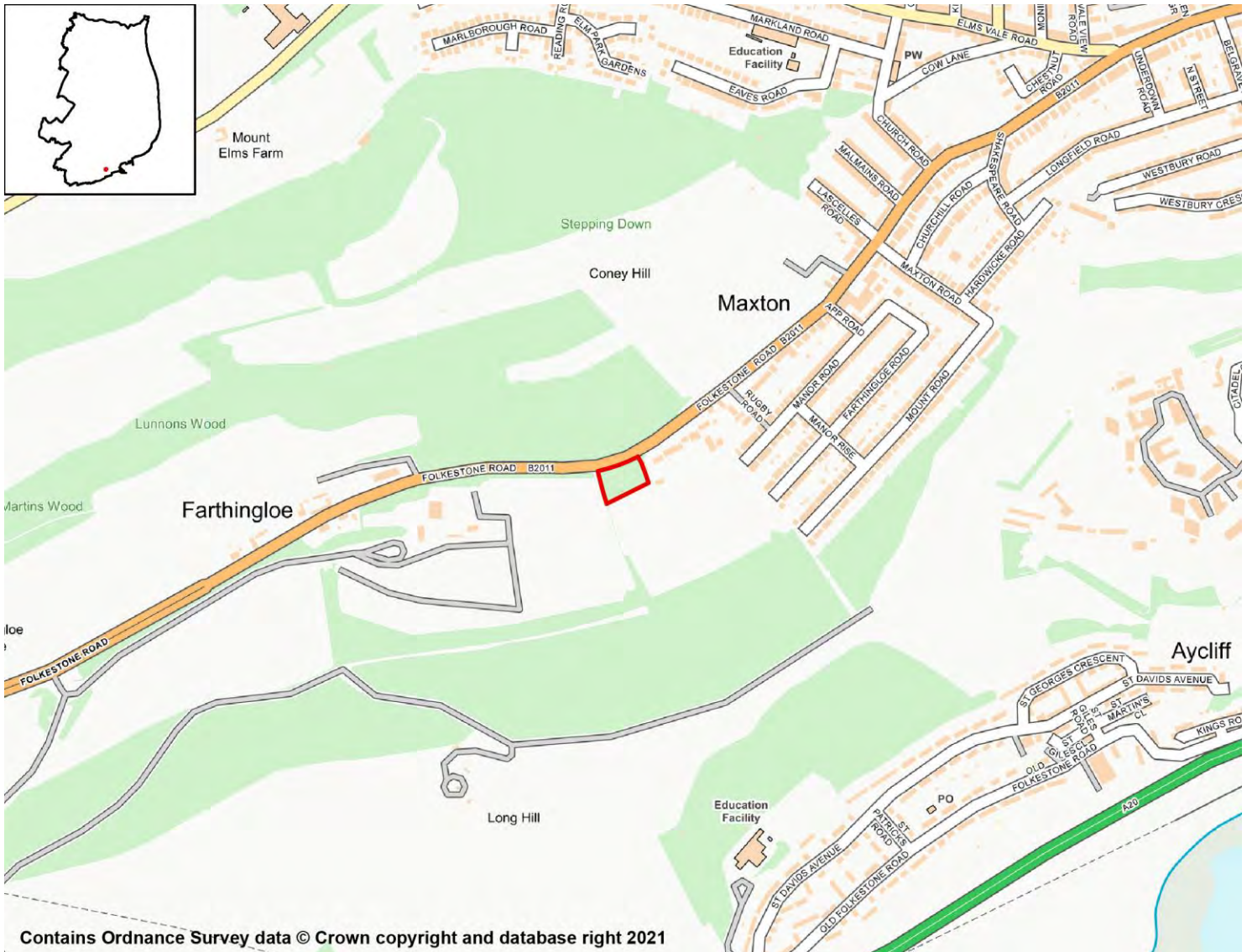
## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Land adjoining 455 Folkestone Road, Dover

### Proposed Use - Residential



### SA Objective 1: Housing

**SA Effect - Minor Positive (+)**

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

**SA Effect - Minor negative (-)**

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Aycliffe Community Primary School
- St Martin's School

**The site is within 2,000m of a secondary school:**

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Coombe Valley Industrial Estate, Dover
- Buckland Hospital, Coombe Valley Road, Dover
- Western Docks, Dover

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

**The site is within 2,000m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Aycliffe Community Primary School
- St Martin's School

**The site is within 2,000m of a secondary school:**

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Coombe Valley Industrial Estate, Dover
- Buckland Hospital, Coombe Valley Road, Dover
- Western Docks, Dover

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Minor negative (-)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**Over 25% of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Negligible (0)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site is not located in an area of notable surface water flood risk.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

**The site is within 2,000m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Aycliffe Community Primary School
- St Martin's School

**The site is within 2,000m of a secondary school:**

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Coombe Valley Industrial Estate, Dover
- Buckland Hospital, Coombe Valley Road, Dover
- Western Docks, Dover

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

**SA Effect - Minor negative (-)**

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is less than 250m from the following designated sites:**

- Great Farthingloe Downs, Aycliff
- Little Farthingloe Woods and Grassland

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's historic environment.**

## SA Objective 11: Landscape

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Land at Stanhope Road, Dover Proposed Use - Residential



### SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

The site is within 800m of an NHS GP Surgery:

- Buckland Medical Centre
- High Street Surgery



- Peter Street Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of more than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Barton Junior School
- Charlton Church of England Primary School

**The site is within 500m of a secondary school:**

- Dover Grammar School for Girls
- St Edmund's Catholic School

**The site is within 1,000m of further/higher education facilities:**

- Dover Technical College

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Dover Technical College
- Buckland Hospital, Coombe Valley Road, Dover
- White Cliffs Business Park Phase III, Whitfield, Dover
- White Cliffs Business Park Phase II, Whitfield, Dover
- White Cliffs Business Park Phase I, Whitfield, Dover
- The Port Zone, Old Park, Dover
- Coombe Valley Industrial Estate, Dover

**The site is within 1,200m of a town centre:**

- Dover Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Minor positive (+)

**The site is within 2,000m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- Buckland Medical Centre
- High Street Surgery
- Peter Street Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of more than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Barton Junior School
- Charlton Church of England Primary School

**The site is within 500m of a secondary school:**

- Dover Grammar School for Girls
- St Edmund's Catholic School

**The site is within 1,000m of further/higher education facilities:**

- Dover Technical College

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Dover Technical College
- Buckland Hospital, Coombe Valley Road, Dover
- White Cliffs Business Park Phase III, Whitfield, Dover
- White Cliffs Business Park Phase II, Whitfield, Dover
- White Cliffs Business Park Phase I, Whitfield, Dover
- The Port Zone, Old Park, Dover
- Coombe Valley Industrial Estate, Dover

**The site is within 1,200m of a town centre:**

- Dover Town Centre

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Significant negative (--)

**The site is located within Source Protection Zone 1.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

SA Effect - Minor positive (+)

The site is within 2,000m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- Buckland Medical Centre
- High Street Surgery
- Peter Street Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of more than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a primary or middle school:

- Barton Junior School
- Charlton Church of England Primary School

The site is within 500m of a secondary school:

- Dover Grammar School for Girls
- St Edmund's Catholic School

The site is within 1,000m of further/higher education facilities:

- Dover Technical College

The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:

- Dover Technical College
- Buckland Hospital, Coombe Valley Road, Dover
- White Cliffs Business Park Phase III, Whitfield, Dover
- White Cliffs Business Park Phase II, Whitfield, Dover
- White Cliffs Business Park Phase I, Whitfield, Dover
- The Port Zone, Old Park, Dover
- Coombe Valley Industrial Estate, Dover

**The site is within 1,200m of a town centre:**

- Dover Town Centre

## SA Objective 9: Biodiversity

**SA Effect - Minor negative (-)**

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is less than 250m from the following designated sites:**

- Long Hill and Combe Hole, Dover
- St James & Charlton Cemeteries, Dover

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

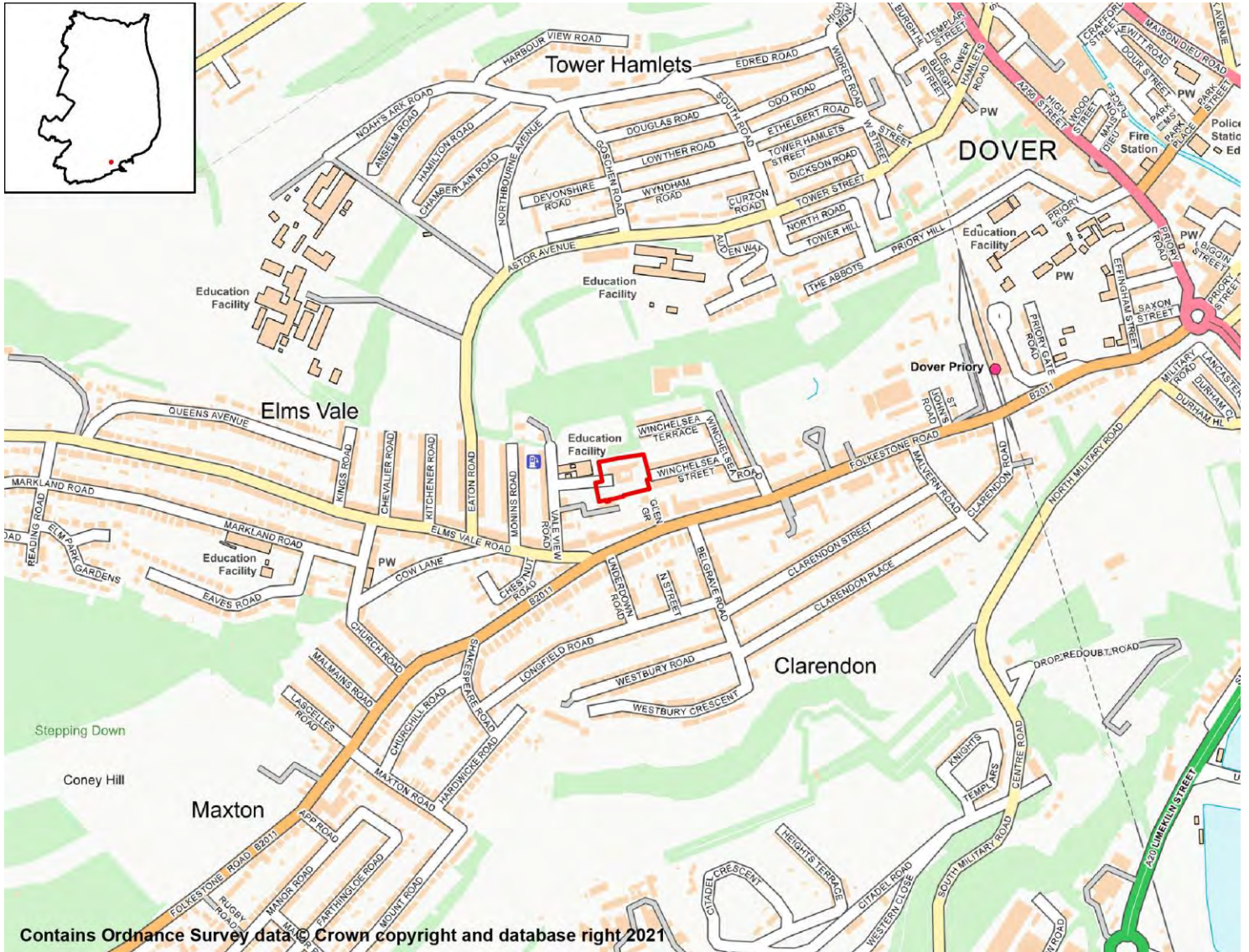
## SA Objective 11: Landscape

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Poultons Family Centre, Vale View Road, Dover

### Proposed Use - Residential



## SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

The site is within 400m of an NHS GP Surgery:

- White Cliffs Medical Centre

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Priory Fields School
- Vale View Community School

**The site is within 1,000m of a secondary school:**

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys

**The site is within 2,000m of further/higher education facilities:**

- Dover Technical College

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Buckland Hospital, Coombe Valley Road, Dover

**The site is within 1,200m of a town centre:**

- Dover Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Minor positive (+)

**The site is within 1,000m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- White Cliffs Medical Centre

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Priory Fields School
- Vale View Community School

**The site is within 1,000m of a secondary school:**

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys

**The site is within 2,000m of further/higher education facilities:**

- Dover Technical College

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Buckland Hospital, Coombe Valley Road, Dover

**The site is within 1,200m of a town centre:**

- Dover Town Centre

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

**The site is located within Source Protection Zone 1.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Negligible (0)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site is not located in an area of notable surface water flood risk.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor positive (+)**

**The site is within 1,000m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- White Cliffs Medical Centre

**The site is within 300m of open space, sport, recreation facilities, open country or**

**registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Priory Fields School
- Vale View Community School

**The site is within 1,000m of a secondary school:**

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys

**The site is within 2,000m of further/higher education facilities:**

- Dover Technical College

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Buckland Hospital, Coombe Valley Road, Dover

**The site is within 1,200m of a town centre:**

- Dover Town Centre

## **SA Objective 9: Biodiversity**

**SA Effect - Negligible (0)**

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's historic environment.**

## **SA Objective 11: Landscape**

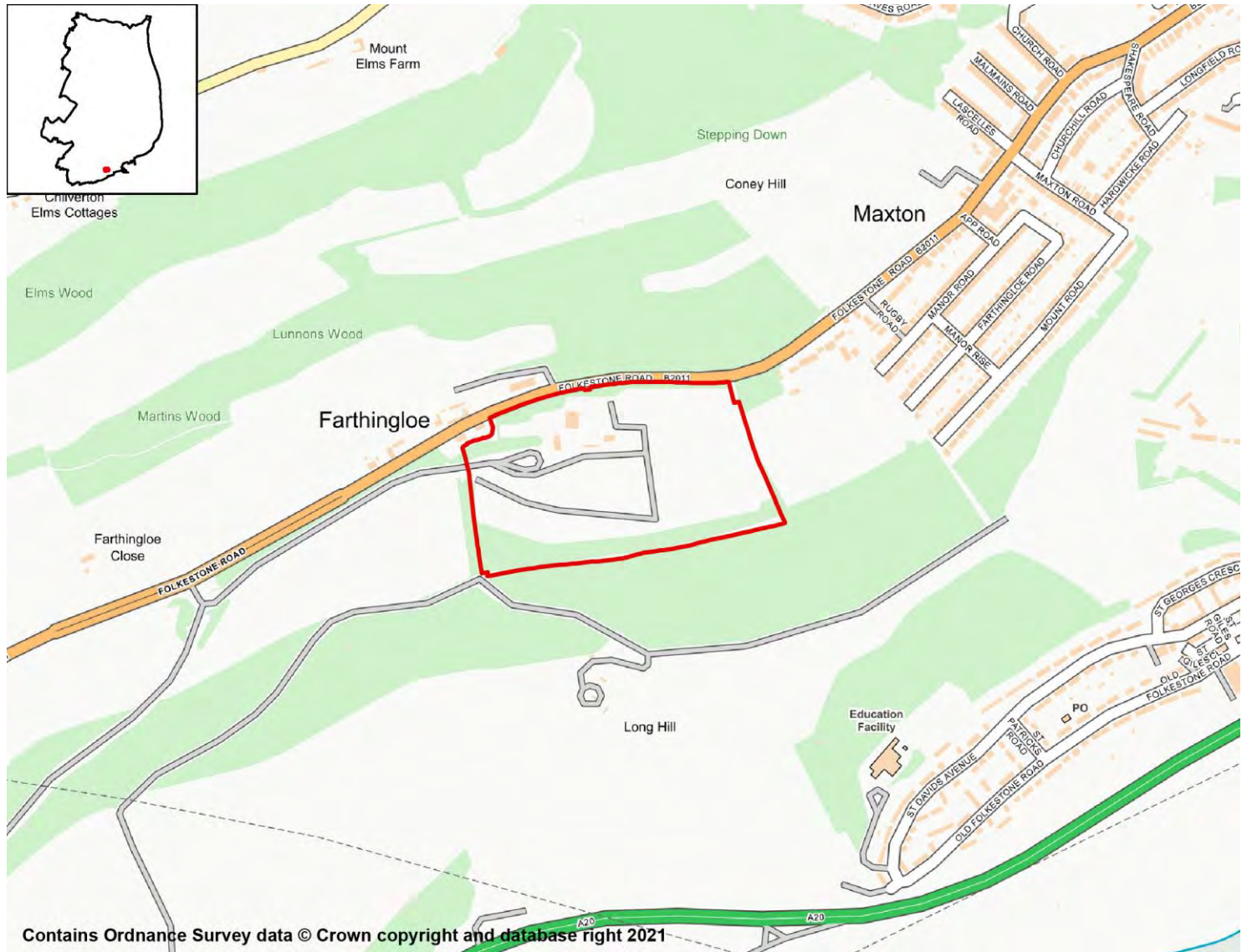
**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**



## Western Heights and Farthingloe

### Proposed Use - Residential



### SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 400m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Aycliffe Community Primary School
- St Martin's School

**The site is within 2,000m of a secondary school:**

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Coombe Valley Industrial Estate, Dover
- Buckland Hospital, Coombe Valley Road, Dover
- Western Docks, Dover

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

**The site is within 2,000m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 400m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Aycliffe Community Primary School
- St Martin's School

**The site is within 2,000m of a secondary school:**

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Coombe Valley Industrial Estate, Dover
- Buckland Hospital, Coombe Valley Road, Dover
- Western Docks, Dover

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Minor negative (-)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**Over 25% of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site contains land with a 1 in 30 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

**The site is within 2,000m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 400m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Aycliffe Community Primary School
- St Martin's School

**The site is within 2,000m of a secondary school:**

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Coombe Valley Industrial Estate, Dover
- Buckland Hospital, Coombe Valley Road, Dover
- Western Docks, Dover

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

**SA Effect - Significant negative (--)**

**The site does not intersect an ecological designation.**

**The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:**

- The site intersects with a relevant Site of Special Scientific Interest Impact Risk Zone

**The site is less than 250m from the following designated sites:**

- Great Farthingloe Downs, Aycliff
- Little Farthingloe Woods and Grassland
- Western Heights

**The site intersects with the following ecological habitats:**

- Deciduous woodland

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Dover Waterfront

### Proposed Use - Residential



## SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

The site is within 400m of an NHS GP Surgery:

- Pencester Surgery
- St James Surgery

The site is within 300m of open space, sport, recreation facilities, open country or

registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a primary or middle school:

- Dover, St Mary's Church of England Primary School

The site is within 2,000m of a secondary school:

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls
- St Edmund's Catholic School

The site is within 500m of further/higher education facilities:

- Dover Technical College

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Dover Technical College
- Western Docks, Dover

The site is within 400m of a town centre:

- Dover Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Significant negative (--)**

Site is located within an Air Quality Management Area:

- A20 Trunk Rd. Dover

Site is not within 20m of a recorded mine entry.

The site is in close proximity to a road/railway line that generates noise pollution above 50/55dB at night.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA Objective 4: Sustainable Transport

**SA Effect - Minor positive (+)**

The site is within 1,000m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Pencester Surgery

- St James Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Dover, St Mary's Church of England Primary School

**The site is within 2,000m of a secondary school:**

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls
- St Edmund's Catholic School

**The site is within 500m of further/higher education facilities:**

- Dover Technical College

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Dover Technical College
- Western Docks, Dover

**The site is within 400m of a town centre:**

- Dover Town Centre

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Minor negative (-)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

**Over 25% of the site is classified as Flood Zone 3.**

**The site contains land with a 1 in 30 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor positive (+)**

**The site is within 1,000m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Pencester Surgery
- St James Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Dover, St Mary's Church of England Primary School

**The site is within 2,000m of a secondary school:**

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls
- St Edmund's Catholic School

**The site is within 500m of further/higher education facilities:**

- Dover Technical College

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Dover Technical College
- Western Docks, Dover

**The site is within 400m of a town centre:**

- Dover Town Centre

## SA Objective 9: Biodiversity

**SA Effect - Significant negative (--)**

**The site does not intersect an ecological designation.**

**The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:**

- The site intersects with a relevant Site of Special Scientific Interest Impact Risk Zone

**The site is less than 250m from the following designated sites:**

- Western Heights
- Western Heights, Dover

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment



## SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Dover Waterfront

### Proposed Use - Mixed (residential aspect of site)



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor positive (+)

The site is within 800m of an NHS GP Surgery:

- Pencester Health
- Pencester Surgery

- St James Surgery
- White Cliffs Medical Centre

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Dover, St Mary's Church of England Primary School

**The site is within 2,000m of a secondary school:**

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls
- St Edmund's Catholic School

**The site is within 1,000m of further/higher education facilities:**

- Dover Technical College

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Western Docks, Dover

**The site is within 400m of a town centre:**

- Dover Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Significant negative (--)**

**Site is located within an Air Quality Management Area:**

- A20 Trunk Rd. Dover

**Site is not within 20m of a recorded mine entry.**

**The site is in close proximity to a road/railway line that generates noise pollution above 50/55dB at night.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor positive (+)**

**The site is within 1,000m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- Pencester Health
- Pencester Surgery
- St James Surgery
- White Cliffs Medical Centre

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Dover, St Mary's Church of England Primary School

**The site is within 2,000m of a secondary school:**

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls
- St Edmund's Catholic School

**The site is within 1,000m of further/higher education facilities:**

- Dover Technical College

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Western Docks, Dover

**The site is within 400m of a town centre:**

- Dover Town Centre

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Minor negative (-)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

**Over 25% of the site is classified as Flood Zone 3.**

**The site contains land with a 1 in 30 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor positive (+)

**The site is within 1,000m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- Pencester Health
- Pencester Surgery
- St James Surgery
- White Cliffs Medical Centre

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Dover, St Mary's Church of England Primary School

**The site is within 2,000m of a secondary school:**

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls
- St Edmund's Catholic School

**The site is within 1,000m of further/higher education facilities:**

- Dover Technical College

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Western Docks, Dover

**The site is within 400m of a town centre:**

- Dover Town Centre

## SA Objective 9: Biodiversity

### SA Effect - Minor negative (-)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

- The site intersects with a relevant Site of Special Scientific Interest Impact Risk Zone

**The site is less than 250m from the following designated sites:**

- Western Heights
- Western Heights, Dover

**The site does not intersect with notable ecological habitats.**

The site does not contain a geological site.

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

The site is not likely to affect Dover's landscapes, townscapes or seascapes.

Bench Street

Proposed Use - Mixed (residential aspect of site)



SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

SA Objective 2: Services and Facilities

2a – Access to Local Services and Facilities

SA Effect - Significant positive (++)

The site is within 400m of an NHS GP Surgery:

- Pencester Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Dover, St Mary's Church of England Primary School

**The site is within 2,000m of a secondary school:**

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls
- St Edmund's Catholic School

**The site is within 1,000m of further/higher education facilities:**

- Dover Technical College

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Dover Technical College

**The site is within 400m of a town centre:**

- Dover Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Significant negative (--)**

**Site is located within an Air Quality Management Area:**

- A20 Trunk Rd. Dover

**Site is not within 20m of a recorded mine entry.**

**The site is in close proximity to a road/railway line that generates noise pollution above 50/55dB at night.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Significant positive (++)**

**The site is within 1,000m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Pencester Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**



**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Dover, St Mary's Church of England Primary School

**The site is within 2,000m of a secondary school:**

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls
- St Edmund's Catholic School

**The site is within 1,000m of further/higher education facilities:**

- Dover Technical College

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Dover Technical College

**The site is within 400m of a town centre:**

- Dover Town Centre

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Minor negative (-)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site contains land with a 1 in 30 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Significant positive (++)**

**The site is within 1,000m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Pencester Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Dover, St Mary's Church of England Primary School

**The site is within 2,000m of a secondary school:**

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls
- St Edmund's Catholic School

**The site is within 1,000m of further/higher education facilities:**

- Dover Technical College

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Dover Technical College

**The site is within 400m of a town centre:**

- Dover Town Centre

## SA Objective 9: Biodiversity

**SA Effect - Minor negative (-)**

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is less than 250m from the following designated sites:**

- Western Heights

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

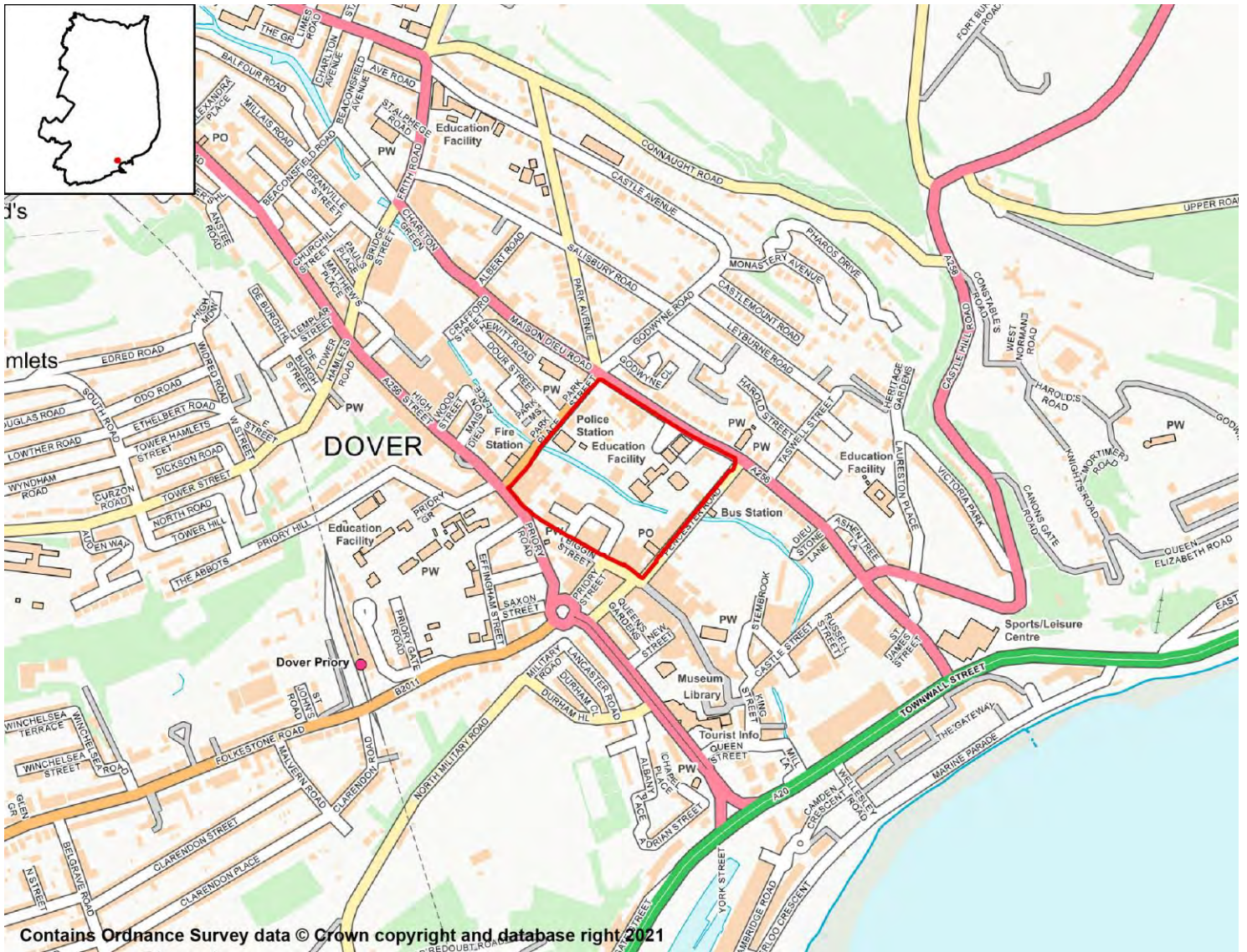
**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**



Contains Ordnance Survey data © Crown copyright and database right 2021

## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Significant positive (++)

The site is within 400m of an NHS GP Surgery:

- High Street Surgery
- Pencerster Health

- Pencester Surgery
- Peter Street Surgery
- St James Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Dover, St Mary's Church of England Primary School
- St Richard's Catholic Primary School

**The site is within 1,000m of a secondary school:**

- Dover Grammar School for Girls
- St Edmund's Catholic School

**The site is within 500m of further/higher education facilities:**

- Dover Technical College

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Dover Technical College

**The site is within 400m of a town centre:**

- Dover Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Significant negative (--)**

**Site is located within 500m of an Air Quality Management Area:**

- High St/Ladywell Dover
- A20 Trunk Rd. Dover

**Site is not within 20m of a recorded mine entry.**

**The site is in close proximity to a road/railway line that generates noise pollution above 50/55dB at night.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Significant positive (++)**

**The site is within 500m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- High Street Surgery
- Pencester Health
- Pencester Surgery
- Peter Street Surgery
- St James Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Dover, St Mary's Church of England Primary School
- St Richard's Catholic Primary School

**The site is within 1,000m of a secondary school:**

- Dover Grammar School for Girls
- St Edmund's Catholic School

**The site is within 500m of further/higher education facilities:**

- Dover Technical College

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Dover Technical College

**The site is within 400m of a town centre:**

- Dover Town Centre

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Minor negative (-)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

**Over 25% of the site is classified as Flood Zone 3.**

The site contains land with a 1 in 30 year risk of surface water flooding.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Significant positive (++)

**The site is within 500m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- High Street Surgery
- Pencester Health
- Pencester Surgery
- Peter Street Surgery
- St James Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Dover, St Mary's Church of England Primary School
- St Richard's Catholic Primary School

**The site is within 1,000m of a secondary school:**

- Dover Grammar School for Girls
- St Edmund's Catholic School

**The site is within 500m of further/higher education facilities:**

- Dover Technical College

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Dover Technical College

**The site is within 400m of a town centre:**

- Dover Town Centre

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.

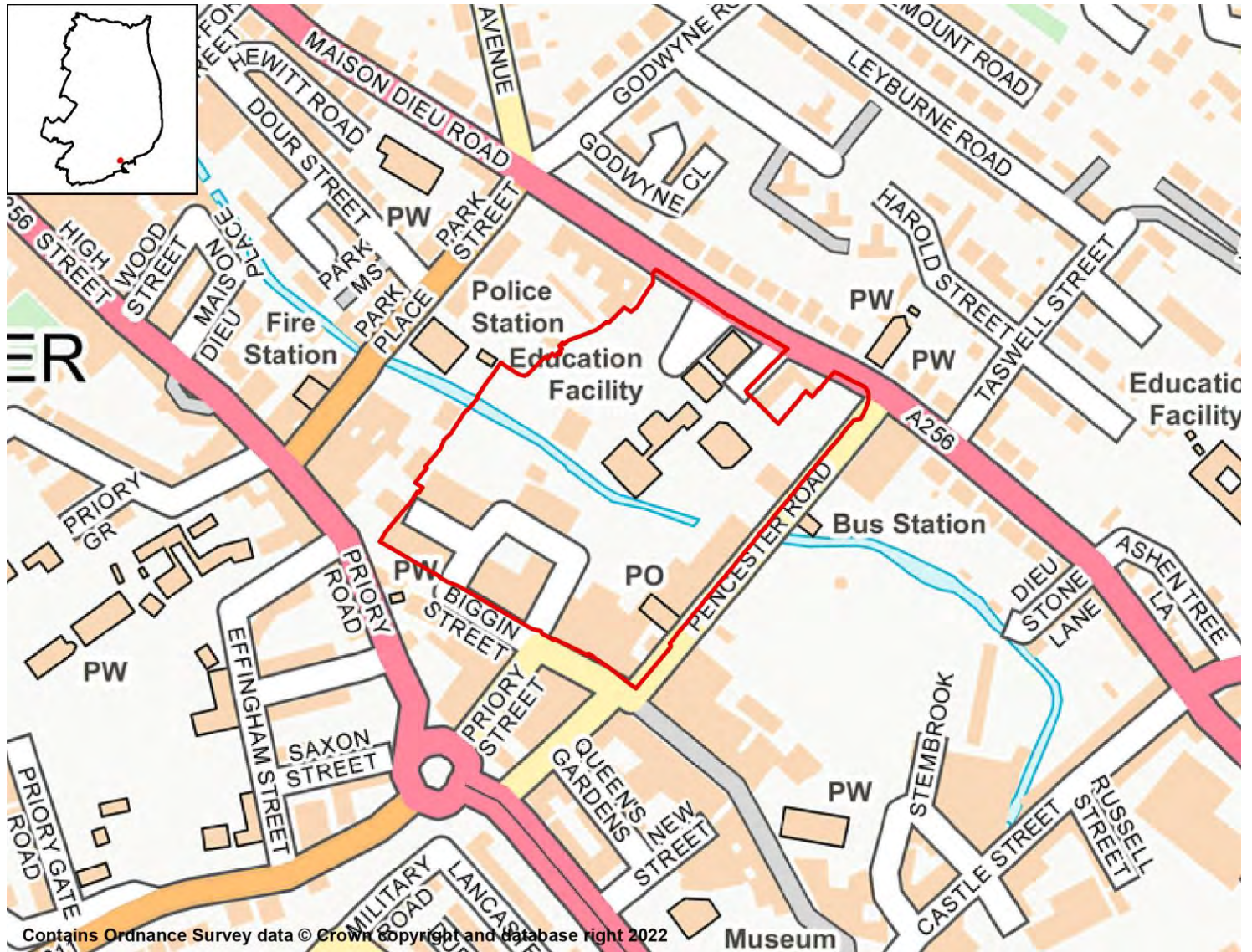
## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

The site is not likely to affect Dover's landscapes, townscapes or seascapes.

## Mid Town

### Proposed Use - Mixed (residential aspect of site)



### SA Objective 1: Housing

**SA Effect - Minor Positive (+)**

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

**SA Effect - Significant positive (++)**

The site is within 400m of an NHS GP Surgery:

- High Street Surgery
- Pender Health



- Pencester Surgery
- Peter Street Surgery
- St James Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Dover, St Mary's Church of England Primary School

**The site is within 1,000m of a secondary school:**

- Dover Grammar School for Girls
- St Edmund's Catholic School

**The site is within 500m of further/higher education facilities:**

- Dover Technical College

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Dover Technical College

**The site is within 400m of a town centre:**

- Dover Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

### SA Effect - Significant negative (--)

**Site is located within 500m of an Air Quality Management Area:**

- A20 Trunk Rd. Dover
- High St/Ladywell Dover

**Site is not within 20m of a recorded mine entry.**

**The site is in close proximity to a road/railway line that generates noise pollution above 50/55dB at night.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

### SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

### SA Effect - Significant positive (++)

**The site is within 500m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- High Street Surgery
- Pencester Health
- Pencester Surgery
- Peter Street Surgery
- St James Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Dover, St Mary's Church of England Primary School

**The site is within 1,000m of a secondary school:**

- Dover Grammar School for Girls
- St Edmund's Catholic School

**The site is within 500m of further/higher education facilities:**

- Dover Technical College

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Dover Technical College

**The site is within 400m of a town centre:**

- Dover Town Centre

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Minor negative (-)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

**Over 25% of the site is classified as Flood Zone 3.**

**The site contains land with a 1 in 30 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

### SA Effect - Significant positive (++)

**The site is within 500m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- High Street Surgery
- Pencester Health
- Pencester Surgery
- Peter Street Surgery
- St James Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Dover, St Mary's Church of England Primary School

**The site is within 1,000m of a secondary school:**

- Dover Grammar School for Girls
- St Edmund's Catholic School

**The site is within 500m of further/higher education facilities:**

- Dover Technical College

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Dover Technical College

**The site is within 400m of a town centre:**

- Dover Town Centre

## SA Objective 9: Biodiversity

### SA Effect - Negligible (0)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

### SA Effect - Minor negative/Uncertain (-?)<sup>237</sup>

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## **SA Objective 11: Landscape**

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

# DOV019 (SAP13)

## Albany Place Car Park, Dover

### Proposed Use - Residential



### SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

The site is within 800m of an NHS GP Surgery:

- High Street Surgery
- Pencester Health

- Pencester Surgery
- Peter Street Surgery
- St James Surgery
- White Cliffs Medical Centre

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Dover, St Mary's Church of England Primary School

**The site is within 2,000m of a secondary school:**

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls
- St Edmund's Catholic School

**The site is within 1,000m of further/higher education facilities:**

- Dover Technical College

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Dover Technical College

**The site is within 400m of a town centre:**

- Dover Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Minor negative (-)**

**Site is located within 500m of an Air Quality Management Area:**

- A20 Trunk Rd. Dover
- High St/Ladywell Dover

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Significant positive (++)**

**The site is within 500m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- High Street Surgery
- Pencester Health
- Pencester Surgery
- Peter Street Surgery
- St James Surgery
- White Cliffs Medical Centre

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Dover, St Mary's Church of England Primary School

**The site is within 2,000m of a secondary school:**

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls
- St Edmund's Catholic School

**The site is within 1,000m of further/higher education facilities:**

- Dover Technical College

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Dover Technical College

**The site is within 400m of a town centre:**

- Dover Town Centre

## SA Objective 5: Minerals, Soils and Water

SA Effect - Negligible (0)

**The site is not located within Source Protection Zone 1, 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

SA Effect - Significant positive (++)

The site is within 500m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- High Street Surgery
- Pencester Health
- Pencester Surgery
- Peter Street Surgery
- St James Surgery
- White Cliffs Medical Centre

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 800m of a primary or middle school:

- Dover, St Mary's Church of England Primary School

The site is within 2,000m of a secondary school:

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls
- St Edmund's Catholic School

The site is within 1,000m of further/higher education facilities:

- Dover Technical College

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Dover Technical College

The site is within 400m of a town centre:

- Dover Town Centre

## SA Objective 9: Biodiversity

SA Effect - Minor negative (-)



**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is less than 250m from the following designated sites:**

- Western Heights
- Western Heights, Dover

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## **SA Objective 11: Landscape**

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

Former TA Centre, London Road, Dover

Proposed Use - Residential



SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

SA Objective 2: Services and Facilities

2a – Access to Local Services and Facilities

SA Effect - Significant positive (++)

The site is within 800m of an NHS GP Surgery:

- Buckland Hospital
- Buckland Medical Centre

- High Street Surgery
- Peter Street Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Barton Junior School

**The site is within 500m of a secondary school:**

- Dover Grammar School for Girls

**The site is within 1,000m of further/higher education facilities:**

- Dover Technical College

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Buckland Hospital, Coombe Valley Road, Dover
- Dover Technical College

**The site is within 800m of a town centre:**

- Dover Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Significant negative (--)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is in close proximity to a road/railway line that generates noise pollution above 50/55dB at night.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Significant positive (++)**

**The site is within 1,000m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- Buckland Hospital

- Buckland Medical Centre
- High Street Surgery
- Peter Street Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Barton Junior School

**The site is within 500m of a secondary school:**

- Dover Grammar School for Girls

**The site is within 1,000m of further/higher education facilities:**

- Dover Technical College

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Buckland Hospital, Coombe Valley Road, Dover
- Dover Technical College

**The site is within 800m of a town centre:**

- Dover Town Centre

## SA Objective 5: Minerals, Soils and Water

SA Effect - Negligible (0)

**The site is not located within Source Protection Zone 1, 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site is not located in an area of notable surface water flood risk.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Significant positive (++)**

**The site is within 1,000m of a railway station<sup>246</sup>**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- Buckland Hospital
- Buckland Medical Centre
- High Street Surgery
- Peter Street Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Barton Junior School

**The site is within 500m of a secondary school:**

- Dover Grammar School for Girls

**The site is within 1,000m of further/higher education facilities:**

- Dover Technical College

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Buckland Hospital, Coombe Valley Road, Dover
- Dover Technical College

**The site is within 800m of a town centre:**

- Dover Town Centre

## SA Objective 9: Biodiversity

SA Effect - Minor negative (-)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is less than 250m from the following designated sites:**

- High Meadow

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

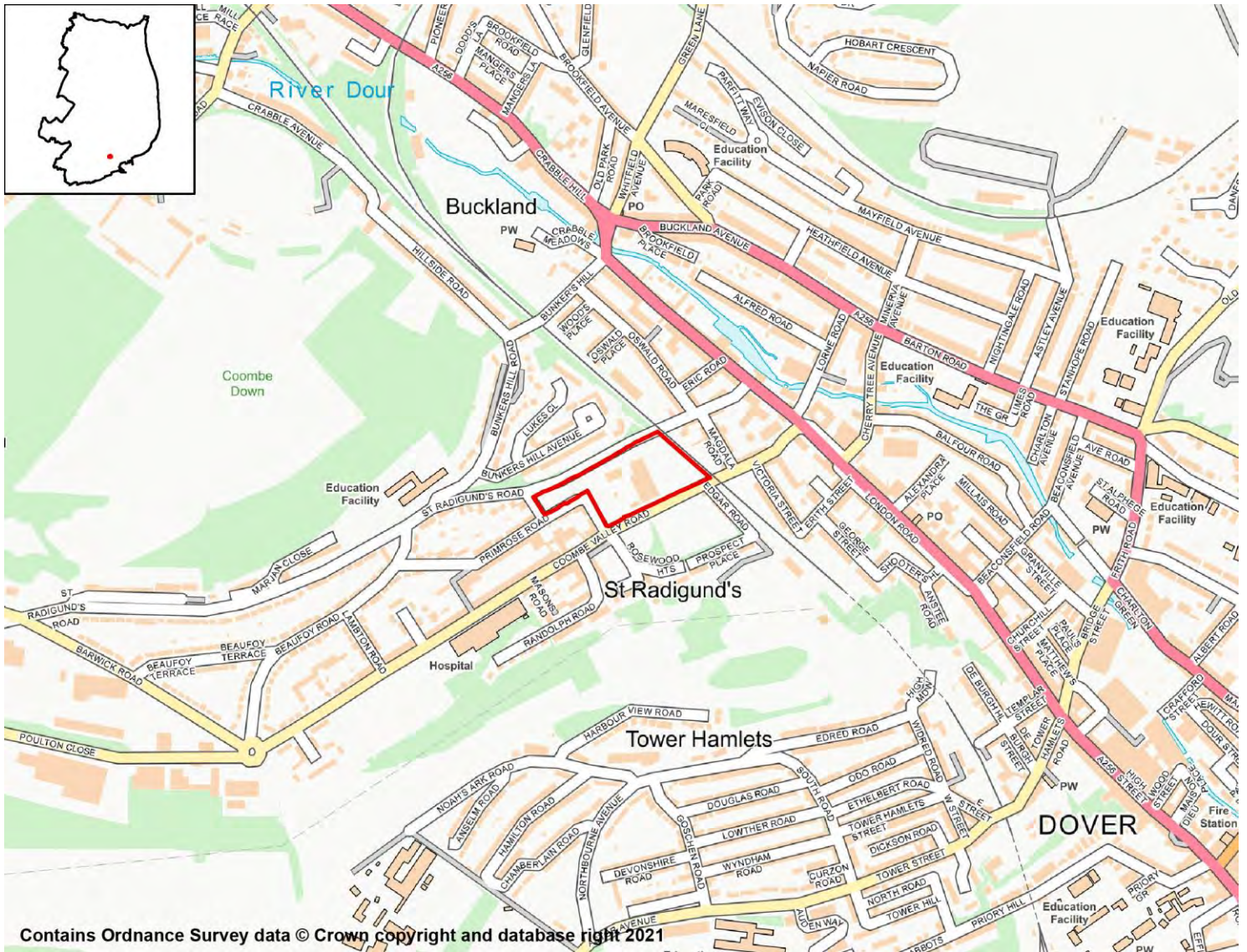
**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Land in Coombe Valley, Dover Proposed Use - Residential



Contains Ordnance Survey data © Crown copyright and database right 2021

### SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

The site is within 400m of an NHS GP Surgery:

- Buckland Hospital
- Buckland Medical Centre

The site is within 300m of open space, sport, recreation facilities, open country or

registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a primary or middle school:

- White Cliffs Primary College for the Arts

The site is within 1,000m of a secondary school:

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls
- St Edmund's Catholic School

The site is within 2,000m of further/higher education facilities:

- Dover Technical College

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Buckland Hospital, Coombe Valley Road, Dover

The site is within 1,200m of a town centre:

- Dover Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Significant negative (--)**

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is in close proximity to a road/railway line that generates noise pollution above 50/55dB at night.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA Objective 4: Sustainable Transport

**SA Effect - Minor positive (+)**

The site is within 2,000m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Buckland Hospital
- Buckland Medical Centre



**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- White Cliffs Primary College for the Arts

**The site is within 1,000m of a secondary school:**

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls
- St Edmund's Catholic School

**The site is within 2,000m of further/higher education facilities:**

- Dover Technical College

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Buckland Hospital, Coombe Valley Road, Dover

**The site is within 1,200m of a town centre:**

- Dover Town Centre

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

**The site is located within Source Protection Zone 1.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Minor negative (-)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site contains land with a 1 in 100 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor positive (+)**

**The site is within 2,000m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Buckland Hospital
- Buckland Medical Centre

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- White Cliffs Primary College for the Arts

**The site is within 1,000m of a secondary school:**

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls
- St Edmund's Catholic School

**The site is within 2,000m of further/higher education facilities:**

- Dover Technical College

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Buckland Hospital, Coombe Valley Road, Dover

**The site is within 1,200m of a town centre:**

- Dover Town Centre

## SA Objective 9: Biodiversity

**SA Effect - Minor negative (-)**

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is less than 250m from the following designated sites:**

- High Meadow
- St Radigund's Valley

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Negligible/Uncertain (0?)**

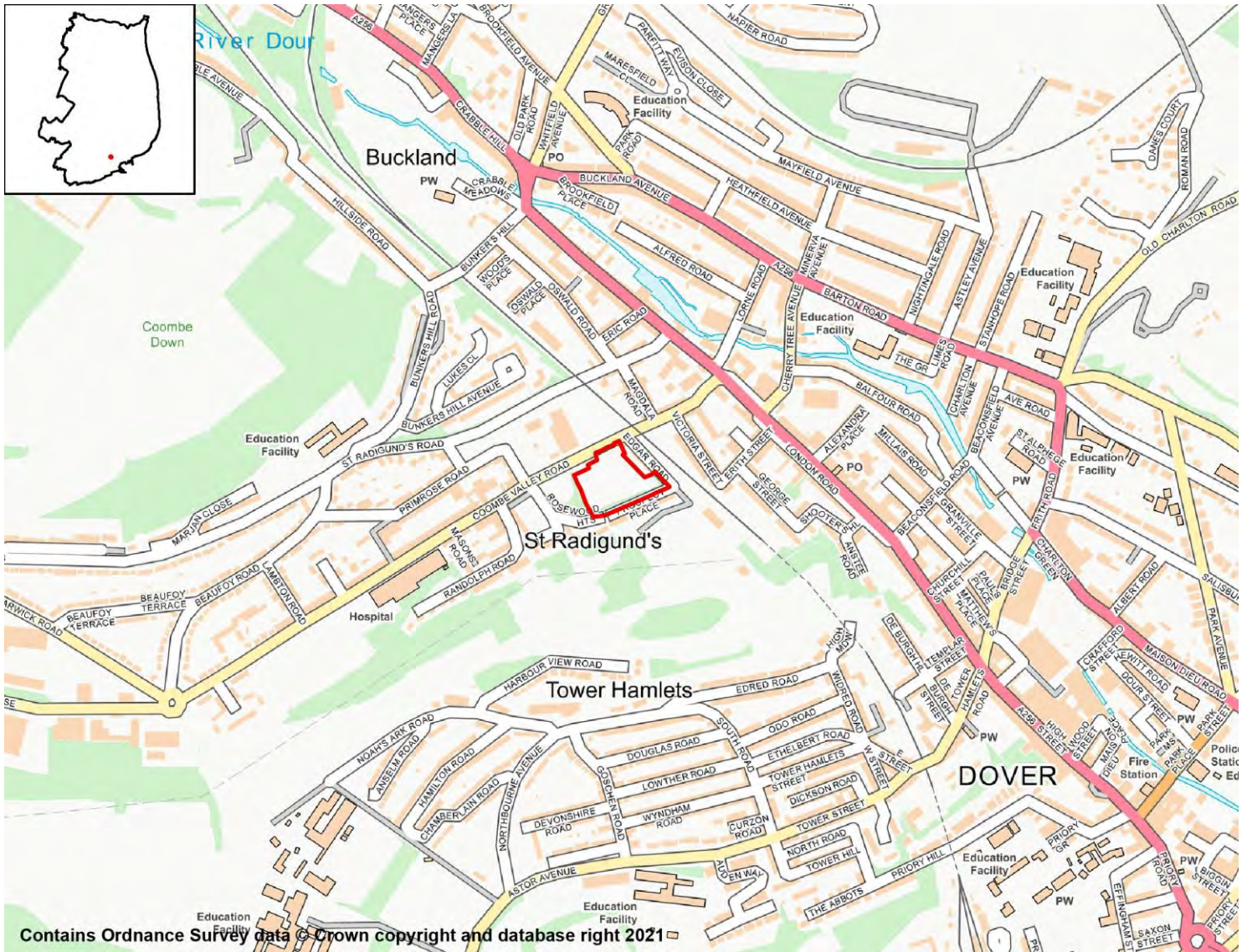
**The site is not likely to affect Dover's historic environment.**

## SA Objective 11: Landscape

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Land in Coombe Valley, Dover Proposed Use - Residential



### SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

The site is within 400m of an NHS GP Surgery:

- Buckland Hospital

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Barton Junior School
- Charlton Church of England Primary School
- Priory Fields School
- Shatterlocks Infant and Nursery School
- White Cliffs Primary College for the Arts

**The site is within 1,000m of a secondary school:**

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls
- St Edmund's Catholic School

**The site is within 2,000m of further/higher education facilities:**

- Dover Technical College

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Buckland Hospital, Coombe Valley Road, Dover

**The site is within 1,200m of a town centre:**

- Dover Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Minor negative (-)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is in close proximity to a road/railway line that generates noise pollution above 50/55dB at night and/or 55/60dB during the day.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor positive (+)**

**The site is within 1,000m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Buckland Hospital

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Barton Junior School
- Charlton Church of England Primary School
- Priory Fields School
- Shatterlocks Infant and Nursery School
- White Cliffs Primary College for the Arts

**The site is within 1,000m of a secondary school:**

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls
- St Edmund's Catholic School

**The site is within 2,000m of further/higher education facilities:**

- Dover Technical College

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Buckland Hospital, Coombe Valley Road, Dover

**The site is within 1,200m of a town centre:**

- Dover Town Centre

## SA Objective 5: Minerals, Soils and Water

SA Effect - Negligible (0)

**The site is not located within Source Protection Zone 1, 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

SA Effect - Minor negative (-)

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

The site contains land with a 1 in 100 year risk of surface water flooding.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor positive (+)

**The site is within 1,000m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Buckland Hospital

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Barton Junior School
- Charlton Church of England Primary School
- Priory Fields School
- Shatterlocks Infant and Nursery School
- White Cliffs Primary College for the Arts

**The site is within 1,000m of a secondary school:**

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls
- St Edmund's Catholic School

**The site is within 2,000m of further/higher education facilities:**

- Dover Technical College

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Buckland Hospital, Coombe Valley Road, Dover

**The site is within 1,200m of a town centre:**

- Dover Town Centre

## SA Objective 9: Biodiversity

### SA Effect - Minor negative (-)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is less than 250m from the following designated sites:**

- High Meadow

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

SA Effect - Negligible/Uncertain (0?)

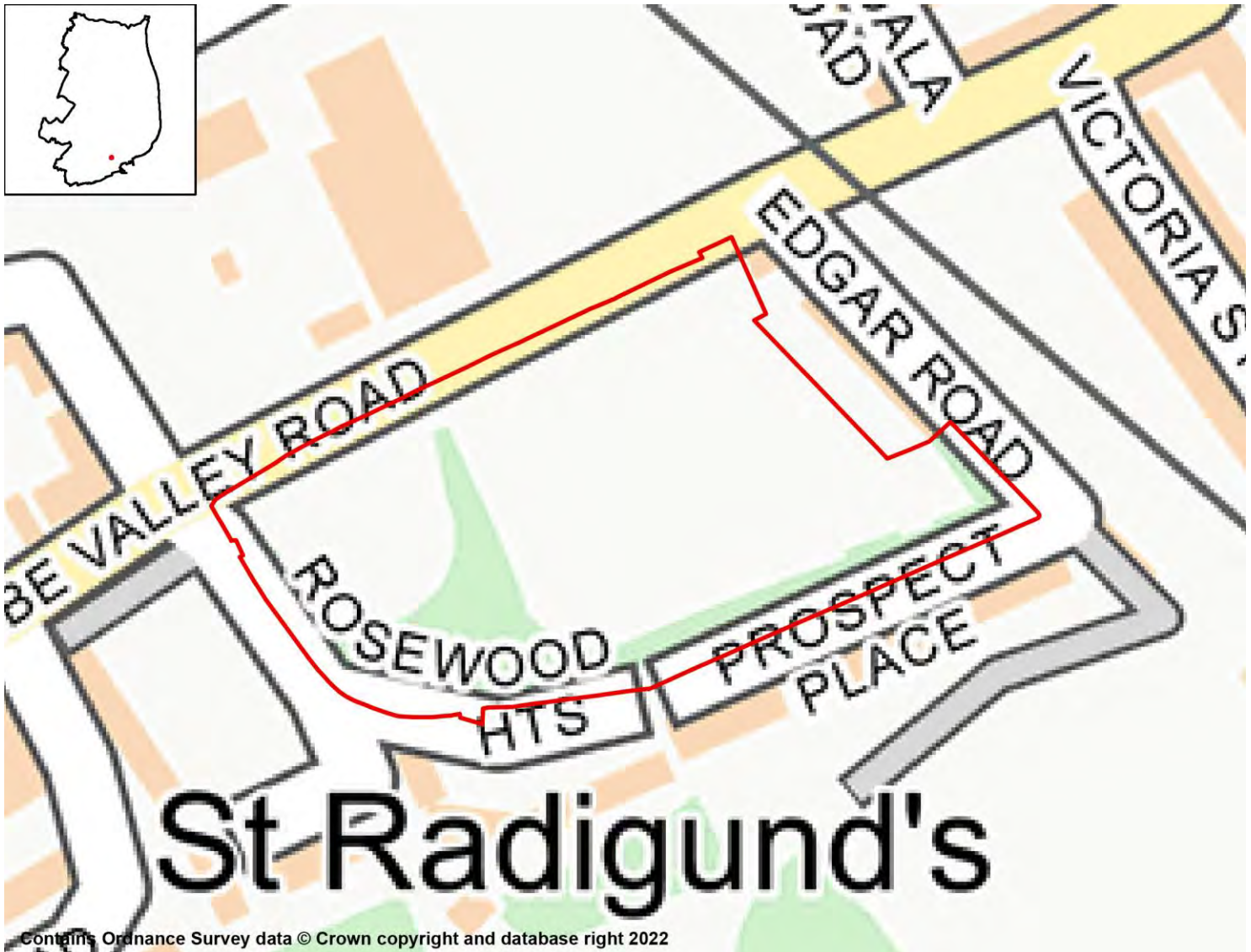
**The site is not likely to affect Dover's historic environment.**

## **SA Objective 11: Landscape**

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**





#### SA Objective 1: Housing

**SA Effect - Minor Positive (+)**

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

#### SA Objective 2: Services and Facilities

##### 2a – Access to Local Services and Facilities

**SA Effect - Minor positive (+)**

The site is within 400m of an NHS GP Surgery:

- Buckland Hospital

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Barton Junior School
- Charlton Church of England Primary School
- Priory Fields School
- Shatterlocks Infant and Nursery School
- White Cliffs Primary College for the Arts

**The site is within 1,000m of a secondary school:**

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls
- St Edmund's Catholic School

**The site is within 1,000m of further/higher education facilities:**

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Buckland Hospital, Coombe Valley Road, Dover

**The site is within 1,200m of a town centre:**

- Dover Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Minor negative (-)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is in close proximity to a road/railway line that generates noise pollution above 50/55dB at night and/or 55/60dB during the day.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor positive (+)**

**The site is within 1,000m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Buckland Hospital

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Barton Junior School
- Charlton Church of England Primary School
- Priory Fields School
- Shatterlocks Infant and Nursery School
- White Cliffs Primary College for the Arts

**The site is within 1,000m of a secondary school:**

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls
- St Edmund's Catholic School

**The site is within 1,000m of further/higher education facilities:**

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Buckland Hospital, Coombe Valley Road, Dover

**The site is within 1,200m of a town centre:**

- Dover Town Centre

## **SA Objective 5: Minerals, Soils and Water**

**SA Effect - Negligible (0)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## **SA Objective 6: Air Quality**

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## **SA Objective 7: Climate Change Adaptation**

**SA Effect - Minor negative (-)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site contains land with a 1 in 100 year risk of surface water flooding.**

## **SA Objective 8: Climate Change Mitigation**

## SA Effect - Minor positive (+)

**The site is within 1,000m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Buckland Hospital

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Barton Junior School
- Charlton Church of England Primary School
- Priory Fields School
- Shatterlocks Infant and Nursery School
- White Cliffs Primary College for the Arts

**The site is within 1,000m of a secondary school:**

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls
- St Edmund's Catholic School

**The site is within 1,000m of further/higher education facilities:**

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Buckland Hospital, Coombe Valley Road, Dover

**The site is within 1,200m of a town centre:**

- Dover Town Centre

## SA Objective 9: Biodiversity

### SA Effect - Minor negative (-)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is less than 250m from the following designated sites:**

- High Meadow

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's historic environment.**

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

# DOV022C (SAP13)

## Land in Coombe Valley, Dover

### Proposed Use - Residential

Dover



## SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

The site is within 400m of an NHS GP Surgery:

- Buckland Hospital

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- White Cliffs Primary College for the Arts

**The site is within 1,000m of a secondary school:**

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls
- St Edmund's Catholic School

**The site is within 2,000m of further/higher education facilities:**

- Dover Technical College

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Buckland Hospital, Coombe Valley Road, Dover

**The site is within 1,200m of a town centre:**

- Dover Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Minor positive (+)

**The site is within 2,000m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Buckland Hospital

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- White Cliffs Primary College for the Arts

**The site is within 1,000m of a secondary school:**

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls
- St Edmund's Catholic School

**The site is within 2,000m of further/higher education facilities:**

- Dover Technical College

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Buckland Hospital, Coombe Valley Road, Dover

**The site is within 1,200m of a town centre:**

- Dover Town Centre

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

**The site is located within Source Protection Zone 1.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site contains land with a 1 in 30 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor positive (+)**

**The site is within 2,000m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery**



- Buckland Hospital

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- White Cliffs Primary College for the Arts

**The site is within 1,000m of a secondary school:**

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls
- St Edmund's Catholic School

**The site is within 2,000m of further/higher education facilities:**

- Dover Technical College

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Buckland Hospital, Coombe Valley Road, Dover

**The site is within 1,200m of a town centre:**

- Dover Town Centre

## SA Objective 9: Biodiversity

**SA Effect - Minor negative (-)**

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is less than 250m from the following designated sites:**

- High Meadow
- St Radigund's Valley

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's historic environment.**

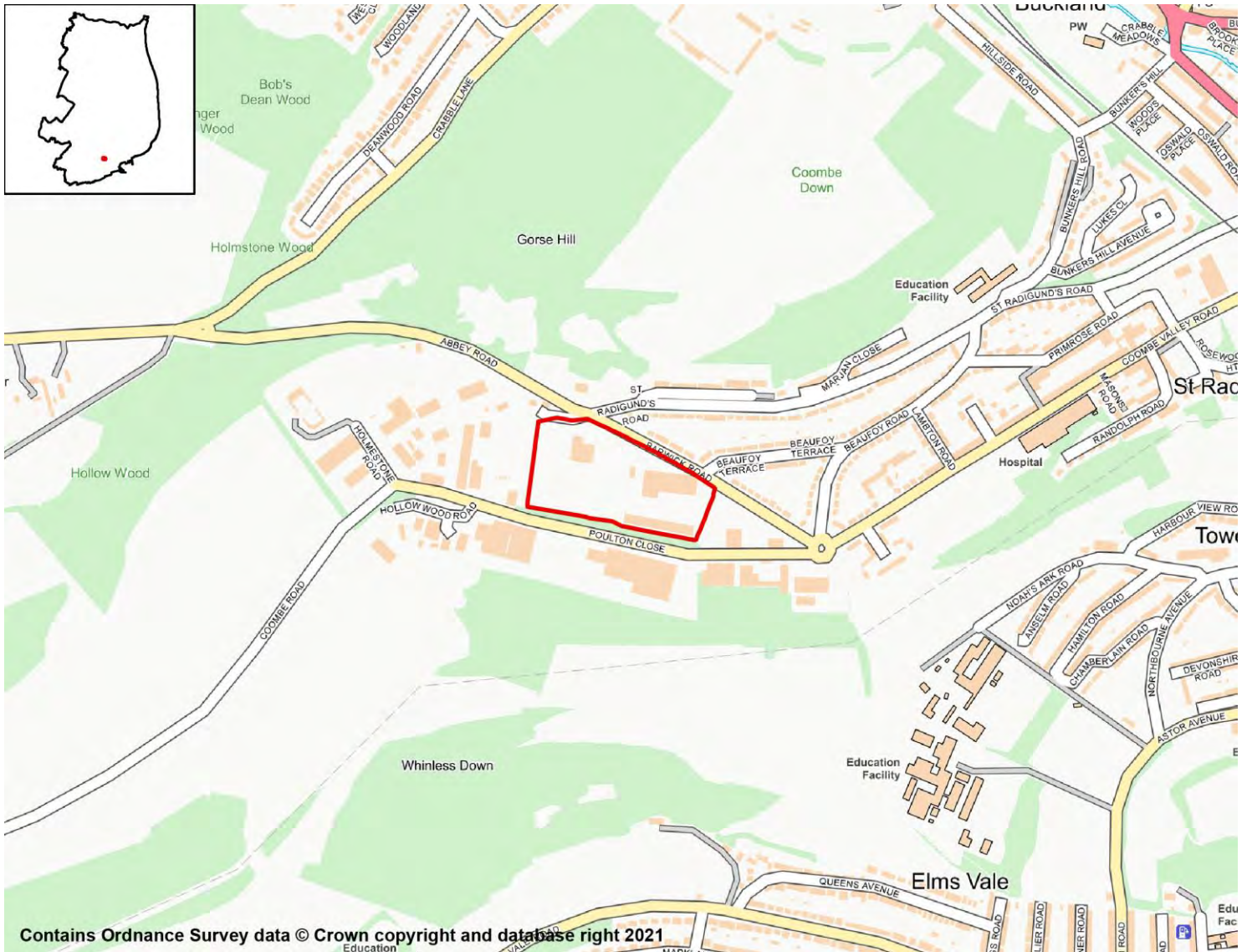
## SA Objective 11: Landscape

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Land in Coombe Valley, Dover

### Proposed Use - Residential



### SA Objective 1: Housing

**SA Effect - Minor Positive (+)**

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

**SA Effect - Minor positive (+)**

The site is within 800m of an NHS GP Surgery:

- Buckland Hospital

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- White Cliffs Primary College for the Arts

**The site is within 500m of a secondary school:**

- Dover Grammar School for Boys

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Coombe Valley Industrial Estate, Dover

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Minor positive (+)

**The site is within 2,000m of a railway station:**

- Dover Priory
- Kearsney

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- Buckland Hospital

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- White Cliffs Primary College for the Arts

**The site is within 500m of a secondary school:**

- Dover Grammar School for Boys

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Coombe Valley Industrial Estate, Dover

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Minor negative (-)**

**The site is located within Source Protection Zone 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Minor negative (-)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site contains land with a 1 in 100 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor positive (+)**

**The site is within 2,000m of a railway station:**

- Dover Priory
- Kearsney

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- Buckland Hospital

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- White Cliffs Primary College for the Arts

**The site is within 500m of a secondary school:**

- Dover Grammar School for Boys

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Coombe Valley Industrial Estate, Dover

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

**SA Effect - Minor negative (-)**

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is less than 250m from the following designated sites:**

- High Meadow
- St Radigund's Valley
- Whinless Down and Long Wood

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's historic environment.**

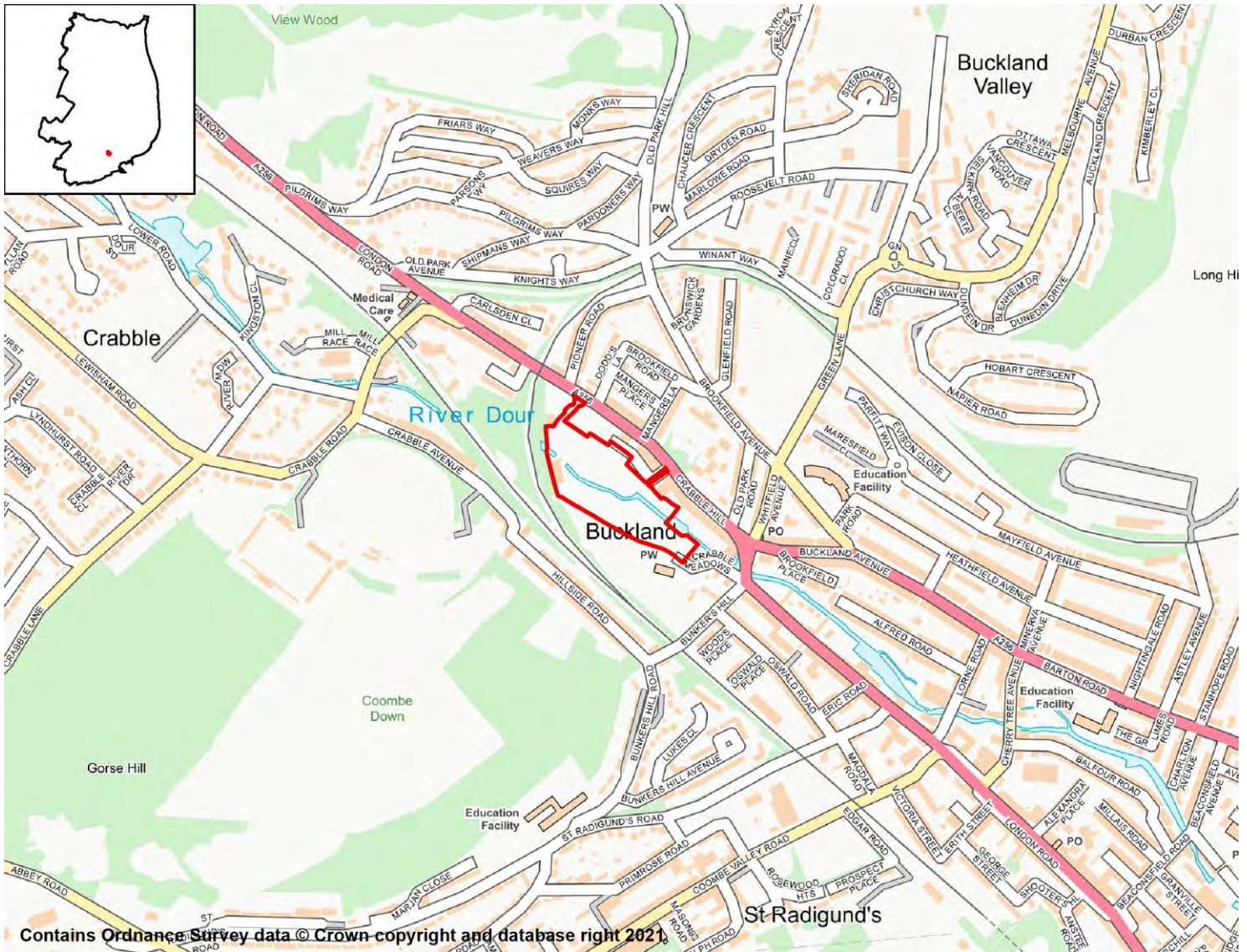
## SA Objective 11: Landscape

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Buckland Mill, Dover

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor positive (+)

The site is within 400m of an NHS GP Surgery:

- Buckland Medical Centre

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a primary or middle school:

- Shatterlocks Infant and Nursery School

The site is within 1,000m of a secondary school:

- St Edmund's Catholic School

The site is within 2,000m of further/higher education facilities:

- Dover Technical College

The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:

- Buckland Hospital, Coombe Valley Road, Dover

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Significant negative (--)**

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is in close proximity to a road/railway line that generates noise pollution above 50/55dB at night.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA Objective 4: Sustainable Transport

**SA Effect - Minor positive (+)**

The site is within 2,000m of a railway station:

- Dover Priory
- Kearsney

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Buckland Medical Centre

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

**The site is within 400m of a primary or middle school:**

- Shatterlocks Infant and Nursery School

**The site is within 1,000m of a secondary school:**

- St Edmund's Catholic School

**The site is within 2,000m of further/higher education facilities:**

- Dover Technical College

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Buckland Hospital, Coombe Valley Road, Dover

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Minor negative (-)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

**Over 25% of the site is classified as Flood Zone 3.**

**The site contains land with a 1 in 30 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor positive (+)**

**The site is within 2,000m of a railway station:**

- Dover Priory
- Kearsney

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Buckland Medical Centre

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**



**The site is within 400m of a primary or middle school:**

- Shatterlocks Infant and Nursery School

**The site is within 1,000m of a secondary school:**

- St Edmund's Catholic School

**The site is within 2,000m of further/higher education facilities:**

- Dover Technical College

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Buckland Hospital, Coombe Valley Road, Dover

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

**SA Effect - Minor negative (-)**

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is less than 250m from the following designated sites:**

- St Radigund's Valley

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

Land off Wycherley Crescent, Dover

Proposed Use - Residential



SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

SA Objective 2: Services and Facilities

2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

The site is within 1,200m of an NHS GP Surgery:

- Buckland Medical Centre

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**Development of the site has the potential to result in the loss of more than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Green Park Community Primary School
- Melbourne Community Primary School

**The site is within 500m of a secondary school:**

- Dover Christ Church Academy

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- White Cliffs Business Park Phase I, Whitfield, Dover
- White Cliffs Business Park Phase II, Whitfield, Dover
- The Port Zone, Old Park, Dover

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Minor positive (+)

**The site is within 2,000m of a railway station:**

- Kearsney

**The site is within 300m of a bus stop.**

**The site is within 1,200m of an NHS GP Surgery:**

- Buckland Medical Centre

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of more than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Green Park Community Primary School
- Melbourne Community Primary School

**The site is within 500m of a secondary school:**

- Dover Christ Church Academy

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- White Cliffs Business Park Phase I, Whitfield, Dover
- White Cliffs Business Park Phase II, Whitfield, Dover
- The Port Zone, Old Park, Dover

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Minor negative (-)**

**The site is located within Source Protection Zone 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Minor negative (-)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site contains land with a 1 in 100 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor positive (+)**

**The site is within 2,000m of a railway station:**

- Kearsney

**The site is within 300m of a bus stop.**

**The site is within 1,200m of an NHS GP Surgery:**

- Buckland Medical Centre

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of more than 25% of an**

open space, sport, recreation facility, open country or registered common land.

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Green Park Community Primary School
- Melbourne Community Primary School

**The site is within 500m of a secondary school:**

- Dover Christ Church Academy

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- White Cliffs Business Park Phase I, Whitfield, Dover
- White Cliffs Business Park Phase II, Whitfield, Dover
- The Port Zone, Old Park, Dover

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

**SA Effect - Significant negative (--)**

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site intersects the following designated sites:**

- Whitfield Down and Buckland Down

**The site intersects with the following ecological habitats:**

- Deciduous woodland

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's historic environment.**

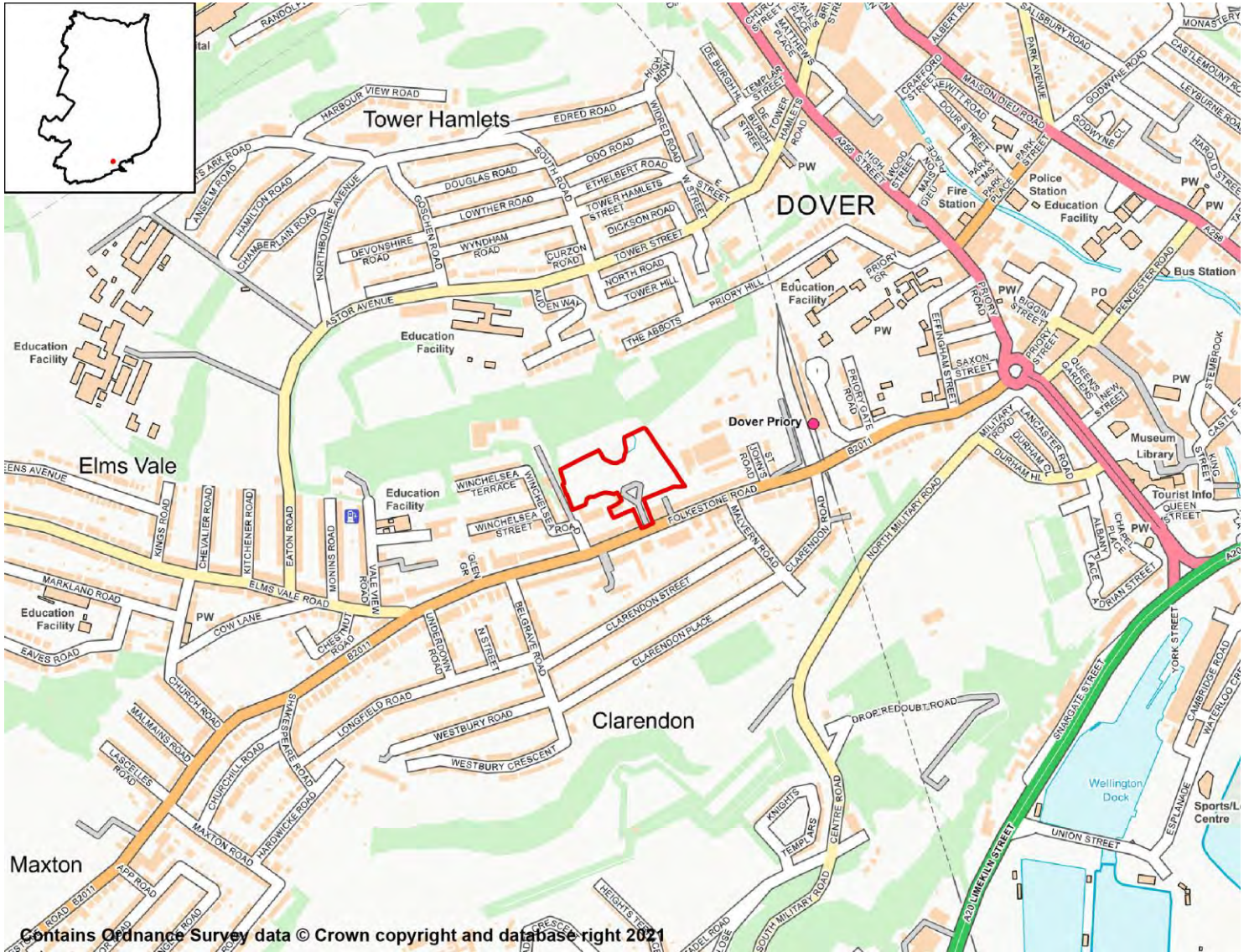
## SA Objective 11: Landscape

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**

## Westmount College, Folketone Road, Dover

### Proposed Use - Residential



Contains Ordnance Survey data © Crown copyright and database right 2021

### SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

The site is within 400m of an NHS GP Surgery:

- White Cliffs Medical Centre

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**Development of the site has the potential to result in the loss of more than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Priory Fields School
- Vale View Community School

**The site is within 1,000m of a secondary school:**

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls

**The site is within 1,000m of further/higher education facilities:**

- Dover Technical College

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Buckland Hospital, Coombe Valley Road, Dover
- Dover Technical College

**The site is within 800m of a town centre:**

- Dover Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Minor positive (+)

**The site is within 500m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- White Cliffs Medical Centre

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of more than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Priory Fields School
- Vale View Community School

**The site is within 1,000m of a secondary school:**

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls

**The site is within 1,000m of further/higher education facilities:**

- Dover Technical College

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Buckland Hospital, Coombe Valley Road, Dover
- Dover Technical College

**The site is within 800m of a town centre:**

- Dover Town Centre

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

**The site is located within Source Protection Zone 1.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site contains land with a 1 in 30 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor positive (+)**

**The site is within 500m of a railway station:**

- Dover Priory



**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- White Cliffs Medical Centre

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of more than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Priory Fields School
- Vale View Community School

**The site is within 1,000m of a secondary school:**

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls

**The site is within 1,000m of further/higher education facilities:**

- Dover Technical College

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Buckland Hospital, Coombe Valley Road, Dover
- Dover Technical College

**The site is within 800m of a town centre:**

- Dover Town Centre

## SA Objective 9: Biodiversity

**SA Effect - Minor negative (-)**

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is less than 250m from the following designated sites:**

- Western Heights
- Western Heights, Dover

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Negligible/Uncertain (0?)**

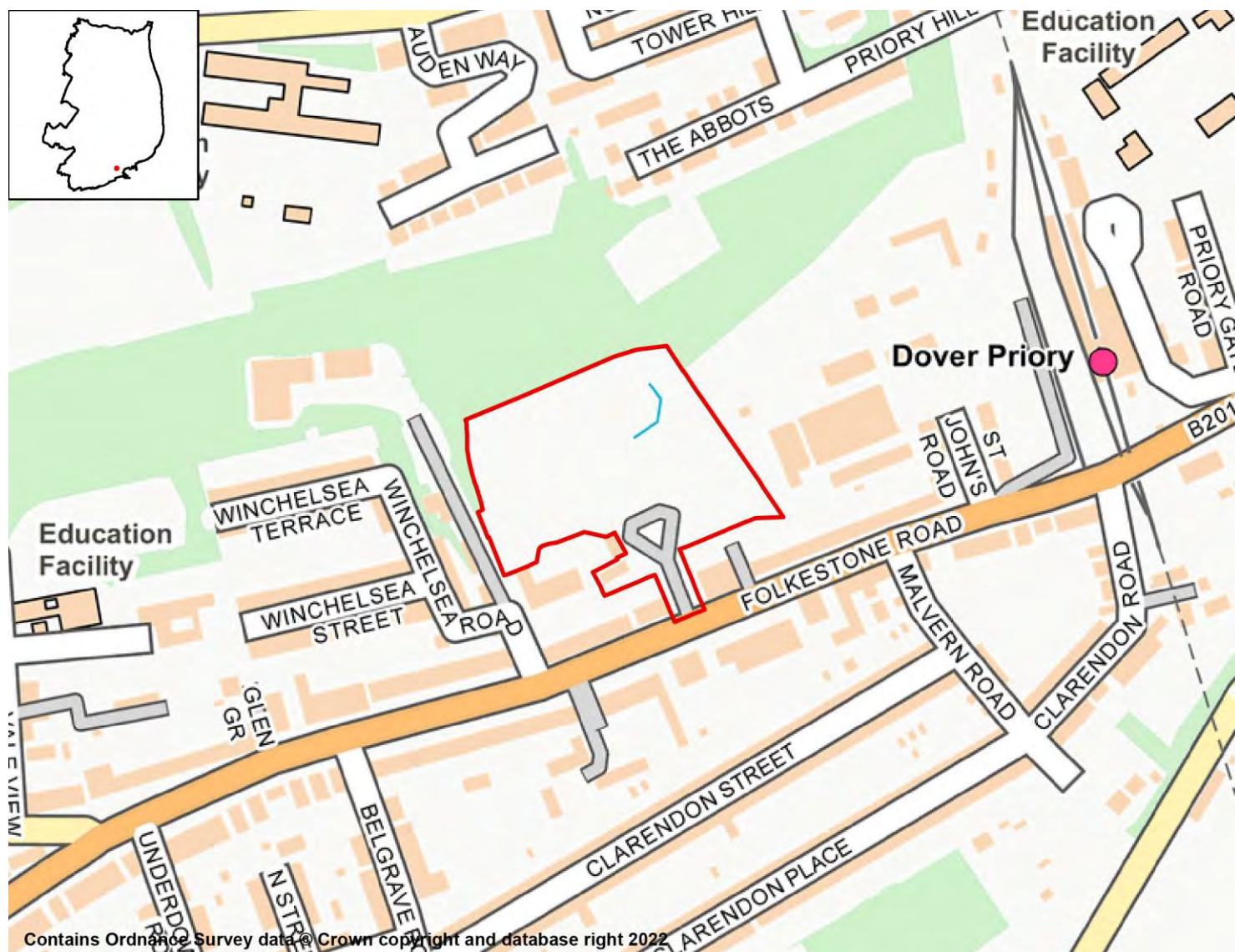
**The site is not likely to affect Dover's historic environment.**

## SA Objective 11: Landscape

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Westmount College, Folketone Road, Dover

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor positive (+)

The site is within 400m of an NHS GP Surgery:

- White Cliffs Medical Centre

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**Development of the site has the potential to result in the loss of more than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Priory Fields School
- Vale View Community School

**The site is within 1,000m of a secondary school:**

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls

**The site is within 1,000m of further/higher education facilities:**

- Dover Technical College

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Dover Technical College
- Buckland Hospital, Coombe Valley Road, Dover

**The site is within 800m of a town centre:**

- Dover Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Minor positive (+)

**The site is within 500m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- White Cliffs Medical Centre

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of more than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Priory Fields School
- Vale View Community School

**The site is within 1,000m of a secondary school:**

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls

**The site is within 1,000m of further/higher education facilities:**

- Dover Technical College

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Dover Technical College
- Buckland Hospital, Coombe Valley Road, Dover

**The site is within 800m of a town centre:**

- Dover Town Centre

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

**The site is located within Source Protection Zone 1.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site contains land with a 1 in 30 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor positive (+)**

**The site is within 500m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- White Cliffs Medical Centre

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of more than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Priory Fields School
- Vale View Community School

**The site is within 1,000m of a secondary school:**

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls

**The site is within 1,000m of further/higher education facilities:**

- Dover Technical College

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Dover Technical College
- Buckland Hospital, Coombe Valley Road, Dover

**The site is within 800m of a town centre:**

- Dover Town Centre

## SA Objective 9: Biodiversity

**SA Effect - Significant negative (--)**

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is less than 250m from the following designated sites:**

- Western Heights
- Western Heights, Dover

**The site intersects with the following ecological habitats:**

- Deciduous woodland

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's historic environment.**

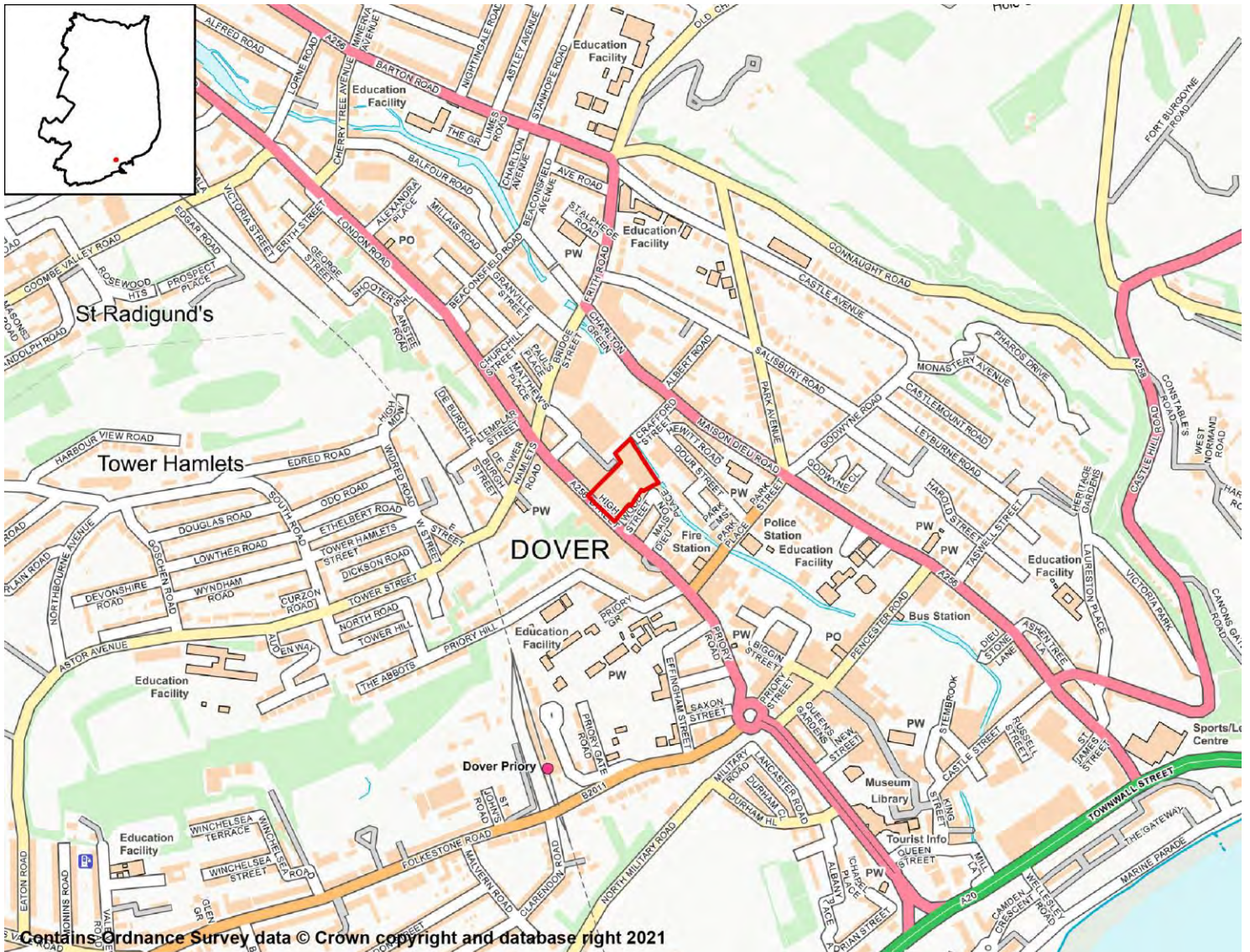
## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Charlton Shopping Centre, High Street, Dover

### Proposed Use - Residential



### SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

SA Effect - Significant positive (++)

The site is within 400m of an NHS GP Surgery:

- High Street Surgery
- Pencester Health



- Peter Street Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 400m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- St Richard's Catholic Primary School

**The site is within 500m of a secondary school:**

- Dover Grammar School for Girls

**The site is within 500m of further/higher education facilities:**

- Dover Technical College

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Dover Technical College

**The site is within 400m of a town centre:**

- Dover Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

### SA Effect - Significant negative (--)

**Site is located within 500m of an Air Quality Management Area:**

- High St/Ladywell Dover

**Site is not within 20m of a recorded mine entry.**

**The site is in close proximity to a road/railway line that generates noise pollution above 50/55dB at night.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

### SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

### SA Effect - Significant positive (++)

**The site is within 500m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- High Street Surgery
- Pencester Health

- Peter Street Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 400m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- St Richard's Catholic Primary School

**The site is within 500m of a secondary school:**

- Dover Grammar School for Girls

**The site is within 500m of further/higher education facilities:**

- Dover Technical College

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Dover Technical College

**The site is within 400m of a town centre:**

- Dover Town Centre

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Minor negative (-)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site contains land with a 1 in 30 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Significant positive (++)**

**The site is within 500m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- High Street Surgery
- Pencester Health
- Peter Street Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 400m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- St Richard's Catholic Primary School

**The site is within 500m of a secondary school:**

- Dover Grammar School for Girls

**The site is within 500m of further/higher education facilities:**

- Dover Technical College

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Dover Technical College

**The site is within 400m of a town centre:**

- Dover Town Centre

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

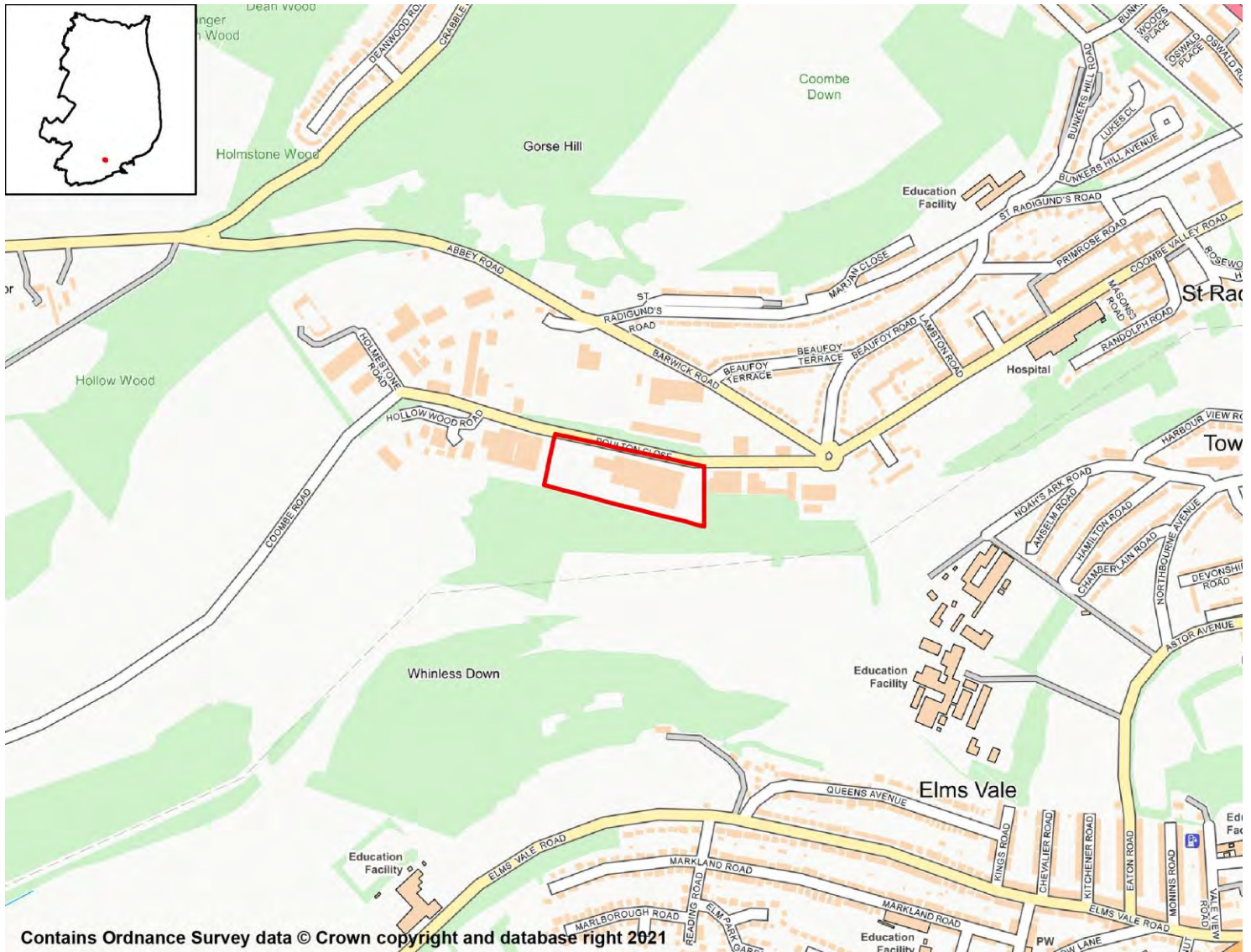
## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

# Industrial Buildings, Poulton Close, Dover

## Proposed Use - Residential



### SA Objective 1: Housing

#### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

#### SA Effect - Minor positive (+)

The site is within 800m of an NHS GP Surgery:

- Buckland Hospital

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- St Martin's School
- White Cliffs Primary College for the Arts

**The site is within 500m of a secondary school:**

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Coombe Valley Industrial Estate, Dover

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Minor positive (+)

**The site is within 2,000m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- Buckland Hospital

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- St Martin's School
- White Cliffs Primary College for the Arts

**The site is within 500m of a secondary school:**

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Coombe Valley Industrial Estate, Dover

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Minor negative (-)**

**The site is located within Source Protection Zone 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site contains land with a 1 in 30 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor positive (+)**

**The site is within 2,000m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- Buckland Hospital

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- St Martin's School
- White Cliffs Primary College for the Arts

**The site is within 500m of a secondary school:**

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Coombe Valley Industrial Estate, Dover

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

**SA Effect - Significant negative (--)**

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site intersects the following designated sites:**

- High Meadow

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's historic environment.**

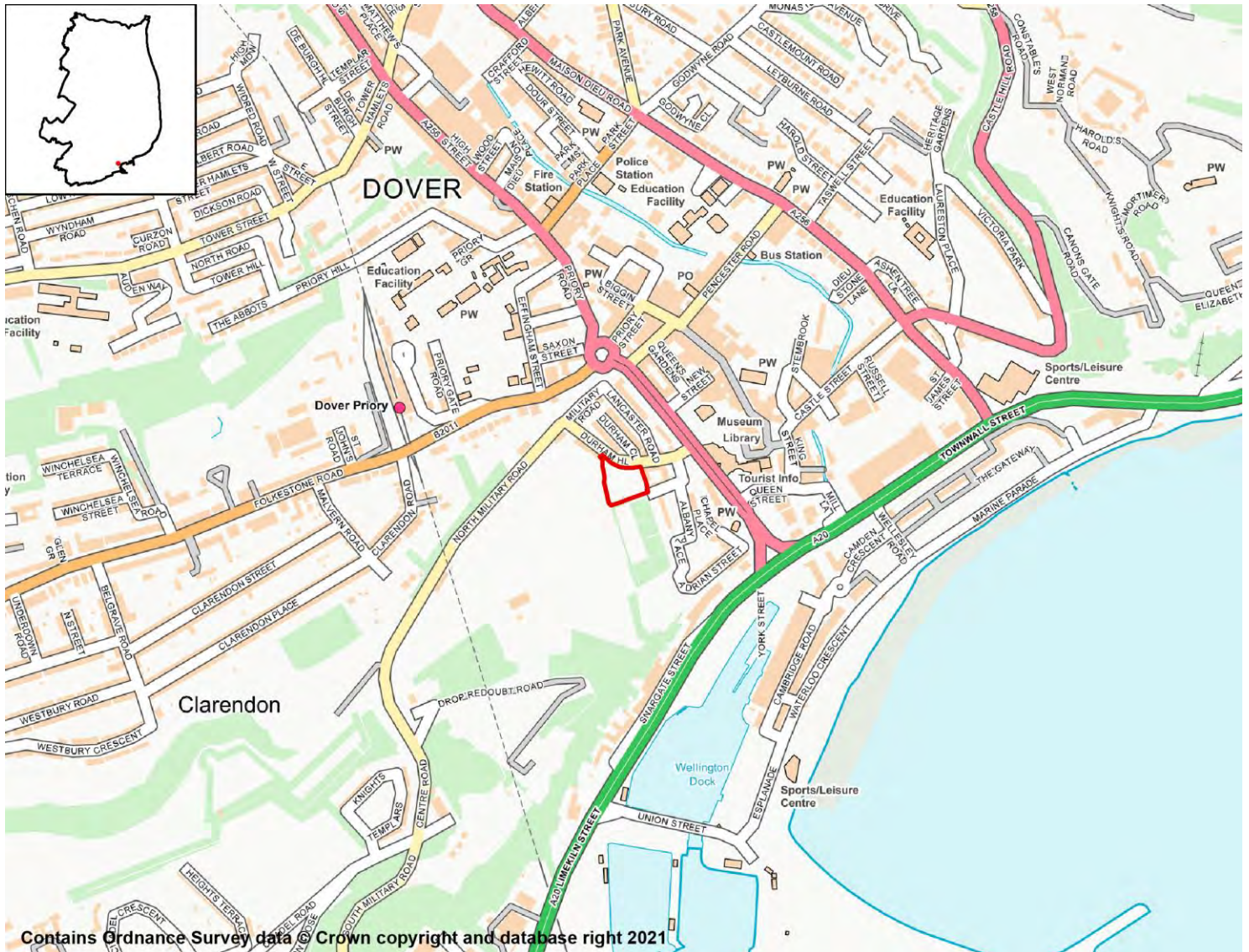
## SA Objective 11: Landscape

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Land at Durham Hill, Dover

## Proposed Use - Residential



### SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

The site is within 400m of an NHS GP Surgery:

- Pencester Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.



Development of the site has the potential to result in the loss of more than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 800m of a primary or middle school:

- Dover, St Mary's Church of England Primary School

The site is within 1,000m of a secondary school:

- Dover Grammar School for Girls

The site is within 1,000m of further/higher education facilities:

- Dover Technical College

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Dover Technical College

The site is within 400m of a town centre:

- Dover Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Minor negative (-)

Site is located within 500m of an Air Quality Management Area:

- A20 Trunk Rd. Dover
- High St/Ladywell Dover

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA Objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA Objective 4: Sustainable Transport

SA Effect - Minor positive (+)

The site is within 500m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Pencester Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of more than 25% of an open space, sport, recreation facility, open country or registered common land.

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Dover, St Mary's Church of England Primary School

**The site is within 1,000m of a secondary school:**

- Dover Grammar School for Girls

**The site is within 1,000m of further/higher education facilities:**

- Dover Technical College

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Dover Technical College

**The site is within 400m of a town centre:**

- Dover Town Centre

## SA Objective 5: Minerals, Soils and Water

SA Effect - Negligible (0)

**The site is not located within Source Protection Zone 1, 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site is not located in an area of notable surface water flood risk.**

## SA Objective 8: Climate Change Mitigation

SA Effect - Minor positive (+)

**The site is within 500m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Pencester Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of more than 25% of an**

**open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Dover, St Mary's Church of England Primary School

**The site is within 1,000m of a secondary school:**

- Dover Grammar School for Girls

**The site is within 1,000m of further/higher education facilities:**

- Dover Technical College

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Dover Technical College

**The site is within 400m of a town centre:**

- Dover Town Centre

## SA Objective 9: Biodiversity

**SA Effect - Minor negative (-)**

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is less than 250m from the following designated sites:**

- Western Heights
- Western Heights, Dover

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Church Street, Car Park Dover (DOV25)

### Proposed Use - Residential



## SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

SA Effect - Significant positive (++)

The site is within 400m of an NHS GP Surgery:

- Pencester Health
- Pencester Surgery

- St James Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Dover, St Mary's Church of England Primary School

**The site is within 1,000m of a secondary school:**

- Dover Grammar School for Girls

**The site is within 500m of further/higher education facilities:**

- Dover Technical College

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Dover Technical College

**The site is within 400m of a town centre:**

- Dover Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Minor negative (-)**

**Site is located within 500m of an Air Quality Management Area:**

- A20 Trunk Rd. Dover
- High St/Ladywell Dover

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Significant positive (++)**

**The site is within 1,000m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Pencester Health

- Pencester Surgery
- St James Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Dover, St Mary's Church of England Primary School

**The site is within 1,000m of a secondary school:**

- Dover Grammar School for Girls

**The site is within 500m of further/higher education facilities:**

- Dover Technical College

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Dover Technical College

**The site is within 400m of a town centre:**

- Dover Town Centre

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Minor negative (-)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

**Over 25% of the site is classified as Flood Zone 3.**

**The site contains land with a 1 in 30 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Significant positive (++)**

**The site is within 1,000m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Pencester Health
- Pencester Surgery
- St James Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Dover, St Mary's Church of England Primary School

**The site is within 1,000m of a secondary school:**

- Dover Grammar School for Girls

**The site is within 500m of further/higher education facilities:**

- Dover Technical College

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Dover Technical College

**The site is within 400m of a town centre:**

- Dover Town Centre

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## 137-142 London Road, including land to rear

### Proposed Use - Residential



## SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

The site is within 400m of an NHS GP Surgery:

- Buckland Medical Centre

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.



The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a primary or middle school:

- Shatterlocks Infant and Nursery School

The site is within 1,000m of a secondary school:

- Dover Grammar School for Boys
- Dover Grammar School for Girls
- St Edmund's Catholic School

The site is within 2,000m of further/higher education facilities:

- Dover Technical College

The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:

- Buckland Hospital, Coombe Valley Road, Dover

The site is within 1,200m of a town centre:

- Dover Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Significant negative (--)**

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is in close proximity to a road/railway line that generates noise pollution above 50/55dB at night.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA Objective 4: Sustainable Transport

**SA Effect - Minor positive (+)**

The site is within 2,000m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Buckland Medical Centre

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Shatterlocks Infant and Nursery School

**The site is within 1,000m of a secondary school:**

- Dover Grammar School for Boys
- Dover Grammar School for Girls
- St Edmund's Catholic School

**The site is within 2,000m of further/higher education facilities:**

- Dover Technical College

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Buckland Hospital, Coombe Valley Road, Dover

**The site is within 1,200m of a town centre:**

- Dover Town Centre

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Minor negative (-)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

**Over 25% of the site is classified as Flood Zone 3.**

**The site contains land with a 1 in 30 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor positive (+)**

**The site is within 2,000m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Buckland Medical Centre

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Shatterlocks Infant and Nursery School

**The site is within 1,000m of a secondary school:**

- Dover Grammar School for Boys
- Dover Grammar School for Girls
- St Edmund's Catholic School

**The site is within 2,000m of further/higher education facilities:**

- Dover Technical College

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Buckland Hospital, Coombe Valley Road, Dover

**The site is within 1,200m of a town centre:**

- Dover Town Centre

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Site between play area at Guston and Meadowcroft Proposed Use - Residential



### SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is not within 1,200m of a primary or middle school.**

**The site is within 2,000m of a secondary school:**

- Dover Christ Church Academy
- Duke of York's Royal Military School

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- White Cliffs Business Park Phase III, Whitfield, Dover

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor negative (-)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is not within 1,200m of a primary or middle school.**

**The site is within 2,000m of a secondary school:**

- Dover Christ Church Academy
- Duke of York's Royal Military School

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- White Cliffs Business Park Phase III, Whitfield, Dover

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

**The site is located within Source Protection Zone 2 or 3.**

**Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site contains land with a 1 in 30 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is not within 1,200m of a primary or middle school.**

**The site is within 2,000m of a secondary school:**

- Dover Christ Church Academy
- Duke of York's Royal Military School

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- White Cliffs Business Park Phase III, Whitfield, Dover

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

The site does not intersect an ecological designation.

The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.

The site is not within 250m of a designated site.

The site does not intersect with notable ecological habitats.

The site does not contain a geological site.

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

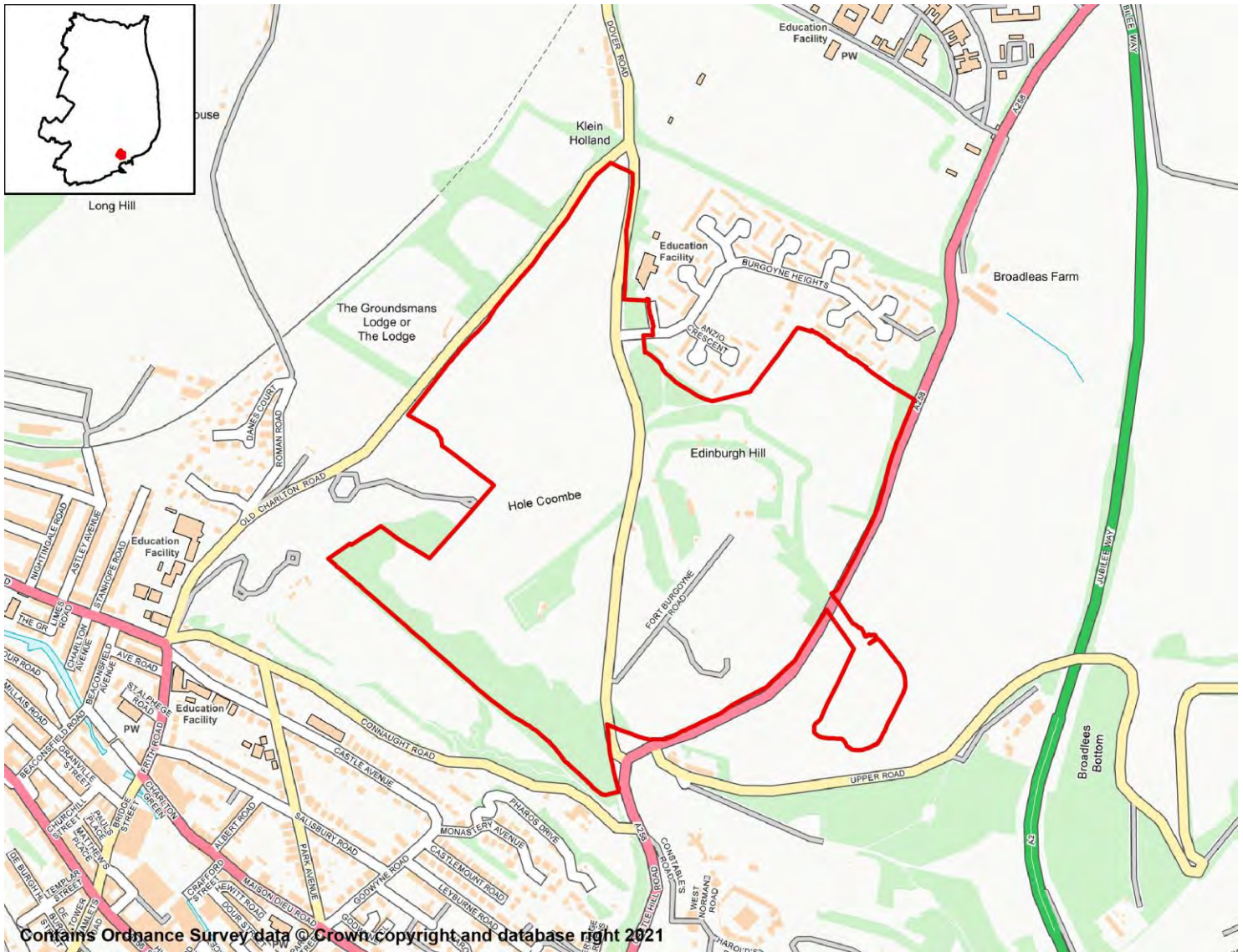
The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.

## SA Objective 11: Landscape

SA Effect - Minor negative/Uncertain (-?)

The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.

## Connaughts Barracks, Dover Proposed Use - Residential



### SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

The site is within 800m of an NHS GP Surgery:

- High Street Surgery
- Pencerster Health



- Pencester Surgery
- Peter Street Surgery
- St James Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of more than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Charlton Church of England Primary School
- Guston Church of England Primary School
- St Richard's Catholic Primary School

**The site is within 500m of a secondary school:**

- Dover Grammar School for Girls
- Duke of York's Royal Military School
- St Edmund's Catholic School

**The site is within 500m of further/higher education facilities:**

- Dover Technical College

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Dover Technical College
- Eastern Docks, Dover

**The site is within 800m of a town centre:**

- Dover Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Significant negative (--)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is in close proximity to a road/railway line that generates noise pollution above 50/55dB at night.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor positive (+)**

**The site is within 2,000m of a railway station<sup>315</sup>**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- High Street Surgery
- Pencester Health
- Pencester Surgery
- Peter Street Surgery
- St James Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of more than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Charlton Church of England Primary School
- Guston Church of England Primary School
- St Richard's Catholic Primary School

**The site is within 500m of a secondary school:**

- Dover Grammar School for Girls
- Duke of York's Royal Military School
- St Edmund's Catholic School

**The site is within 500m of further/higher education facilities:**

- Dover Technical College

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Dover Technical College
- Eastern Docks, Dover

**The site is within 800m of a town centre:**

- Dover Town Centre

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

**The site is located within Source Protection Zone 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**Over 25% of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

### SA Effect - Significant negative (--)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site contains land with a 1 in 30 year risk of surface water flooding.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor positive (+)

The site is within 2,000m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- High Street Surgery
- Pencester Health
- Pencester Surgery
- Peter Street Surgery
- St James Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of more than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a primary or middle school:

- Charlton Church of England Primary School
- Guston Church of England Primary School
- St Richard's Catholic Primary School

The site is within 500m of a secondary school:

- Dover Grammar School for Girls
- Duke of York's Royal Military School
- St Edmund's Catholic School

The site is within 500m of further/higher education facilities:

- Dover Technical College

The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:

- Dover Technical College
- Eastern Docks, Dover

The site is within 800m of a town centre:

- Dover Town Centre

## SA Objective 9: Biodiversity

## SA Effect - Significant negative (--)

**The site does not intersect an ecological designation.**

**The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:**

- The site intersects with a relevant Site of Special Scientific Interest Impact Risk Zone

**The site is less than 250m from the following designated sites:**

- Dover Castle
- Long Hill and Combe Hole, Dover
- St James & Charlton Cemeteries, Dover

**The site intersects with the following ecological habitats:**

- Deciduous woodland
- Lowland calcareous grassland

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

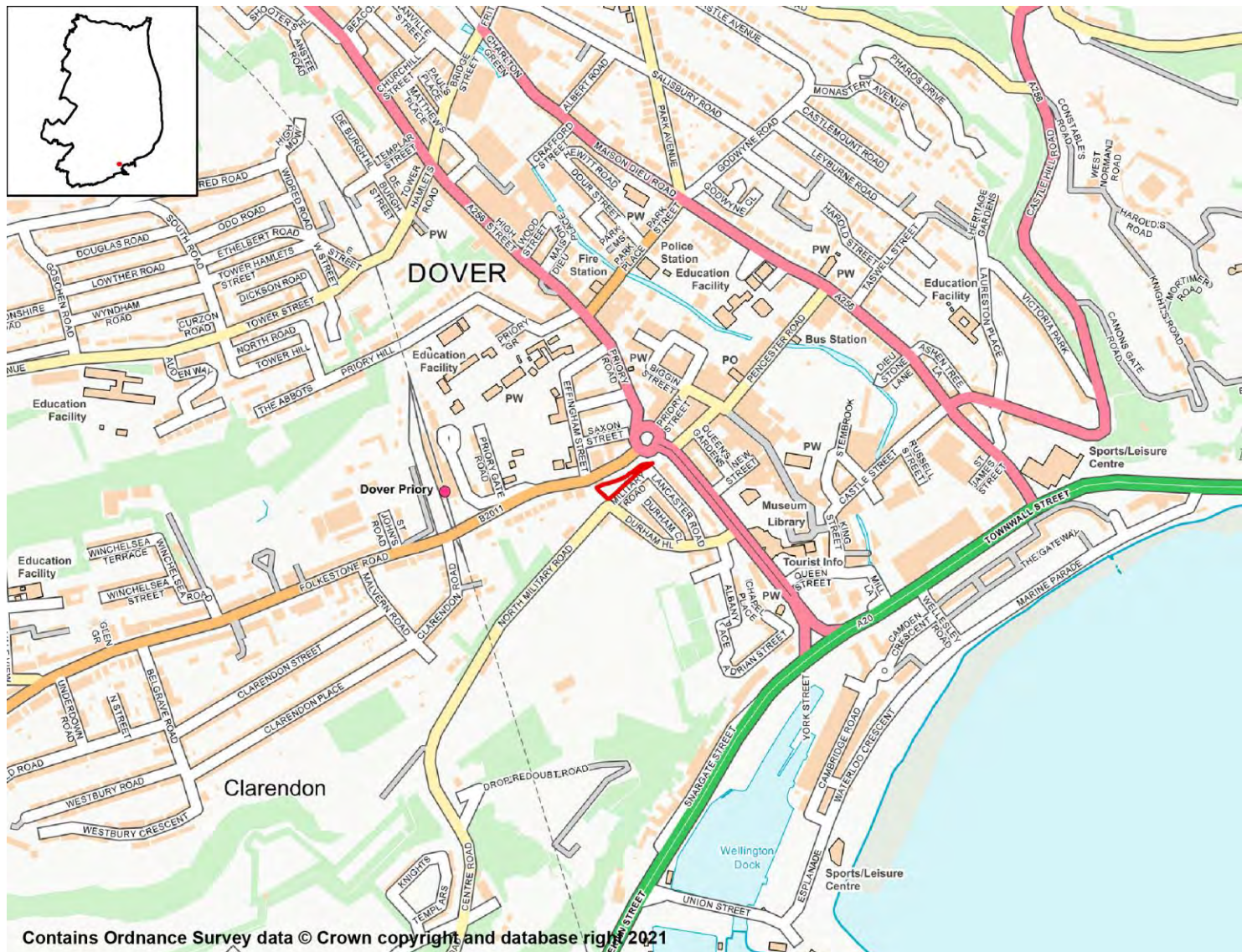
### SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

### SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**



## SA Objective 1: Housing

**SA Effect - Minor Positive (+)**

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

**SA Effect - Significant positive (++)**

The site is within 400m of an NHS GP Surgery:

- Pencester Health
- Pencester Surgery

The site is within 300m of open space, sport, recreation facilities, open country or

registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 800m of a primary or middle school:

- Dover, St Mary's Church of England Primary School
- Priory Fields School
- St Richard's Catholic Primary School

The site is within 1,000m of a secondary school:

- Dover Grammar School for Girls

The site is within 500m of further/higher education facilities:

- Dover Technical College

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Dover Technical College

The site is within 400m of a town centre:

- Dover Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

### SA Effect - Significant negative (--)

Site is located within 500m of an Air Quality Management Area:

- A20 Trunk Rd. Dover
- High St/Ladywell Dover

Site is not within 20m of a recorded mine entry.

The site is in close proximity to a road/railway line that generates noise pollution above 50/55dB at night.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA Objective 3: Economy

### SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA Objective 4: Sustainable Transport

### SA Effect - Significant positive (++)

The site is within 500m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Pencester Health

- Pencester Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Dover, St Mary's Church of England Primary School
- Priory Fields School
- St Richard's Catholic Primary School

**The site is within 1,000m of a secondary school:**

- Dover Grammar School for Girls

**The site is within 500m of further/higher education facilities:**

- Dover Technical College

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Dover Technical College

**The site is within 400m of a town centre:**

- Dover Town Centre

## SA Objective 5: Minerals, Soils and Water

SA Effect - Negligible (0)

**The site is not located within Source Protection Zone 1, 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site is not located in an area of notable surface water flood risk.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Significant positive (++)**

**The site is within 500m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Pencester Health
- Pencester Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Dover, St Mary's Church of England Primary School
- Priory Fields School
- St Richard's Catholic Primary School

**The site is within 1,000m of a secondary school:**

- Dover Grammar School for Girls

**The site is within 500m of further/higher education facilities:**

- Dover Technical College

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Dover Technical College

**The site is within 400m of a town centre:**

- Dover Town Centre

## SA Objective 9: Biodiversity

**SA Effect - Minor negative (-)**

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is less than 250m from the following designated sites:**

- Western Heights
- Western Heights, Dover

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Minor negative/Uncertain (-?)**

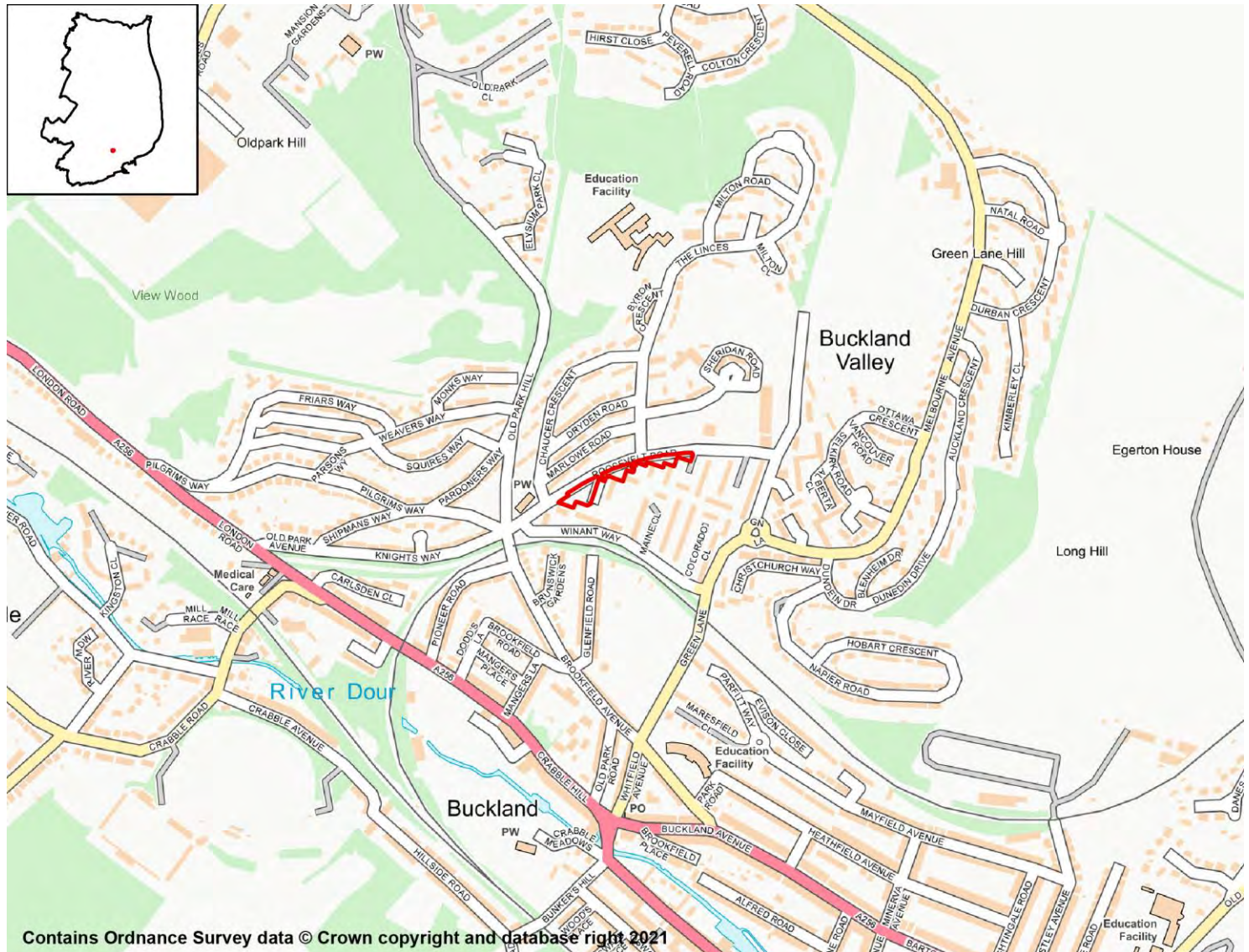
**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

**SA Effect - Minor negative/Uncertain (-?)**



**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**



## SA Objective 1: Housing

**SA Effect - Minor Positive (+)**

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

**SA Effect - Minor positive (+)**

The site is within 800m of an NHS GP Surgery:

- Buckland Medical Centre

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 400m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Green Park Community Primary School

**The site is within 1,000m of a secondary school:**

- Dover Christ Church Academy

**The site is within 2,000m of further/higher education facilities:**

- Dover Technical College

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Buckland Hospital, Coombe Valley Road, Dover
- Dover Technical College
- Coombe Valley Industrial Estate, Dover
- White Cliffs Business Park Phase III, Whitfield, Dover
- White Cliffs Business Park Phase II, Whitfield, Dover
- The Port Zone, Old Park, Dover
- White Cliffs Business Park Phase I, Whitfield, Dover

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Minor positive (+)

**The site is within 2,000m of a railway station:**

- Dover Priory
- Kearsney

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- Buckland Medical Centre

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 400m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Green Park Community Primary School

**The site is within 1,000m of a secondary school:**

- Dover Christ Church Academy

**The site is within 2,000m of further/higher education facilities:**

- Dover Technical College

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Buckland Hospital, Coombe Valley Road, Dover
- Dover Technical College
- Coombe Valley Industrial Estate, Dover
- White Cliffs Business Park Phase III, Whitfield, Dover
- White Cliffs Business Park Phase II, Whitfield, Dover
- The Port Zone, Old Park, Dover
- White Cliffs Business Park Phase I, Whitfield, Dover

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Minor negative (-)**

**The site is located within Source Protection Zone 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site contains land with a 1 in 30 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor positive (+)**

**The site is within 2,000m of a railway station:**

- Dover Priory
- Kearsney

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- Buckland Medical Centre

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 400m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Green Park Community Primary School

**The site is within 1,000m of a secondary school:**

- Dover Christ Church Academy

**The site is within 2,000m of further/higher education facilities:**

- Dover Technical College

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Buckland Hospital, Coombe Valley Road, Dover
- Dover Technical College
- Coombe Valley Industrial Estate, Dover
- White Cliffs Business Park Phase III, Whitfield, Dover
- White Cliffs Business Park Phase II, Whitfield, Dover
- The Port Zone, Old Park, Dover
- White Cliffs Business Park Phase I, Whitfield, Dover

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

**SA Effect - Minor negative (-)**

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is less than 250m from the following designated sites:**

- Whitfield Down and Buckland Down

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

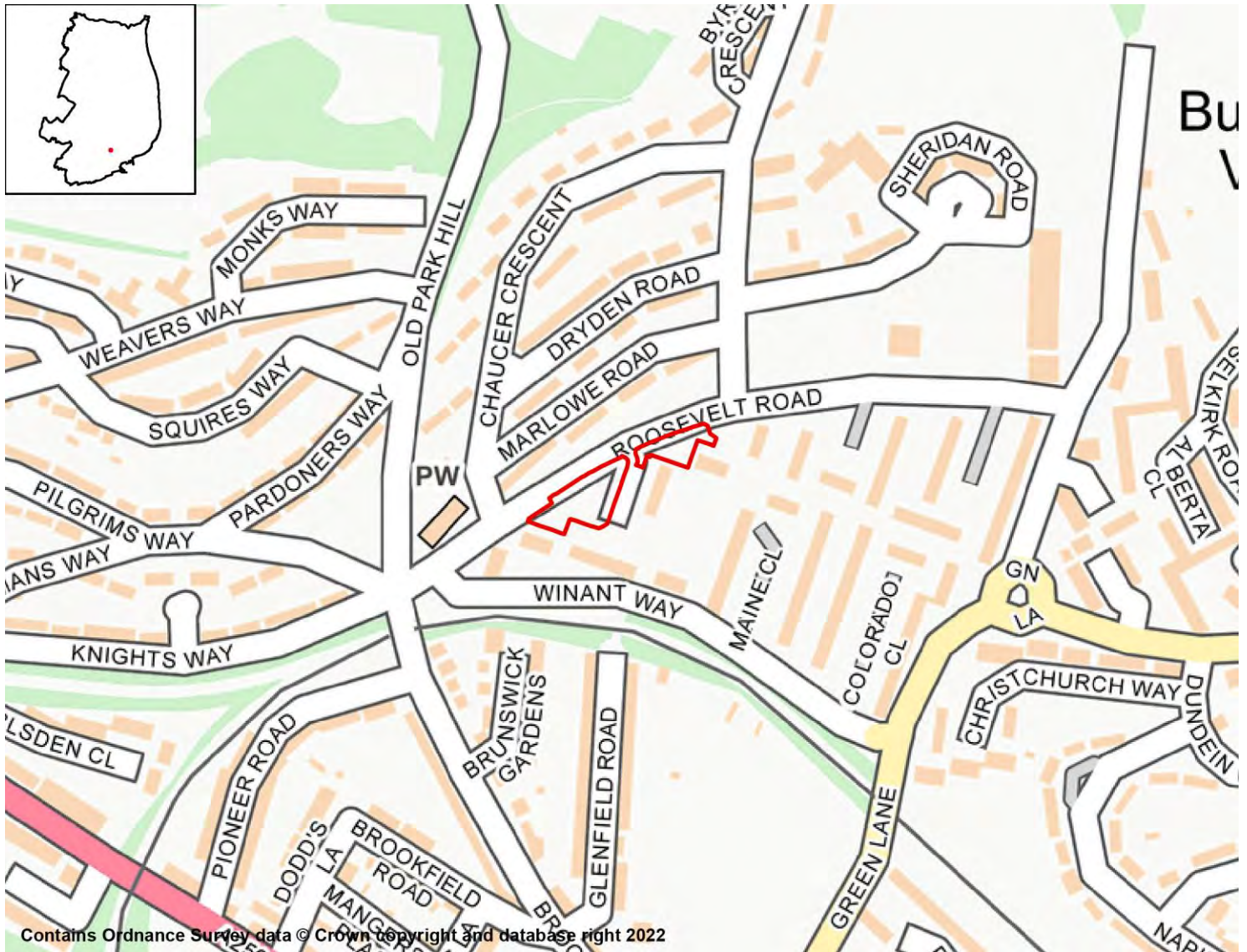
**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's historic environment.**

## **SA Objective 11: Landscape**

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor positive (+)

The site is within 800m of an NHS GP Surgery:

- Buckland Medical Centre

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 400m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Green Park Community Primary School

**The site is within 1,000m of a secondary school:**

- Dover Christ Church Academy

**The site is within 2,000m of further/higher education facilities:**

- Dover Technical College

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- The Port Zone, Old Park, Dover
- Buckland Hospital, Coombe Valley Road, Dover
- White Cliffs Business Park Phase I, Whitfield, Dover
- White Cliffs Business Park Phase II, Whitfield, Dover
- White Cliffs Business Park Phase III, Whitfield, Dover
- Coombe Valley Industrial Estate, Dover
- Dover Technical College

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Minor positive (+)

**The site is within 2,000m of a railway station:**

- Dover Priory
- Kearsney

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- Buckland Medical Centre



**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 400m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Green Park Community Primary School

**The site is within 1,000m of a secondary school:**

- Dover Christ Church Academy

**The site is within 2,000m of further/higher education facilities:**

- Dover Technical College

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- The Port Zone, Old Park, Dover
- Buckland Hospital, Coombe Valley Road, Dover
- White Cliffs Business Park Phase I, Whitfield, Dover
- White Cliffs Business Park Phase II, Whitfield, Dover
- White Cliffs Business Park Phase III, Whitfield, Dover
- Coombe Valley Industrial Estate, Dover
- Dover Technical College

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Minor negative (-)**

**The site is located within Source Protection Zone 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site contains land with a 1 in 30 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor positive (+)**

**The site is within 2,000m of a railway station:**

- Dover Priory
- Kearsney

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- Buckland Medical Centre

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 400m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Green Park Community Primary School

**The site is within 1,000m of a secondary school:**

- Dover Christ Church Academy

**The site is within 2,000m of further/higher education facilities:**

- Dover Technical College

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- The Port Zone, Old Park, Dover
- Buckland Hospital, Coombe Valley Road, Dover
- White Cliffs Business Park Phase I, Whitfield, Dover
- White Cliffs Business Park Phase II, Whitfield, Dover
- White Cliffs Business Park Phase III, Whitfield, Dover
- Coombe Valley Industrial Estate, Dover
- Dover Technical College

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

**SA Effect - Minor negative (-)**

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is less than 250m from the following designated sites:**

- Whitfield Down and Buckland Down

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

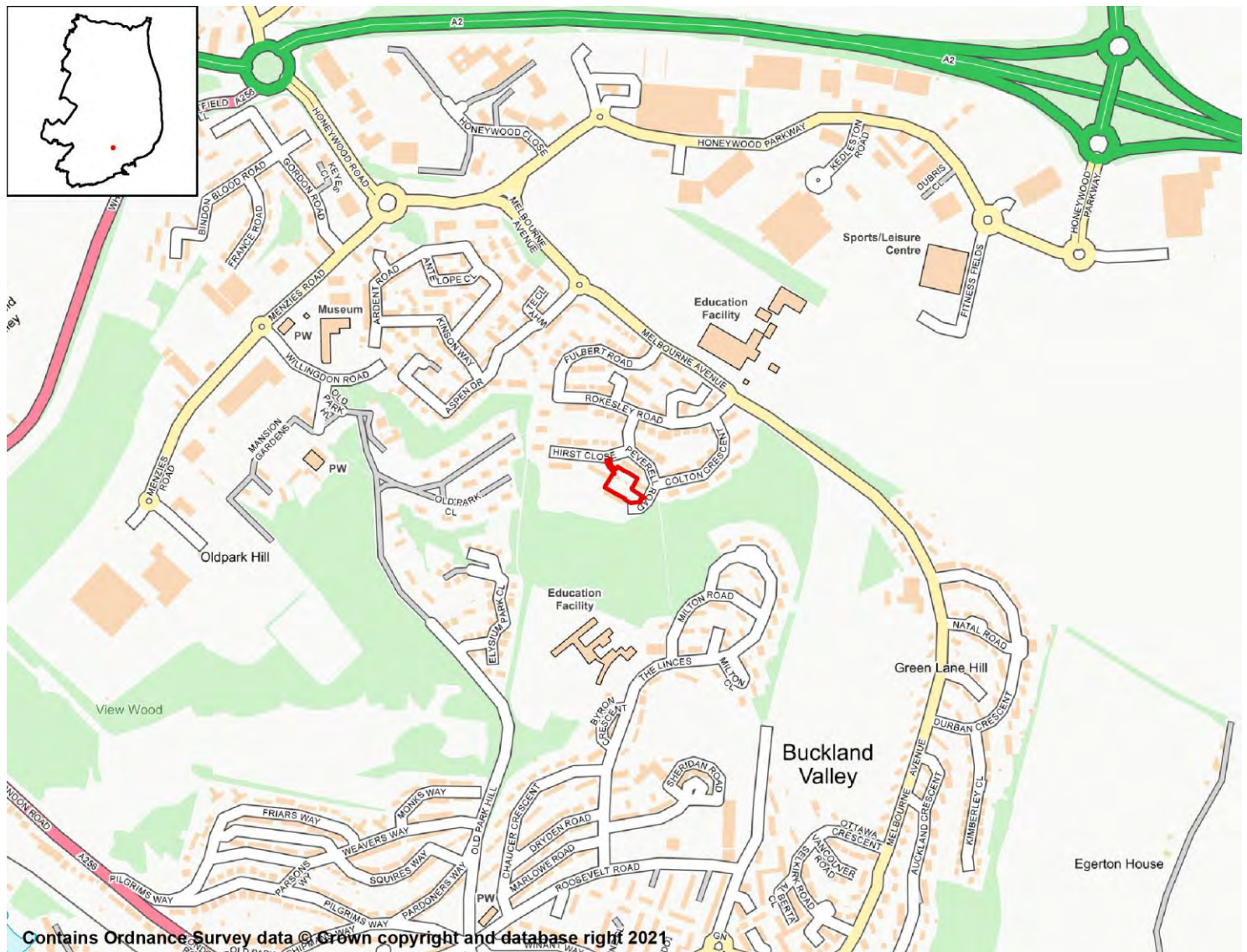
**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's historic environment.**

## **SA Objective 11: Landscape**

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor positive (+)

The site is within 1,200m of an NHS GP Surgery:

- Buckland Medical Centre
- The High Street Surgery

The site is within 300m of open space, sport, recreation facilities, open country or

registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a primary or middle school:

- Green Park Community Primary School

The site is within 500m of a secondary school:

- Dover Christ Church Academy

The site is not within 2,000m of further/higher education facilities.

The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:

- The Port Zone, Old Park, Dover
- White Cliffs Business Park Phase I, Whitfield, Dover
- White Cliffs Business Park Phase II, Whitfield, Dover

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA Objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA Objective 4: Sustainable Transport

SA Effect - Minor positive (+)

The site is within 2,000m of a railway station:

- Kearsney

The site is within 300m of a bus stop.

The site is within 1,200m of an NHS GP Surgery:

- Buckland Medical Centre
- The High Street Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Green Park Community Primary School

**The site is within 500m of a secondary school:**

- Dover Christ Church Academy

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- The Port Zone, Old Park, Dover
- White Cliffs Business Park Phase I, Whitfield, Dover
- White Cliffs Business Park Phase II, Whitfield, Dover

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Minor negative (-)**

**The site is located within Source Protection Zone 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Negligible (0)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site is not located in an area of notable surface water flood risk.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor positive (+)**

**The site is within 2,000m of a railway station:**

- Kearsney

**The site is within 300m of a bus stop.**

**The site is within 1,200m of an NHS GP Surgery:**

- Buckland Medical Centre
- The High Street Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Green Park Community Primary School

**The site is within 500m of a secondary school:**

- Dover Christ Church Academy

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- The Port Zone, Old Park, Dover
- White Cliffs Business Park Phase I, Whitfield, Dover
- White Cliffs Business Park Phase II, Whitfield, Dover

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

**SA Effect - Minor negative (-)**

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is less than 250m from the following designated sites:**

- Whitfield Down and Buckland Down

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

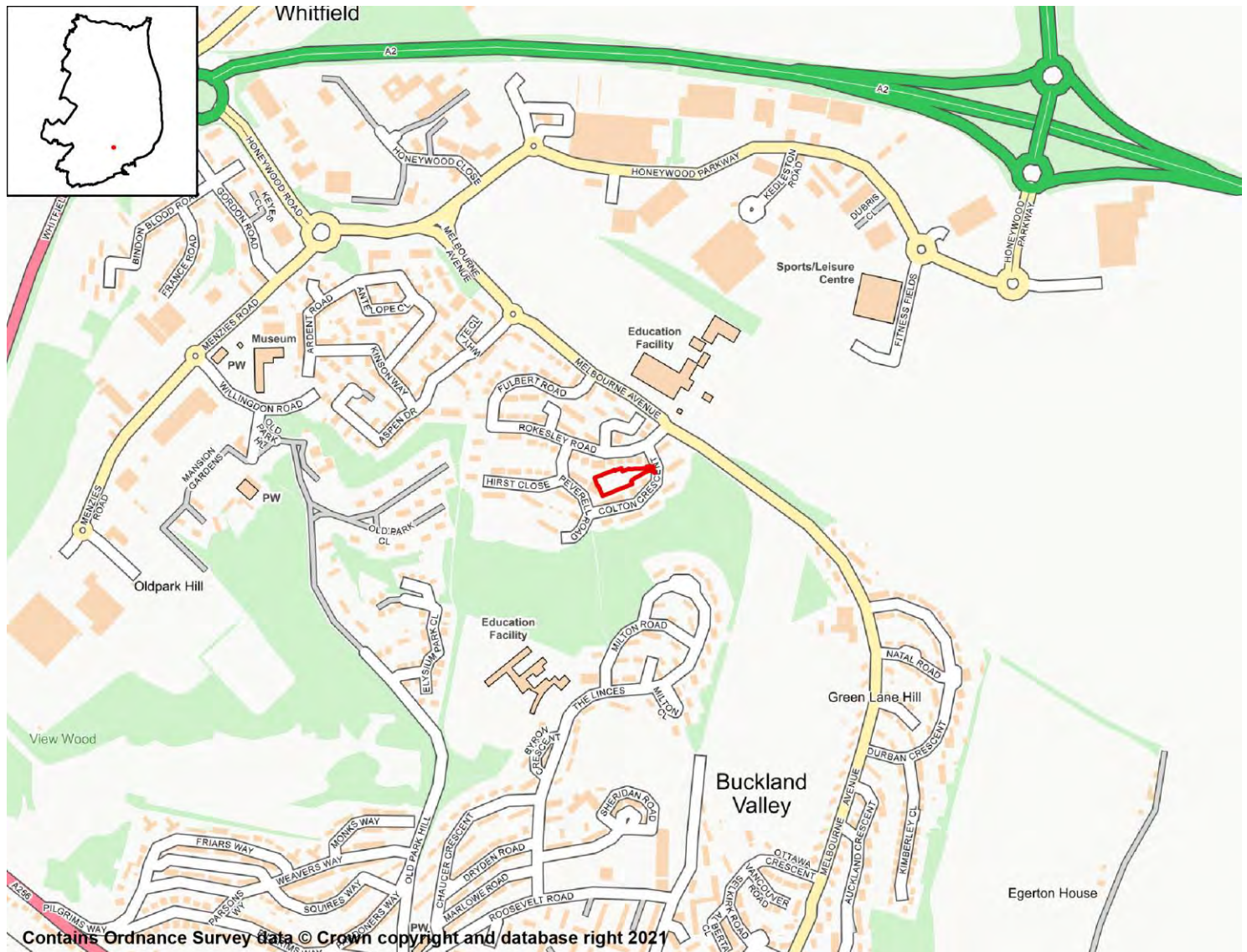
**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's historic environment.**

## SA Objective 11: Landscape

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**



## SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.



**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Green Park Community Primary School
- Melbourne Community Primary School

**The site is within 500m of a secondary school:**

- Dover Christ Church Academy

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- White Cliffs Business Park Phase I, Whitfield, Dover

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor positive (+)**

**The site is within 2,000m of a railway station:**

- Kearsney

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Green Park Community Primary School

- Melbourne Community Primary School

**The site is within 500m of a secondary school:**

- Dover Christ Church Academy

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- White Cliffs Business Park Phase I, Whitfield, Dover

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

**The site is located within Source Protection Zone 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**Over 25% of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Negligible (0)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site is not located in an area of notable surface water flood risk.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor positive (+)**

**The site is within 2,000m of a railway station:**

- Kearsney

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Green Park Community Primary School
- Melbourne Community Primary School

**The site is within 500m of a secondary school:**

- Dover Christ Church Academy

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- White Cliffs Business Park Phase I, Whitfield, Dover

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

SA Effect - Minor negative (-)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is less than 250m from the following designated sites:**

- Whitfield Down and Buckland Down

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's historic environment.**

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Land at the west end of Cowper Road River; Dover; CT17 0PL

### Proposed Use - Residential



### SA Objective 1: Housing

**SA Effect - Minor Positive (+)**

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

**SA Effect - Minor negative (-)**

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 400m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- River Primary School

**The site is within 2,000m of a secondary school:**

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Coombe Valley Industrial Estate, Dover

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

**The site is within 2,000m of a railway station:**

- Kearsney

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 400m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- River Primary School

**The site is within 2,000m of a secondary school:**

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Coombe Valley Industrial Estate, Dover

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Minor negative (-)**

**The site is located within Source Protection Zone 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site contains land with a 1 in 30 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

**The site is within 2,000m of a railway station:**

- Kearsney

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 400m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- River Primary School

**The site is within 2,000m of a secondary school:**

- Astor College (A Specialist College for the Arts)

- Dover Grammar School for Boys

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Coombe Valley Industrial Estate, Dover

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

**SA Effect - Minor negative (-)**

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is less than 250m from the following designated sites:**

- Ancient woodland
- River Valley Woods, Dover

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's historic environment.**

## SA Objective 11: Landscape

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**

## Land North of Astley Avenue; Dover Proposed Use - Residential



### SA Objective 1: Housing

**SA Effect - Minor Positive (+)**

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

**SA Effect - Minor positive (+)**

The site is within 800m of an NHS GP Surgery:

- Buckland Medical Centre

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.



Development of the site has the potential to result in the loss of more than 25% of an open space, sport, recreation facility, open country or registered common land.

**The site is within 400m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Barton Junior School
- Charlton Church of England Primary School

**The site is within 500m of a secondary school:**

- Dover Grammar School for Girls
- St Edmund's Catholic School

**The site is within 2,000m of further/higher education facilities:**

- Dover Technical College

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- White Cliffs Business Park Phase II, Whitfield, Dover
- Coombe Valley Industrial Estate, Dover
- The Port Zone, Old Park, Dover
- White Cliffs Business Park Phase I, Whitfield, Dover
- White Cliffs Business Park Phase III, Whitfield, Dover
- Buckland Hospital, Coombe Valley Road, Dover
- Dover Technical College

**The site is within 1,200m of a town centre:**

- Dover Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Minor positive (+)

**The site is within 2,000m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- Buckland Medical Centre

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of more than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 400m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Barton Junior School
- Charlton Church of England Primary School

**The site is within 500m of a secondary school:**

- Dover Grammar School for Girls
- St Edmund's Catholic School

**The site is within 2,000m of further/higher education facilities:**

- Dover Technical College

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- White Cliffs Business Park Phase II, Whitfield, Dover
- Coombe Valley Industrial Estate, Dover
- The Port Zone, Old Park, Dover
- White Cliffs Business Park Phase I, Whitfield, Dover
- White Cliffs Business Park Phase III, Whitfield, Dover
- Buckland Hospital, Coombe Valley Road, Dover
- Dover Technical College

**The site is within 1,200m of a town centre:**

- Dover Town Centre

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

**The site is located within Source Protection Zone 1.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site contains land with a 1 in 30 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor positive (+)

**The site is within 2,000m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- Buckland Medical Centre

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of more than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 400m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Barton Junior School
- Charlton Church of England Primary School

**The site is within 500m of a secondary school:**

- Dover Grammar School for Girls
- St Edmund's Catholic School

**The site is within 2,000m of further/higher education facilities:**

- Dover Technical College

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- White Cliffs Business Park Phase II, Whitfield, Dover
- Coombe Valley Industrial Estate, Dover
- The Port Zone, Old Park, Dover
- White Cliffs Business Park Phase I, Whitfield, Dover
- White Cliffs Business Park Phase III, Whitfield, Dover
- Buckland Hospital, Coombe Valley Road, Dover
- Dover Technical College

**The site is within 1,200m of a town centre:**

- Dover Town Centre

## SA Objective 9: Biodiversity

### SA Effect - Significant negative (--)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site intersects the following designated sites:**

- Long Hill and Combe Hole, Dover

**The site intersects with the following ecological habitats:**

- Deciduous woodland

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

**SA Effect - Significant negative/Uncertain (--?)**

**The site has been judged by Council officers to have the potential to significantly affect the District's landscapes, townscapes or seascapes.**

## The Citadel; Western Heights; Citadel Road; Dover; CT17 9DP

### Proposed Use - Mixed (residential aspect of site)



### SA Objective 1: Housing

**SA Effect - Minor Positive (+)**

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

**SA Effect - Minor positive (+)**

The site is within 800m of an NHS GP Surgery:

- White Cliffs Medical Centre

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Aycliffe Community Primary School
- St Martin's School
- Vale View Community School

**The site is within 1,000m of a secondary school:**

- Astor College (A Specialist College for the Arts)

**The site is within 2,000m of further/higher education facilities:**

- Dover Technical College

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Western Docks, Dover

**The site is within 400m of a town centre:**

- Dover Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Significant negative (--)**

**Site is located within 500m of an Air Quality Management Area:**

- A20 Trunk Rd. Dover

**Site is not within 20m of a recorded mine entry.**

**The site is in close proximity to a road/railway line that generates noise pollution above 50/55dB at night and/or 55/60dB during the day.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor positive (+)**

**The site is within 1,000m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- White Cliffs Medical Centre

**The site is within 300m of open space, sport, recreation facilities, open country or**

registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 800m of a primary or middle school:

- Aycliffe Community Primary School
- St Martin's School
- Vale View Community School

The site is within 1,000m of a secondary school:

- Astor College (A Specialist College for the Arts)

The site is within 2,000m of further/higher education facilities:

- Dover Technical College

The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:

- Western Docks, Dover

The site is within 400m of a town centre:

- Dover Town Centre

## SA Objective 5: Minerals, Soils and Water

SA Effect - Negligible (0)

The site is not located within Source Protection Zone 1, 2 or 3.

None of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

SA Effect - Minor positive (+)

The site is within 1,000m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery.

- White Cliffs Medical Centre

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Aycliffe Community Primary School
- St Martin's School
- Vale View Community School

**The site is within 1,000m of a secondary school:**

- Astor College (A Specialist College for the Arts)

**The site is within 2,000m of further/higher education facilities:**

- Dover Technical College

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Western Docks, Dover

**The site is within 400m of a town centre:**

- Dover Town Centre

## SA Objective 9: Biodiversity

**SA Effect - Significant negative (--)**

**The site does not intersect an ecological designation.**

**The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:**

- The site intersects with a relevant Site of Special Scientific Interest Impact Risk Zone

**The site intersects the following designated sites:**

- Great Farthingloe Downs, Aycliff
- Western Heights, Dover

**The site intersects with the following ecological habitats:**

- Lowland calcareous grassland

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

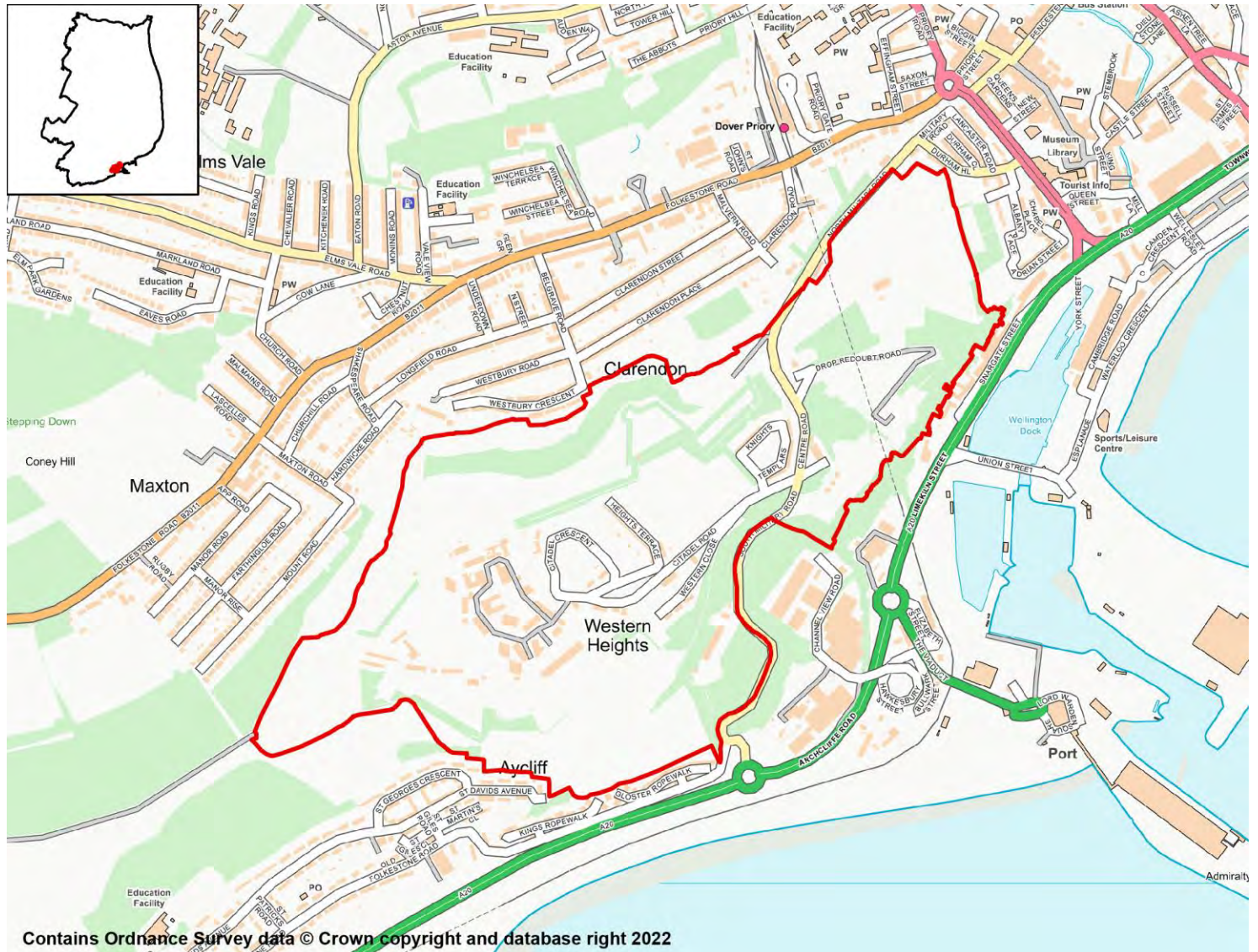
**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**



## Western Heights

### Proposed Use - Mixed (residential aspect of site)



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor positive (+)

The site is within 400m of an NHS GP Surgery:

- White Cliffs Medical Centre

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Aycliffe Community Primary School

**The site is within 1,000m of a secondary school:**

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls

**The site is within 500m of further/higher education facilities:**

- Dover Technical College

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Dover Technical College
- Western Docks, Dover

**The site is within 400m of a town centre:**

- Dover Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Minor negative (-)**

**Site is located within 500m of an Air Quality Management Area:**

- A20 Trunk Rd. Dover
- High St/Ladywell Dover

**Site is not within 20m of a recorded mine entry.**

**The site is in close proximity to a road/railway line that generates noise pollution above 50/55dB at night.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Significant positive (++)**

**The site is within 500m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- White Cliffs Medical Centre

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Aycliffe Community Primary School

**The site is within 1,000m of a secondary school:**

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls

**The site is within 500m of further/higher education facilities:**

- Dover Technical College

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Dover Technical College
- Western Docks, Dover

**The site is within 400m of a town centre:**

- Dover Town Centre

## SA Objective 5: Minerals, Soils and Water

SA Effect - Negligible (0)

**The site is not located within Source Protection Zone 1, 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

SA Effect - Minor negative (-)

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site contains land with a 1 in 100 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

SA Effect - Significant positive (++)

**The site is within 500m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- White Cliffs Medical Centre

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Aycliffe Community Primary School

**The site is within 1,000m of a secondary school:**

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls

**The site is within 500m of further/higher education facilities:**

- Dover Technical College

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Dover Technical College
- Western Docks, Dover

**The site is within 400m of a town centre:**

- Dover Town Centre

## SA Objective 9: Biodiversity

**SA Effect - Significant negative (--)**

**The site does not intersect an ecological designation.**

**The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:**

- Residential development of 100 units or more.
- Residential development of 50 units or more.
- Residential development of 500 units or more.

**The site intersects the following designated sites:**

- Great Farthingloe Downs, Aycliff
- Western Heights

**The site intersects with the following ecological habitats:**

- Deciduous woodland
- Lowland calcareous grassland

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

## SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

### SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

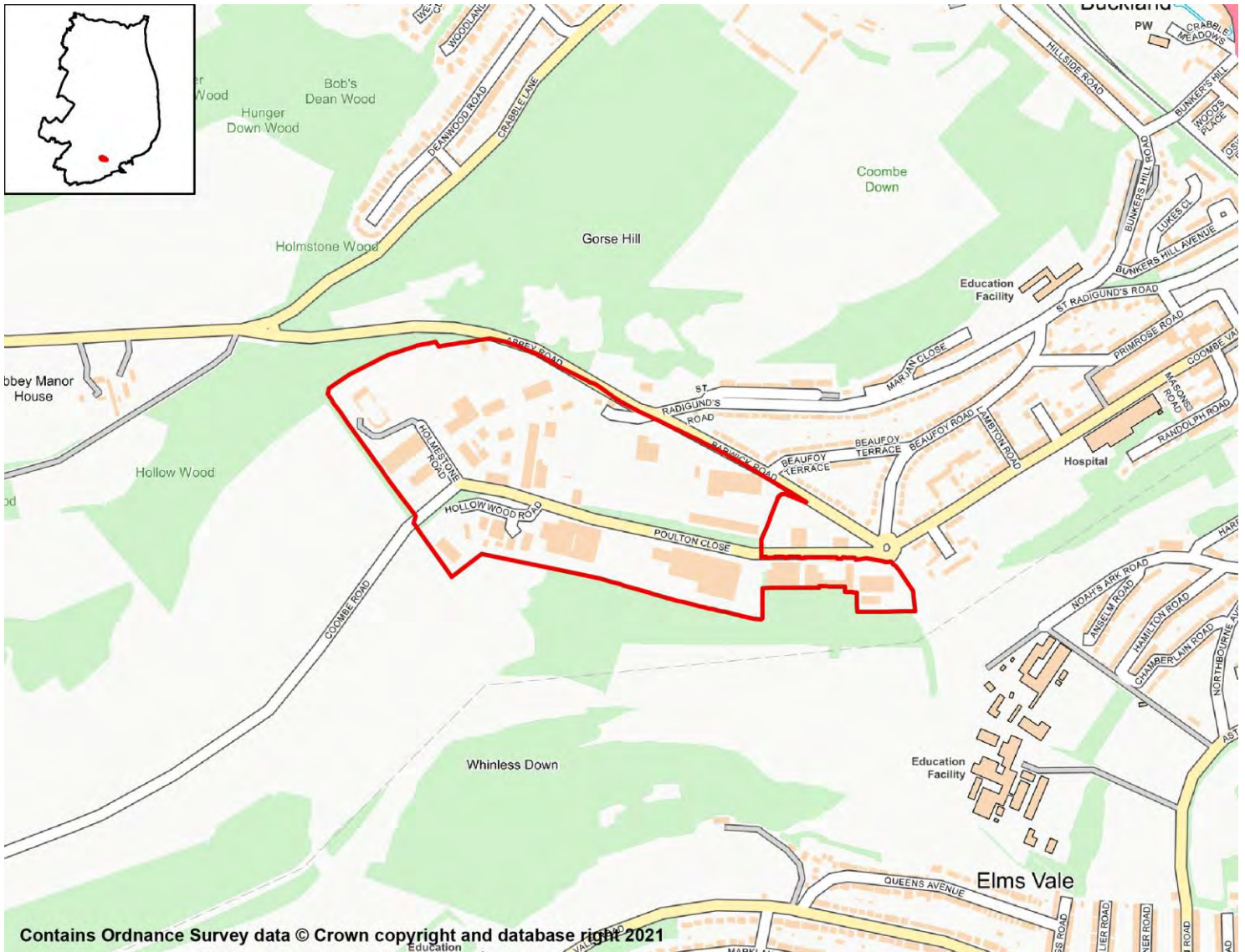
**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

# Dover

## Employment Sites

# Barwick Road Industrial Estate

## Proposed use - Employment



### SA objective 1: Housing

SA Effect - Negligible (0)

All employment site options will have a negligible (0) effect on SA Objective 1.

### SA objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

The site is within 400m of an NHS GP Surgery:

- Buckland Hospital

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA objective 4: Sustainable Transport

SA Effect - Minor positive (+)

The site is within 2,000m of a railway station:

- Dover Priory
- Kearsney

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Buckland Hospital

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## SA objective 5: Minerals, Soils and Water

SA Effect - Significant negative (--)

The site is located within Source Protection Zone 1.

None of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)



In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA objective 7: Climate Change Adaptation

### SA Effect - Significant negative (--)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site contains land with a 1 in 30 year risk of surface water flooding.

## SA objective 8: Climate Change Mitigation

### SA Effect - Minor positive (+)

The site is within 2,000m of a railway station:

- Dover Priory
- Kearsney

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Buckland Hospital

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## SA objective 9: Biodiversity

### SA Effect - Significant negative (--)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- Air pollution
- Water supply

The site intersects the following designated sites:

- High Meadow
- St Radigund's Valley
- Whinless Down and Long Wood

The site intersects with the following ecological habitats:

- Deciduous woodland
- Habitat Inventory - No main habitat but additional habitats present
- Lowland calcareous grassland

The site does not contain a geological site.

## SA Objective 10: Historic Environment

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's historic environment.**

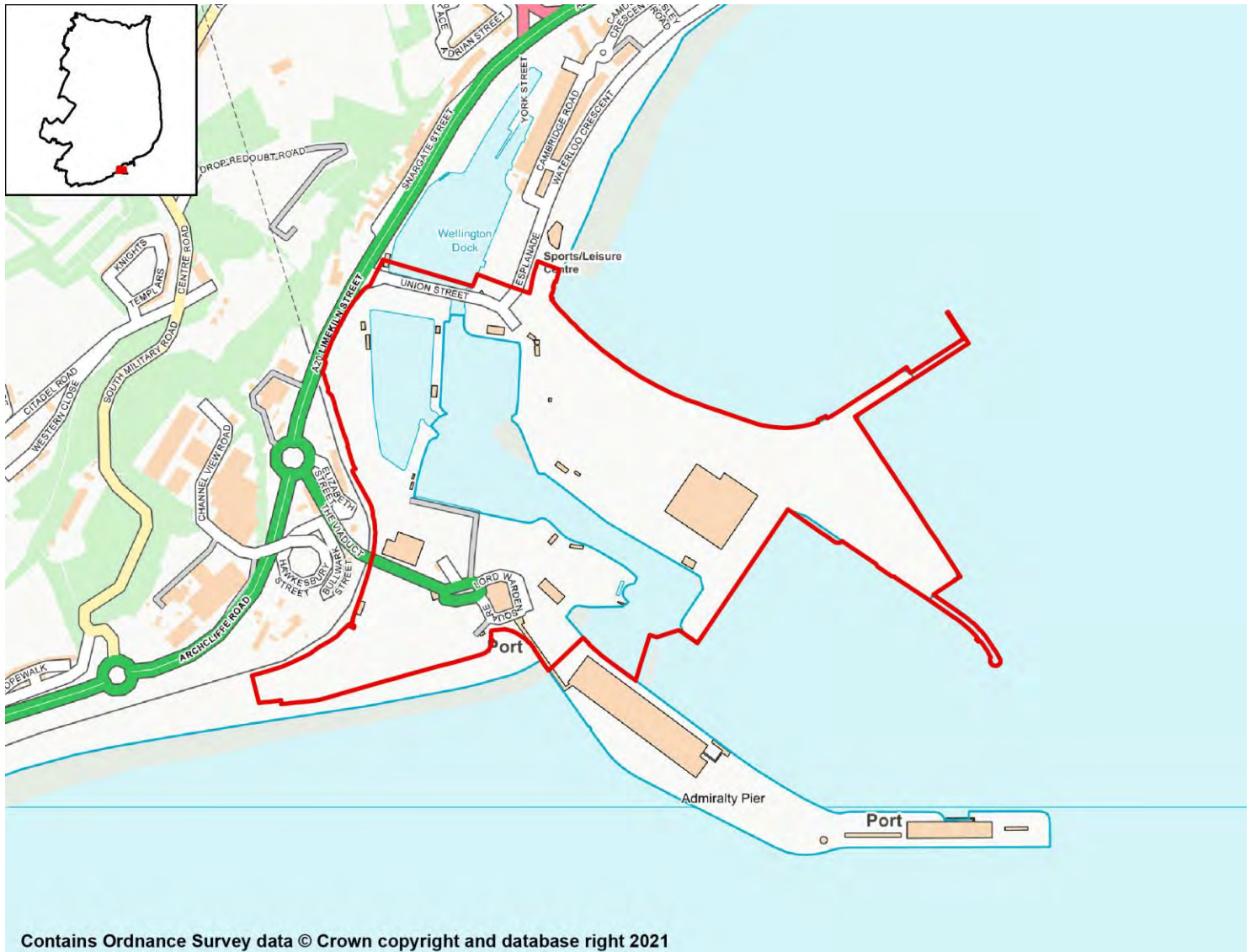
## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Dover Western Docks

### Proposed use - Employment



#### SA objective 1: Housing

SA Effect - Negligible (0)

All employment site options will have a negligible (0) effect on SA Objective 1.

#### SA objective 2: Services and Facilities

##### 2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

**The site is within 800m of an NHS GP Surgery:**

- White Cliffs Medical Centre

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 400m of a Public Right of Way/Cycle Path.

The site is within 400m of a town centre:

- Dover Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Significant negative (--)**

Site is located within an Air Quality Management Area:

- A20 Trunk Rd. Dover

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA objective 3: Economy

**SA Effect - Minor positive (+)**

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA objective 4: Sustainable Transport

**SA Effect - Minor positive (+)**

The site is within 1,000m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- White Cliffs Medical Centre

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 400m of a Public Right of Way/Cycle Path.

The site is within 400m of a town centre:

- Dover Town Centre

## SA objective 5: Minerals, Soils and Water

**SA Effect - Minor negative (-)**

The site is not located within Source Protection Zone 1, 2 or 3.

None of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is located within a Mineral Safeguarding Area.

## SA objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA objective 7: Climate Change Adaptation

SA Effect - Significant negative (--)

Over 25% of the site is classified as Flood Zone 3.

The site contains land with a 1 in 30 year risk of surface water flooding.

## SA objective 8: Climate Change Mitigation

SA Effect - Minor positive (+)

The site is within 1,000m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- White Cliffs Medical Centre

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 400m of a Public Right of Way/Cycle Path.

The site is within 400m of a town centre:

- Dover Town Centre

## SA objective 9: Biodiversity

SA Effect - Significant negative (--)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- Air pollution
- Rural non-residential
- Water supply

The site is less than 250m from the following designated sites:

- Western Heights
- Western Heights, Dover

The site does not intersect with notable ecological habitats.

The site does not contain a geological site.

## SA Objective 10: Historic Environment

## SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

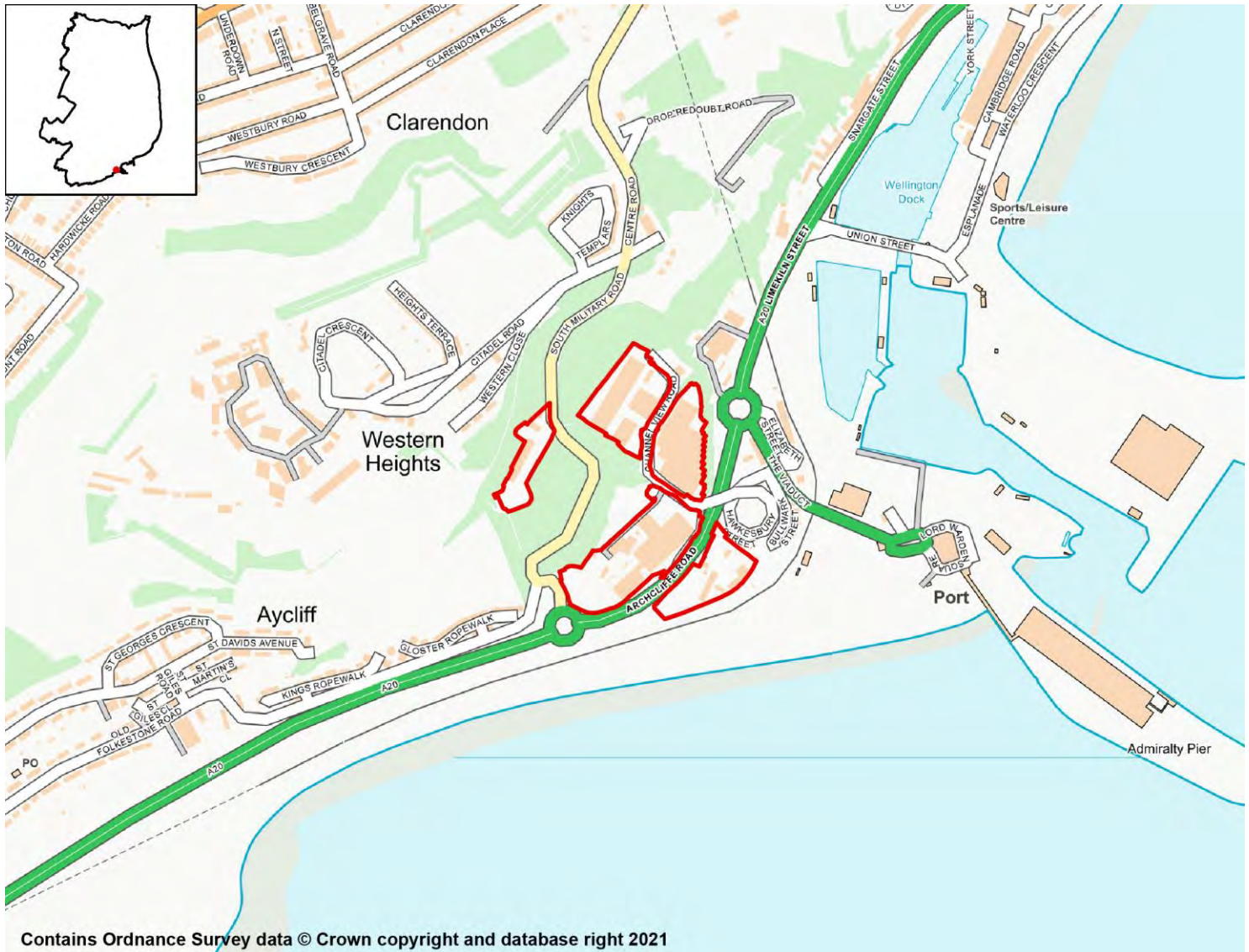
## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Dover A20 Sites

## Proposed use - Employment



## SA objective 1: Housing

SA Effect - Negligible (0)

All employment site options will have a negligible (0) effect on SA Objective 1.

## SA objective 2: Services and Facilities

## 2a – Access to Local Services and Facilities

SA Effect - Significant positive (++)

The site is within 800m of an NHS GP Surgery:

- White Cliffs Medical Centre

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 400m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a town centre:**

- Dover Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Significant negative (--)**

**Site is located within an Air Quality Management Area:**

- A20 Trunk Rd. Dover

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA objective 4: Sustainable Transport

**SA Effect - Significant positive (++)**

**The site is within 1,000m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- White Cliffs Medical Centre

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 400m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a town centre:**

- Dover Town Centre

## SA objective 5: Minerals, Soils and Water

**SA Effect - Negligible (0)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**



## SA objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA objective 7: Climate Change Adaptation

SA Effect - Significant negative (--)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site contains land with a 1 in 30 year risk of surface water flooding.

## SA objective 8: Climate Change Mitigation

SA Effect - Significant positive (++)

The site is within 1,000m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- White Cliffs Medical Centre

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 400m of a Public Right of Way/Cycle Path.

The site is within 400m of a town centre:

- Dover Town Centre

## SA objective 9: Biodiversity

SA Effect - Significant negative (--)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- Air pollution
- Water supply

The site is less than 250m from the following designated sites:

- Western Heights
- Western Heights, Dover

The site does not intersect with notable ecological habitats.

The site does not contain a geological site.

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

**SA Objective 11: Landscape**

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Dover Waterfront

## Proposed use - Employment



## SA objective 1: Housing

SA Effect - Negligible (0)

All employment site options will have a negligible (0) effect on SA Objective 1.

## SA objective 2: Services and Facilities

## 2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

The site is within 400m of an NHS GP Surgery:

- Pencester Surgery
- St James Surgery

The site is within 300m of open space, sport, recreation facilities, open country or

registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a town centre:

- Dover Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Significant negative (--)**

**Site is located within an Air Quality Management Area:**

- A20 Trunk Rd. Dover

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA objective 4: Sustainable Transport

**SA Effect - Minor positive (+)**

**The site is within 1,000m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Pencester Surgery
- St James Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a town centre:

- Dover Town Centre

## SA objective 5: Minerals, Soils and Water

**SA Effect - Minor negative (-)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

The site is located within a Mineral Safeguarding Area.

## SA objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA objective 7: Climate Change Adaptation

SA Effect - Significant negative (--)

Over 25% of the site is classified as Flood Zone 3.

The site contains land with a 1 in 30 year risk of surface water flooding.

## SA objective 8: Climate Change Mitigation

SA Effect - Minor positive (+)

The site is within 1,000m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Pencester Surgery
- St James Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a town centre:

- Dover Town Centre

## SA objective 9: Biodiversity

SA Effect - Significant negative (--)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- Air pollution
- Water supply

The site is less than 250m from the following designated sites:

- Western Heights
- Western Heights, Dover

The site does not intersect with notable ecological habitats.

The site does not contain a geological site.

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Dover Waterfront

### Proposed use - Mixed (employment aspect of site)



### SA objective 1: Housing

SA Effect - Negligible (0)

All employment site options will have a negligible (0) effect on SA Objective 1.

### SA objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

The site is within 800m of an NHS GP Surgery:

- Pencester Health
- Pencester Surgery
- St James Surgery

- White Cliffs Medical Centre

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a town centre:**

- Dover Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Significant negative (--)**

**Site is located within an Air Quality Management Area:**

- A20 Trunk Rd. Dover

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA objective 4: Sustainable Transport

**SA Effect - Minor positive (+)**

**The site is within 1,000m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- Pencester Health
- Pencester Surgery
- St James Surgery
- White Cliffs Medical Centre

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a town centre:**

- Dover Town Centre

## SA objective 5: Minerals, Soils and Water



## SA Effect - Minor negative (-)

The site is not located within Source Protection Zone 1, 2 or 3.

None of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is located within a Mineral Safeguarding Area.

## SA objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA objective 7: Climate Change Adaptation

### SA Effect - Significant negative (--)

Over 25% of the site is classified as Flood Zone 3.

The site contains land with a 1 in 30 year risk of surface water flooding.

## SA objective 8: Climate Change Mitigation

### SA Effect - Minor positive (+)

The site is within 1,000m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- Pencester Health
- Pencester Surgery
- St James Surgery
- White Cliffs Medical Centre

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a town centre:

- Dover Town Centre

## SA objective 9: Biodiversity

### SA Effect - Significant negative (--)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- Air pollution
- Water supply

**The site is less than 250m from the following designated sites:**

- Western Heights
- Western Heights, Dover

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

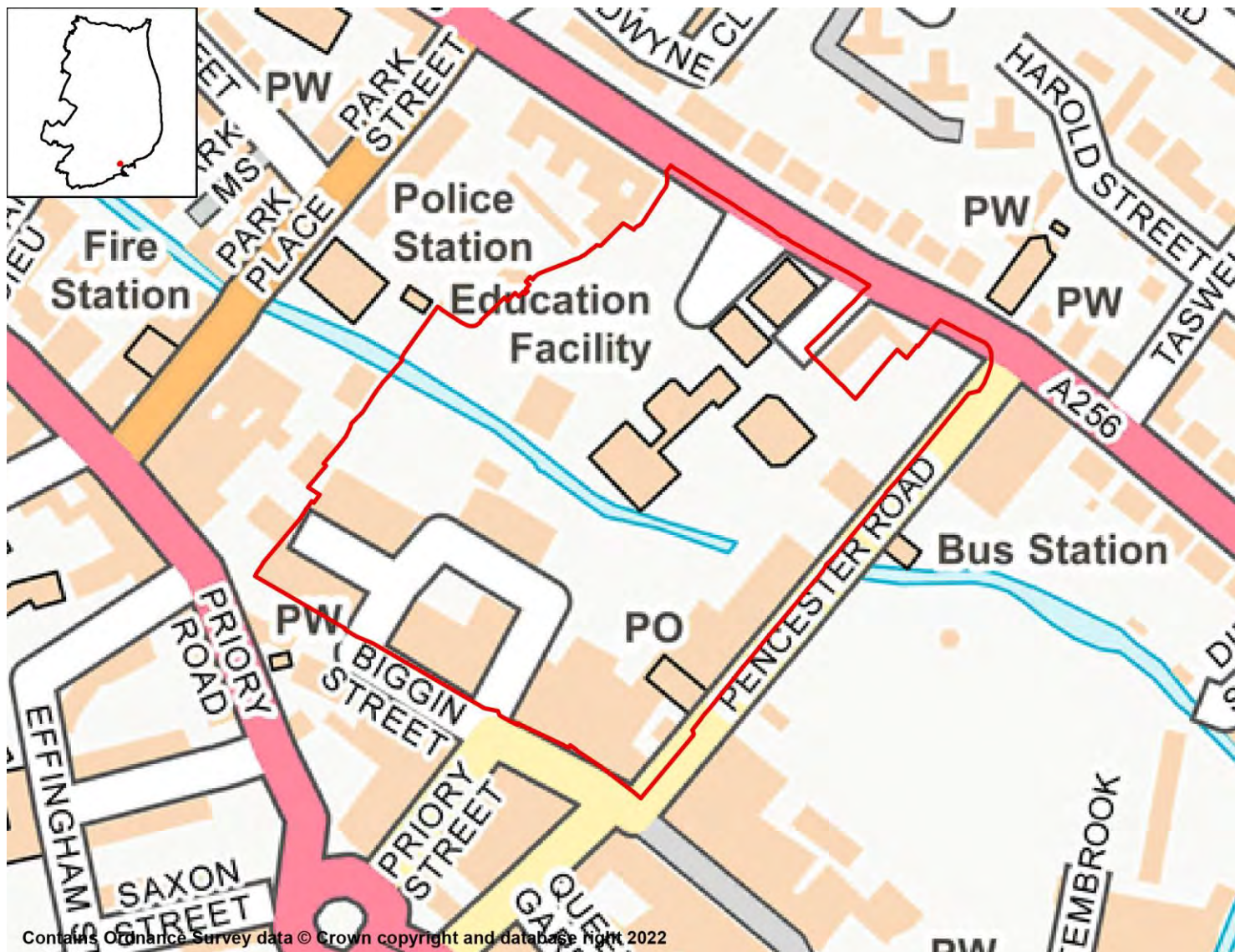
## SA Objective 11: Landscape

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Dover Mid Town

Proposed use - Mixed (employment aspect of site)



### SA objective 1: Housing

SA Effect - Negligible (0)

All employment site options will have a negligible (0) effect on SA Objective 1.

### SA objective 2: Services and Facilities

2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

The site is within 400m of an NHS GP Surgery:

- High Street Surgery
- Pender Health
- Pender Surgery

- Peter Street Surgery
- St James Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a town centre:**

- Dover Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Minor negative (-)**

**Site is located within 500m of an Air Quality Management Area:**

- High St/Ladywell Dover
- A20 Trunk Rd. Dover

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA objective 4: Sustainable Transport

**SA Effect - Significant positive (++)**

**The site is within 500m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- High Street Surgery
- Pencester Health
- Pencester Surgery
- Peter Street Surgery
- St James Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a town centre:**

- Dover Town Centre

## SA objective 5: Minerals, Soils and Water

### SA Effect - Minor negative (-)

- The site is not located within Source Protection Zone 1, 2 or 3.**
- None of the site is classified as Grade 1 or 2 Agricultural Land.**
- None of the site is classified as Grade 3 Agricultural Land.**
- The site is located within a Mineral Safeguarding Area.**

## SA objective 6: Air Quality

### SA Effect - Negligible/Uncertain (0?)

- In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA objective 7: Climate Change Adaptation

### SA Effect - Significant negative (--)

- Over 25% of the site is classified as Flood Zone 3.**
- The site contains land with a 1 in 30 year risk of surface water flooding.**

## SA objective 8: Climate Change Mitigation

### SA Effect - Significant positive (++)

#### **The site is within 500m of a railway station:**

- Dover Priory

#### **The site is within 300m of a bus stop.**

#### **The site is within 400m of an NHS GP Surgery:**

- High Street Surgery
- Pencester Health
- Pencester Surgery
- Peter Street Surgery
- St James Surgery

#### **The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

#### **The site is within 200m of a Public Right of Way/Cycle Path.**

#### **The site is within 400m of a town centre:**

- Dover Town Centre

## SA objective 9: Biodiversity

### SA Effect - Minor negative (-)

- The site does not intersect an ecological designation.**

**The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:**

- Air pollution
- Water supply

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

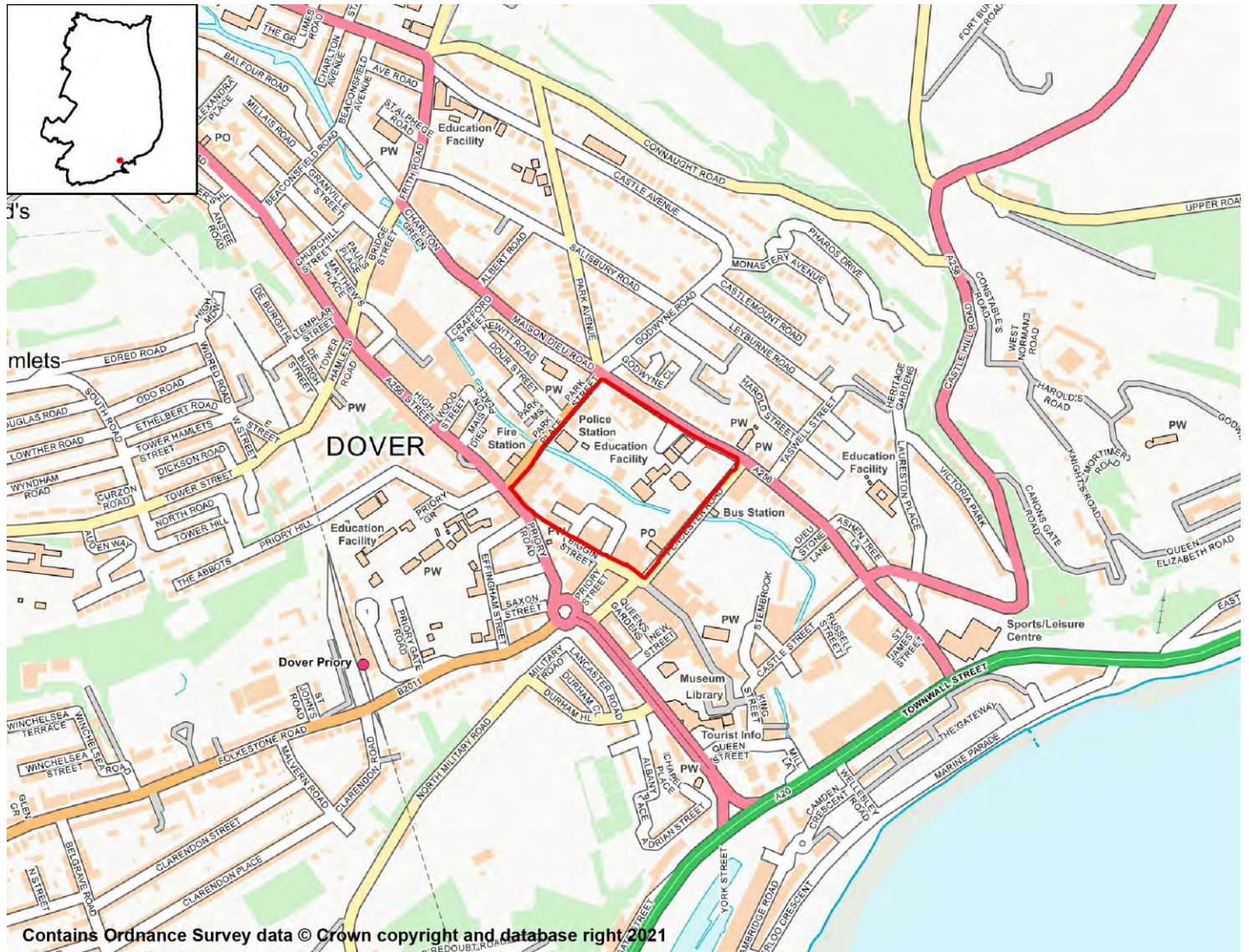
## SA Objective 11: Landscape

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Dover Mid Town

### Proposed use - Employment



Contains Ordnance Survey data © Crown copyright and database right 2021

### SA objective 1: Housing

SA Effect - Negligible (0)

All employment site options will have a negligible (0) effect on SA Objective 1.

### SA objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

The site is within 400m of an NHS GP Surgery:

- High Street Surgery
- Pencester Health
- Pencester Surgery

- Peter Street Surgery
- St James Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a town centre:**

- Dover Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Minor negative (-)**

**Site is located within 500m of an Air Quality Management Area:**

- High St/Ladywell Dover
- A20 Trunk Rd. Dover

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA objective 4: Sustainable Transport

**SA Effect - Significant positive (++)**

**The site is within 500m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- High Street Surgery
- Pencester Health
- Pencester Surgery
- Peter Street Surgery
- St James Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a town centre:**



- Dover Town Centre

## SA objective 5: Minerals, Soils and Water

### SA Effect - Minor negative (-)

The site is not located within Source Protection Zone 1, 2 or 3.

None of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is located within a Mineral Safeguarding Area.

## SA objective 6: Air Quality

### SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA objective 7: Climate Change Adaptation

### SA Effect - Significant negative (--)

Over 25% of the site is classified as Flood Zone 3.

The site contains land with a 1 in 30 year risk of surface water flooding.

## SA objective 8: Climate Change Mitigation

### SA Effect - Significant positive (++)

The site is within 500m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- High Street Surgery
- Pencester Health
- Pencester Surgery
- Peter Street Surgery
- St James Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a town centre:

- Dover Town Centre

## SA objective 9: Biodiversity

### SA Effect - Minor negative (-)

The site does not intersect an ecological designation.

**The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:**

- Air pollution
- Water supply

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

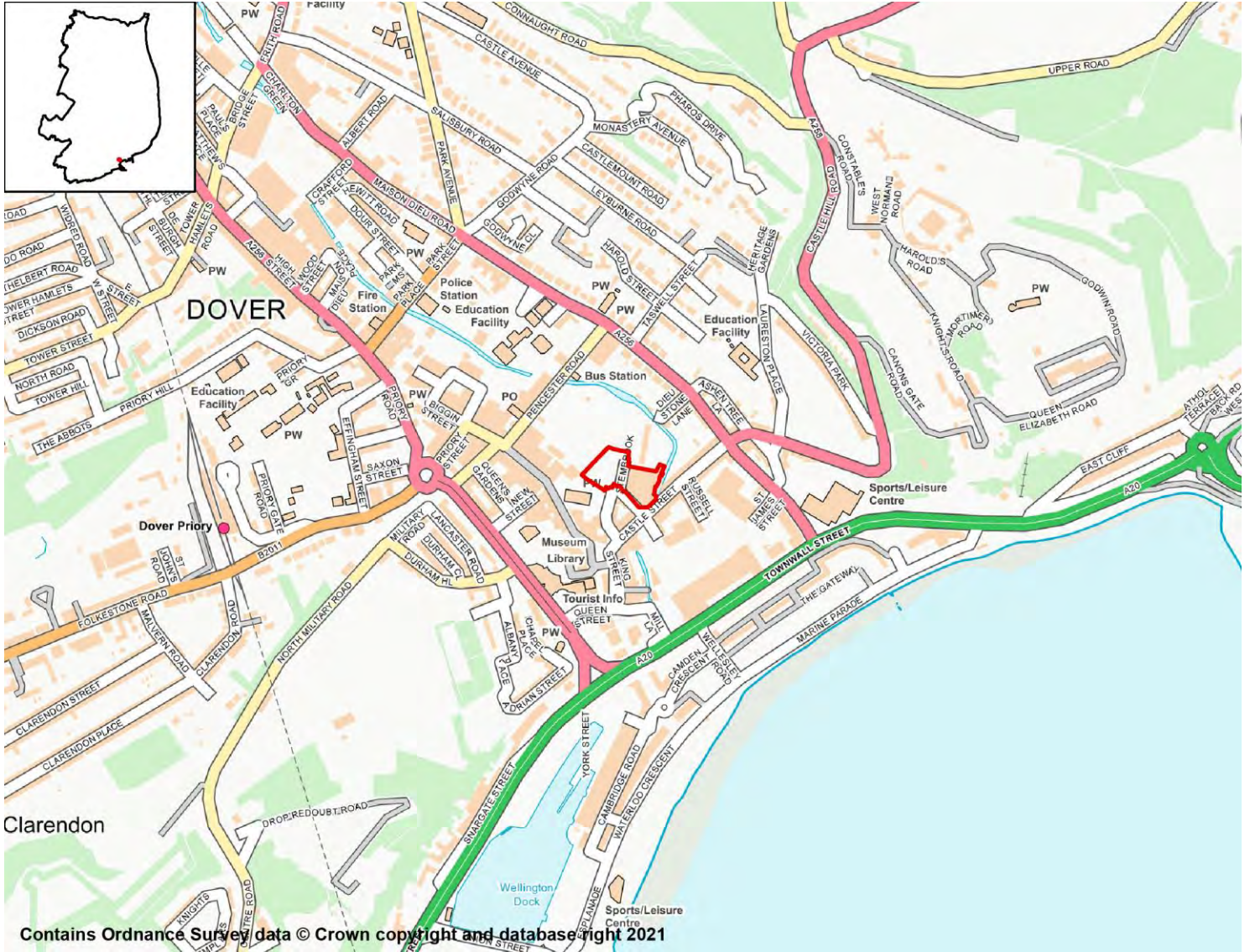
## SA Objective 11: Landscape

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

# Former Co-op and the adjacent Church Street Car Park, Castle Street, Dover - DOV007

## Proposed use - Employment



### SA objective 1: Housing

SA Effect - Negligible (0)

All employment site options will have a negligible (0) effect on SA Objective 1.

### SA objective 2: Services and Facilities

2a – Access to Local Services and Facilities

**SA Effect - Significant positive (++)**

The site is within 400m of an NHS GP Surgery:

- Pencester Health
- Pencester Surgery

- St James Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a town centre:**

- Dover Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Minor negative (-)**

**Site is located within 500m of an Air Quality Management Area:**

- A20 Trunk Rd. Dover
- High St/Ladywell Dover

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA objective 4: Sustainable Transport

**SA Effect - Significant positive (++)**

**The site is within 1,000m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Pencester Health
- Pencester Surgery
- St James Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a town centre:**

- Dover Town Centre

## SA objective 5: Minerals, Soils and Water

## SA Effect - Minor negative (-)

The site is not located within Source Protection Zone 1, 2 or 3.

None of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is located within a Mineral Safeguarding Area.

## SA objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA objective 7: Climate Change Adaptation

### SA Effect - Significant negative (--)

Over 25% of the site is classified as Flood Zone 3.

The site contains land with a 1 in 30 year risk of surface water flooding.

## SA objective 8: Climate Change Mitigation

### SA Effect - Significant positive (++)

The site is within 1,000m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Pencester Health
- Pencester Surgery
- St James Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a town centre:

- Dover Town Centre

## SA objective 9: Biodiversity

### SA Effect - Significant negative (--)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- Air pollution
- Water supply

The site is less than 250m from the following designated sites:

- Dover Castle

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## The Citadel

## Proposed use - Employment



## SA objective 1: Housing

SA Effect - Negligible (0)

All employment site options will have a negligible (0) effect on SA Objective 1.

## SA objective 2: Services and Facilities

## 2a – Access to Local Services and Facilities

SA Effect - Significant positive (++)

The site is within 800m of an NHS GP Surgery:

- White Cliffs Medical Centre

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a town centre:**

- Dover Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Minor negative (-)**

**Site is located within 500m of an Air Quality Management Area:**

- A20 Trunk Rd. Dover

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA objective 4: Sustainable Transport

**SA Effect - Significant positive (++)**

**The site is within 1,000m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- White Cliffs Medical Centre

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a town centre:**

- Dover Town Centre

## SA objective 5: Minerals, Soils and Water

**SA Effect - Negligible (0)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**



## SA objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA objective 8: Climate Change Mitigation

SA Effect - Significant positive (++)

The site is within 1,000m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- White Cliffs Medical Centre

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 800m of a town centre:

- Dover Town Centre

## SA objective 9: Biodiversity

SA Effect - Significant negative (--)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- Air pollution
- Water supply

The site is less than 250m from the following designated sites:

- Great Farthingloe Downs, Aycliff
- Western Heights
- Western Heights, Dover

The site does not intersect with notable ecological habitats.

The site does not contain a geological site.

## SA Objective 10: Historic Environment

## SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

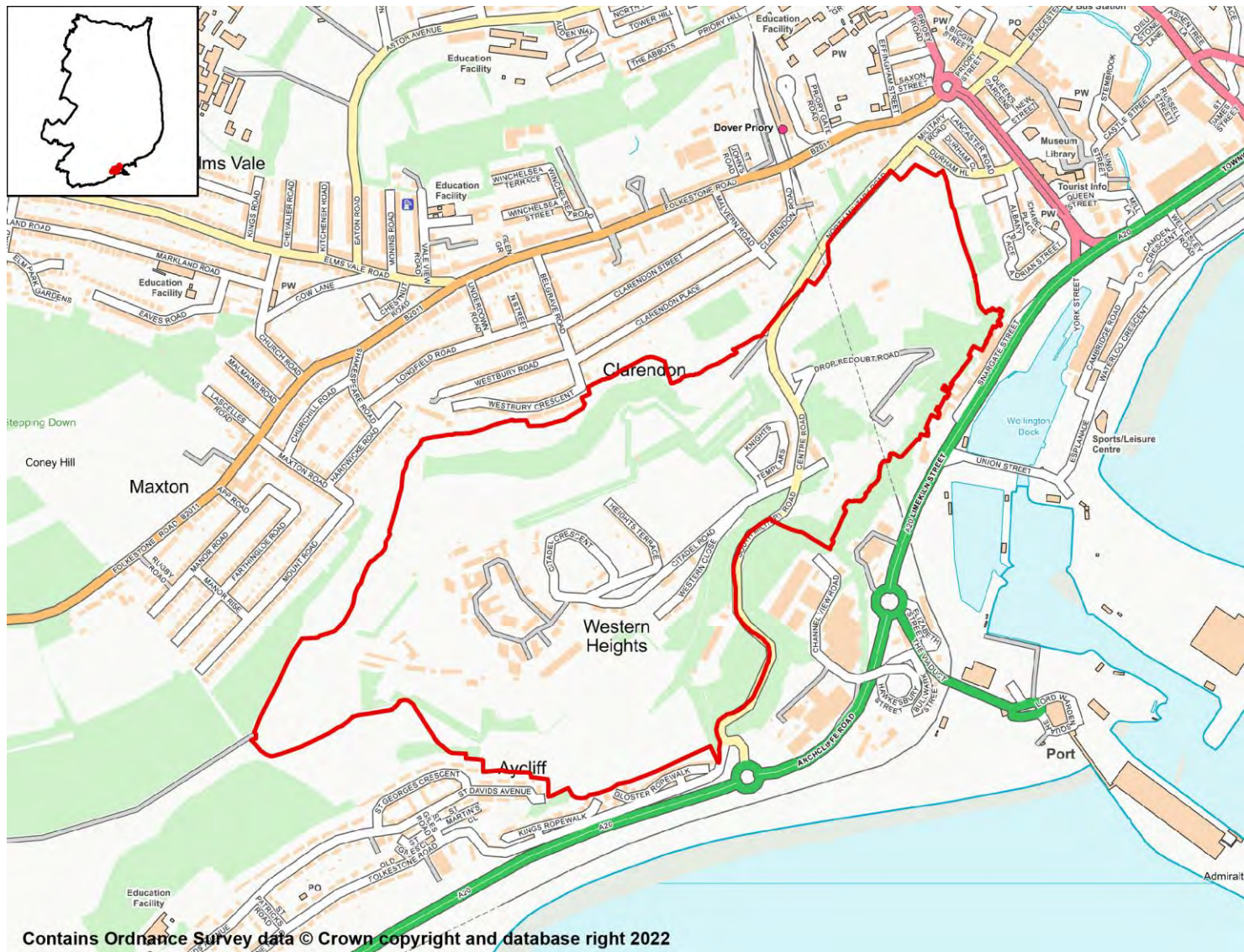
## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Western Heights

### Proposed use - Employment



#### SA objective 1: Housing

SA Effect - Negligible (0)

All employment site options will have a negligible (0) effect on SA Objective 1.

#### SA objective 2: Services and Facilities

##### 2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

The site is within 400m of an NHS GP Surgery:

- White Cliffs Medical Centre

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a town centre:

- Dover Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Minor negative (-)**

**Site is located within 500m of an Air Quality Management Area:**

- A20 Trunk Rd. Dover
- High St/Ladywell Dover

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA objective 4: Sustainable Transport

**SA Effect - Significant positive (++)**

**The site is within 500m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- White Cliffs Medical Centre

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a town centre:

- Dover Town Centre

## SA objective 5: Minerals, Soils and Water

**SA Effect - Negligible (0)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA objective 7: Climate Change Adaptation

SA Effect - Minor negative (-)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site contains land with a 1 in 100 year risk of surface water flooding.

## SA objective 8: Climate Change Mitigation

SA Effect - Significant positive (++)

The site is within 500m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- White Cliffs Medical Centre

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a town centre:

- Dover Town Centre

## SA objective 9: Biodiversity

SA Effect - Significant negative (--)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- Air pollution
- Rural non-residential
- Water supply

The site intersects the following designated sites:

- Great Farthingloe Downs, Aycliff
- Western Heights

The site intersects with the following ecological habitats:

- Deciduous woodland
- Lowland calcareous grassland

The site does not contain a geological site.

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.

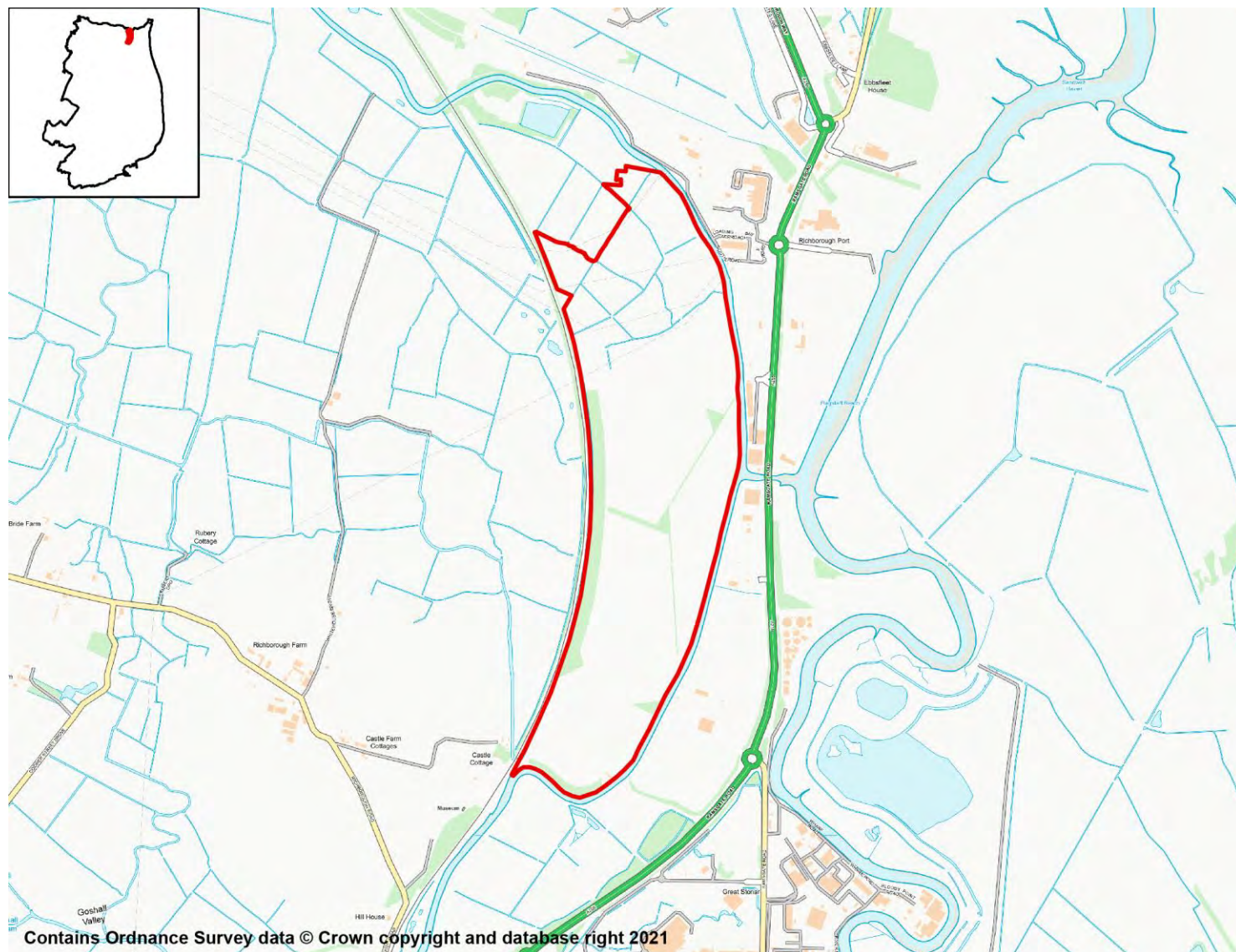
## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

The site is not likely to affect Dover's landscapes, townscapes or seascapes.

## Land to the south of the River Stour; Ramsgate Road; Dover

### Proposed use - Employment



### SA objective 1: Housing

SA Effect - Negligible (0)

All employment site options will have a negligible (0) effect on SA Objective 1.

### SA objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA objective 4: Sustainable Transport

SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 600m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## SA objective 5: Minerals, Soils and Water

SA Effect - Minor negative (-)

The site is not located within Source Protection Zone 1, 2 or 3.

Less than 25% of the site is classified as Grade 1 or 2 Agricultural Land.

Over 25% of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA objective 7: Climate Change Adaptation



### **SA Effect - Significant negative (--)**

**Over 25% of the site is classified as Flood Zone 3.**

**The site contains land with a 1 in 30 year risk of surface water flooding.**

## **SA objective 8: Climate Change Mitigation**

### **SA Effect - Minor negative (-)**

**The site is not within 2,000m of a railway station.**

**The site is within 600m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 800m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is not within 1,200m of a town centre.**

## **SA objective 9: Biodiversity**

### **SA Effect - Significant negative (--)**

**The site does not intersect an ecological designation.**

**The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:**

- Air pollution
- Rural non-residential
- Water supply

**The site intersects the following designated sites:**

- Ash Level and South Richborough Pasture

**The site intersects with the following ecological habitats:**

- Coastal and floodplain grazing marsh
- Deciduous woodland
- Habitat Inventory - No main habitat but additional habitats present
- Mudflats
- Reedbeds

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

### **SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## **SA Objective 11: Landscape**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**

## The Citadel; Western Heights; Citadel Road; Dover; CT17 9DP

Proposed use - Mixed (employment aspect of site)



Contains Ordnance Survey data © Crown copyright and database right 2021

### SA objective 1: Housing

SA Effect - Negligible (0)

All employment site options will have a negligible (0) effect on SA Objective 1.

### SA objective 2: Services and Facilities

2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

The site is within 800m of an NHS GP Surgery:

- White Cliffs Medical Centre

The site is within 300m of open space, sport, recreation facilities, open country or

registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a town centre:

- Dover Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Minor negative (-)

Site is located within 500m of an Air Quality Management Area:

- A20 Trunk Rd. Dover

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA objective 4: Sustainable Transport

SA Effect - Minor positive (+)

The site is within 1,000m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- White Cliffs Medical Centre

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a town centre:

- Dover Town Centre

## SA objective 5: Minerals, Soils and Water

SA Effect - Negligible (0)

The site is not located within Source Protection Zone 1, 2 or 3.

None of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA objective 8: Climate Change Mitigation

SA Effect - Minor positive (+)

The site is within 1,000m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- White Cliffs Medical Centre

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a town centre:

- Dover Town Centre

## SA objective 9: Biodiversity

SA Effect - Significant negative (--)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- Air pollution
- Rural non-residential
- Water supply

The site intersects the following designated sites:

- Great Farthingloe Downs, Aycliff
- Western Heights, Dover

The site intersects with the following ecological habitats:

- Lowland calcareous grassland

The site does not contain a geological site.

## SA Objective 10: Historic Environment

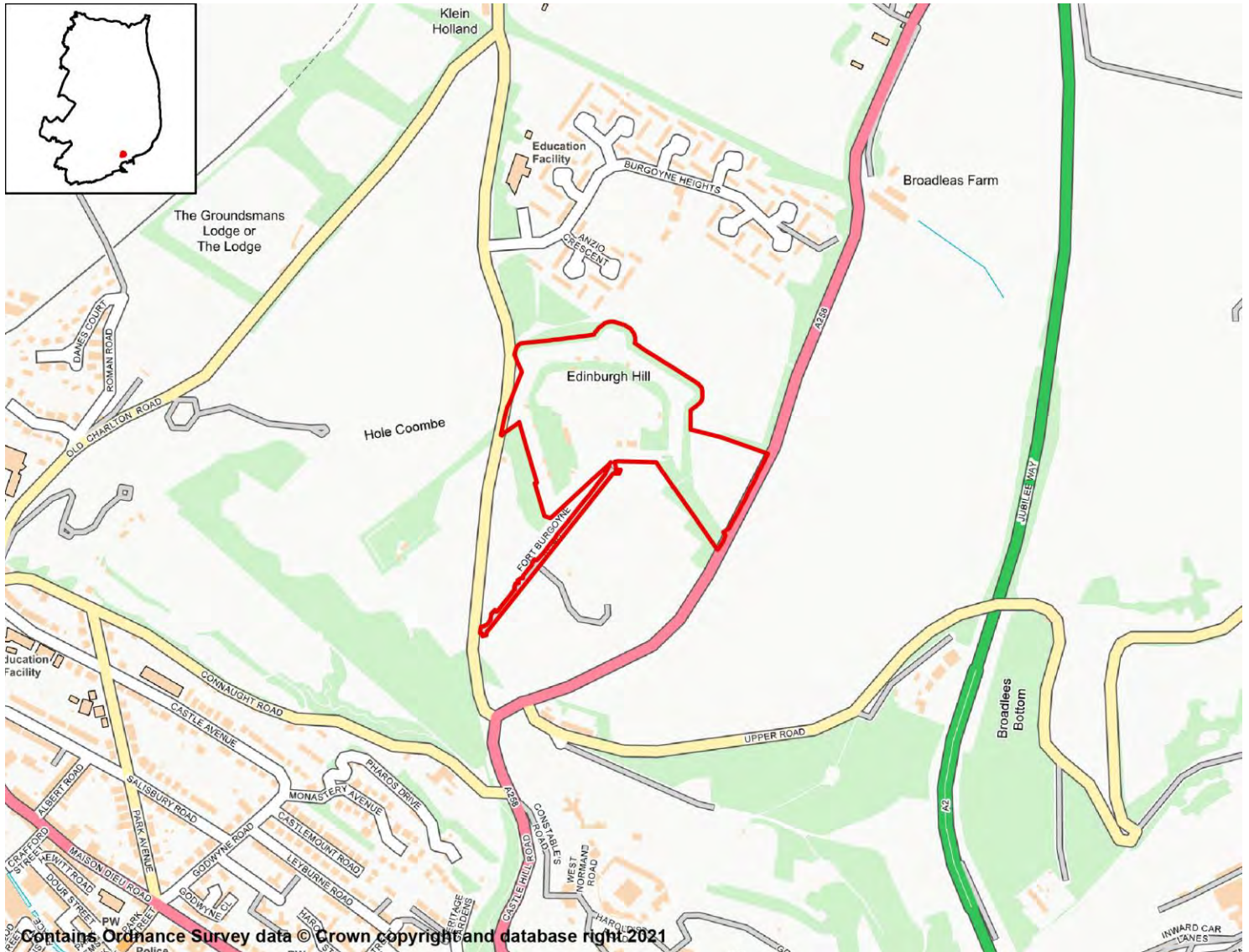
SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**



## SA objective 1: Housing

SA Effect - Negligible (0)

All employment site options will have a negligible (0) effect on SA Objective 1.

## SA objective 2: Services and Facilities

2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

The site is within 800m of an NHS GP Surgery:

- Pencerter Health
- Pencerter Surgery

- St James Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 400m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a town centre:**

- Dover Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA objective 4: Sustainable Transport

**SA Effect - Minor positive (+)**

**The site is within 2,000m of a railway station:**

- Dover Priory

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- Pencester Health
- Pencester Surgery
- St James Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 400m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a town centre:**

- Dover Town Centre

## SA objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

**The site is located within Source Protection Zone 2 or 3.**



None of the site is classified as Grade 1 or 2 Agricultural Land.  
Over 25% of the site is classified as Grade 3 Agricultural Land.  
The site is not located within a Mineral Safeguarding Area.

## SA objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA objective 7: Climate Change Adaptation

SA Effect - Significant negative (--)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site contains land with a 1 in 30 year risk of surface water flooding.

## SA objective 8: Climate Change Mitigation

SA Effect - Minor positive (+)

The site is within 2,000m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- Pencester Health
- Pencester Surgery
- St James Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 400m of a Public Right of Way/Cycle Path.

The site is within 800m of a town centre:

- Dover Town Centre

## SA objective 9: Biodiversity

SA Effect - Significant negative (--)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- Air pollution
- Water supply

The site is less than 250m from the following designated sites:

- Dover Castle

- Long Hill and Combe Hole, Dover
- St James & Charlton Cemeteries, Dover

**The site intersects with the following ecological habitats:**

- Deciduous woodland

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

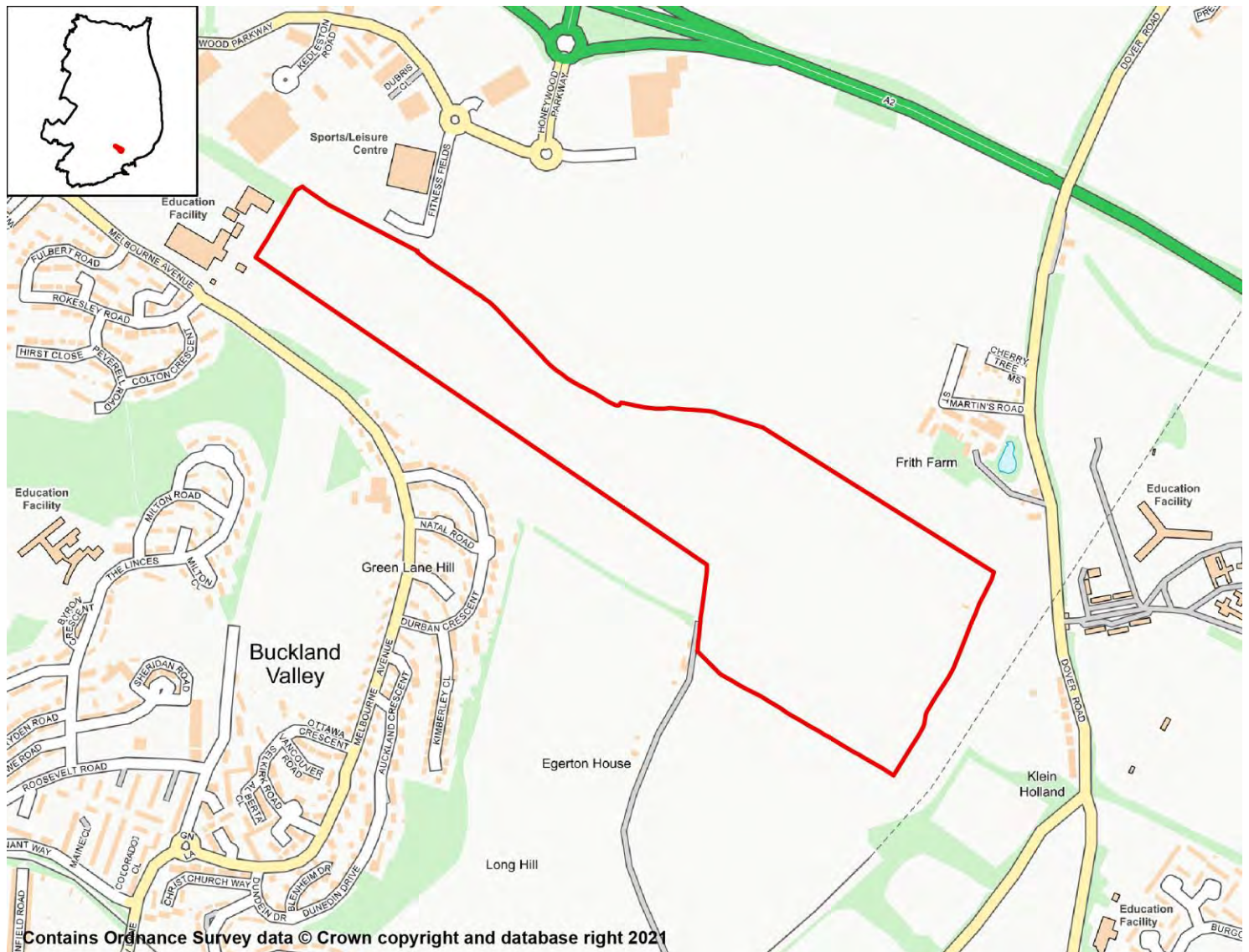
## SA Objective 11: Landscape

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## WCBP Potential Phase 4; Dover

### Proposed use - Employment



### SA objective 1: Housing

SA Effect - Negligible (0)

All employment site options will have a negligible (0) effect on SA Objective 1.

### SA objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

SA Effect - Negligible (0)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open

country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA objective 4: Sustainable Transport

SA Effect - Minor positive (+)

The site is within 2,000m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## SA objective 5: Minerals, Soils and Water

SA Effect - Significant negative (--)

The site is located within Source Protection Zone 2 or 3.

None of the site is classified as Grade 1 or 2 Agricultural Land.

Over 25% of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA objective 8: Climate Change Mitigation

SA Effect - Minor positive (+)

The site is within 2,000m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## SA objective 9: Biodiversity

SA Effect - Significant negative (--)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- Air pollution
- Water supply

The site is less than 250m from the following designated sites:

- Long Hill and Combe Hole, Dover
- Whitfield Down and Buckland Down

The site does not intersect with notable ecological habitats.

The site does not contain a geological site.

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.

## SA Objective 11: Landscape

SA Effect - Minor negative/Uncertain (-?)

The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.

Bench Road

Proposed use - Mixed (employment aspect of site)



SA objective 1: Housing

SA Effect - Negligible (0)

All employment site options will have a negligible (0) effect on SA Objective 1.

SA objective 2: Services and Facilities

2a – Access to Local Services and Facilities

SA Effect - Significant negative (--)

The site is within 400m of an NHS GP Surgery:

- Pencester Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a town centre:

- Dover Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Significant negative (--)**

Site is located within an Air Quality Management Area:

- A20 Trunk Rd. Dover

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA objective 3: Economy

**SA Effect - Minor positive (+)**

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA objective 4: Sustainable Transport

**SA Effect - Significant negative (--)**

The site is within 1,000m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Pencester Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a town centre:

- Dover Town Centre

## SA objective 5: Minerals, Soils and Water

**SA Effect - Minor negative (-)**

The site is not located within Source Protection Zone 1, 2 or 3.

None of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is located within a Mineral Safeguarding Area.

## SA objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA objective 7: Climate Change Adaptation

SA Effect - Significant negative (--)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site contains land with a 1 in 30 year risk of surface water flooding.

## SA objective 8: Climate Change Mitigation

SA Effect - Significant positive (++)

The site is within 1,000m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Pencester Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a town centre:

- Dover Town Centre

## SA objective 9: Biodiversity

SA Effect - Significant negative (--)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- Air pollution
- Water supply

The site is less than 250m from the following designated sites:

- Western Heights

The site does not intersect with notable ecological habitats.

The site does not contain a geological site.

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)



**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## **SA Objective 11: Landscape**

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

# East Langdon Residential Sites

# LAN003 (SAP46)

# East Langdon

## Land adjacent Langdon Court Bungalow, The Street, East Langdon

### Proposed Use - Residential



## SA Objective 1: Housing

**SA Effect - Minor Positive (+)**

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

**SA Effect - Minor negative (-)**

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Langdon Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor negative (-)**

**The site is within 1,000m of a railway station:**

- Martin Mill

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Langdon Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

The site is located within Source Protection Zone 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

The site is within 1,000m of a railway station:

- Martin Mill

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a primary or middle school:

- Langdon Primary School

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## **SA Objective 11: Landscape**

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

# East Studdal

## Residential Sites

## Land adjacent to The Follies, Downs Road, East Studdal Proposed Use - Residential



### SA Objective 1: Housing

#### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

#### SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.



The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA Objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 600m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Significant negative (--)

- The site is located within Source Protection Zone 2 or 3.
- None of the site is classified as Grade 1 or 2 Agricultural Land.
- Over 25% of the site is classified as Grade 3 Agricultural Land.
- The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

### SA Effect - Negligible/Uncertain (0?)

- In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

### SA Effect - Negligible (0)

- The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.
- The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

- The site is not within 2,000m of a railway station.
- The site is within 600m of a bus stop.
- The site is not within 1,200m of an NHS GP Surgery.
- The site is within 300m of open space, sport, recreation facilities, open country or registered common land.
- The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.
- The site is within 200m of a Public Right of Way/Cycle Path.
- The site is not within 1,200m of a primary or middle school.
- The site is not within 2,000m of a secondary school.
- The site is not within 2,000m of further/higher education facilities.
- The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.
- The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

### SA Effect - Negligible (0)

- The site does not intersect an ecological designation.
- The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.
- The site is not within 250m of a designated site.

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## **SA Objective 11: Landscape**

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Downs Road, East Studdal (SUT01)

### Proposed Use - Residential



## SA Objective 1: Housing

**SA Effect - Minor Positive (+)**

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

**SA Effect - Minor negative (-)**

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA Objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 600m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Significant negative (--)

- The site is located within Source Protection Zone 2 or 3.
- None of the site is classified as Grade 1 or 2 Agricultural Land.
- Over 25% of the site is classified as Grade 3 Agricultural Land.
- The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

### SA Effect - Negligible/Uncertain (0?)

- In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

### SA Effect - Negligible (0)

- The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.
- The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

- The site is not within 2,000m of a railway station.
- The site is within 600m of a bus stop.
- The site is not within 1,200m of an NHS GP Surgery.
- The site is within 300m of open space, sport, recreation facilities, open country or registered common land.
- The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.
- The site is within 200m of a Public Right of Way/Cycle Path.
- The site is not within 1,200m of a primary or middle school.
- The site is not within 2,000m of a secondary school.
- The site is not within 2,000m of further/higher education facilities.
- The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.
- The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

### SA Effect - Negligible (0)

- The site does not intersect an ecological designation.
- The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.
- The site is not within 250m of a designated site.

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## **SA Objective 11: Landscape**

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

The Homestead Field; Homestead Lane; East Studdal;  
Kent; CT15 5BN

Proposed Use - Residential



## SA Objective 1: Housing

**SA Effect - Minor Positive (+)**

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

**SA Effect - Significant negative (--)**

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.



**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 400m of a Public Right of Way/Cycle Path.**

**The site is not within 1,200m of a primary or middle school.**

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor negative (-)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 800m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 400m of a Public Right of Way/Cycle Path.**

**The site is not within 1,200m of a primary or middle school.**

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Significant negative (--)

The site is located within Source Protection Zone 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

### SA Effect - Minor negative (-)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site contains land with a 1 in 100 year risk of surface water flooding.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 400m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

The site does not intersect an ecological designation.

The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.

The site is not within 250m of a designated site.

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's historic environment.**

## **SA Objective 11: Landscape**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**

# Eastry

## Residential Sites

## Land at Buttsole Pond, Lower Street, Eastry

### Proposed Use - Residential



### SA Objective 1: Housing

**SA Effect - Minor Positive (+)**

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

**SA Effect - Minor negative (-)**

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Eastry Church of England Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor negative (-)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Eastry Church of England Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Minor negative (-)

The site is not located within Source Protection Zone 1, 2 or 3.

Less than 25% of the site is classified as Grade 1 or 2 Agricultural Land.

Over 25% of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

### SA Effect - Minor negative (-)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site contains land with a 1 in 100 year risk of surface water flooding.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 800m of a primary or middle school:

- Eastry Church of England Primary School

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

### SA Effect - Minor negative (-)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- The site interests with a relevant Site of Special Scientific Interest Impact Risk Zone

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

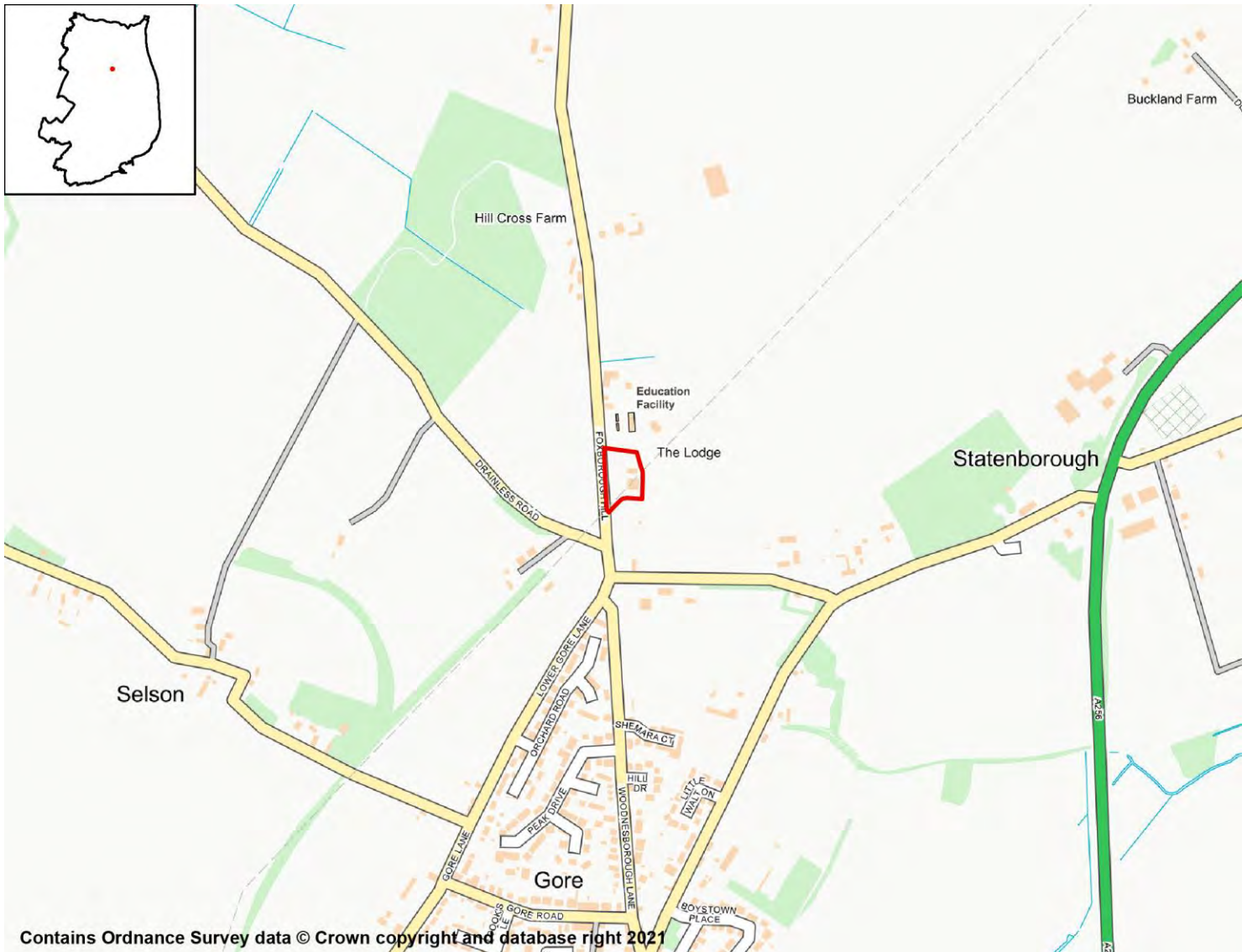
**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**



## Land east of Foxborough Hill, Eastry

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 400m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a primary or middle school:**

- Eastry Church of England Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor negative (-)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 400m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a primary or middle school:**

- Eastry Church of England Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Significant negative (--)

The site is located within Source Protection Zone 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 400m of a Public Right of Way/Cycle Path.

The site is within 1,200m of a primary or middle school:

- Eastry Church of England Primary School

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

The site does not intersect an ecological designation.

The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## **SA Objective 11: Landscape**

**SA Effect - Minor negative/Uncertain (-?)**

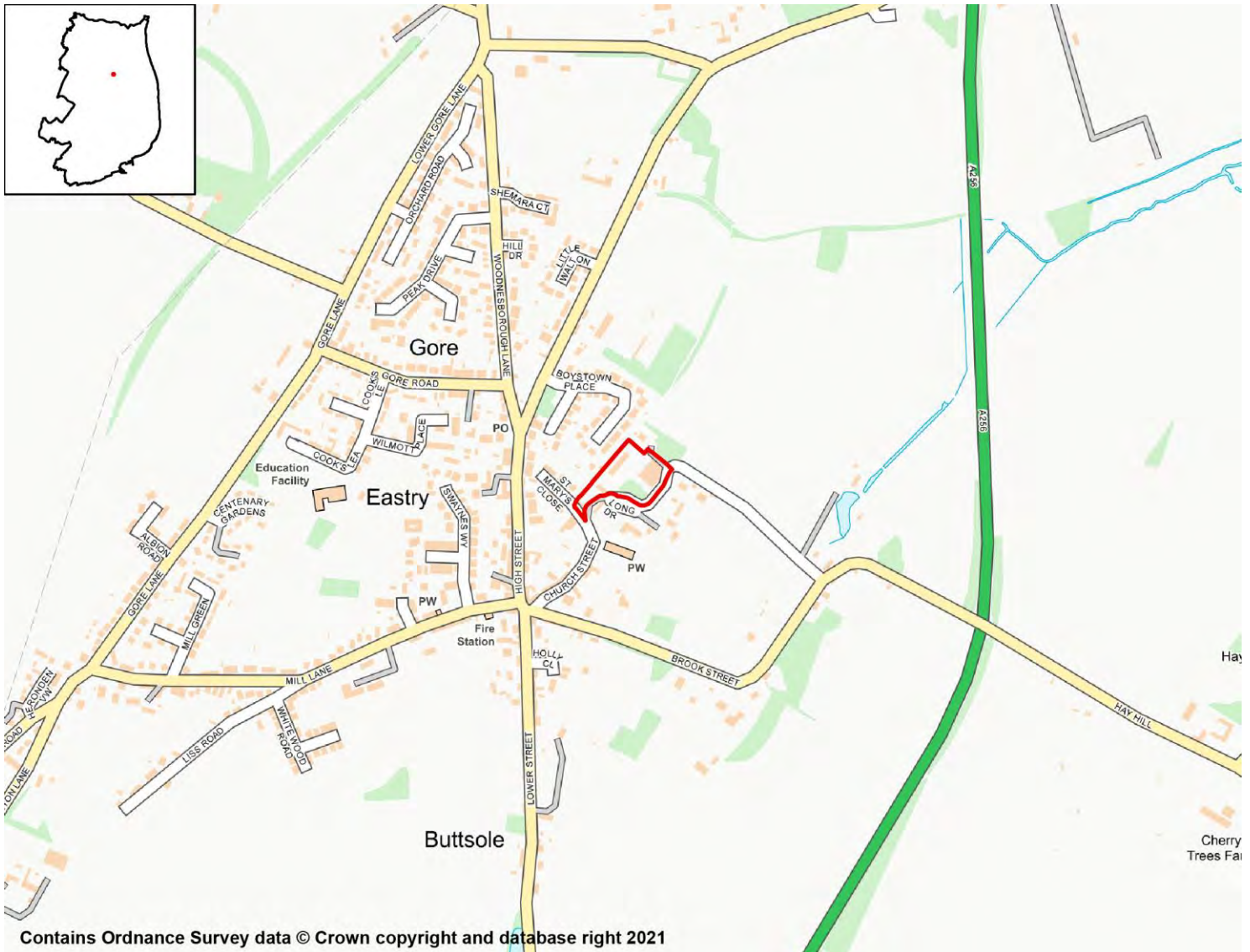
**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**

# EAS009 (SAP33)

## Eastry Court Farm, Eastry

### Proposed Use - Residential

Eastry



## SA Objective 1: Housing

**SA Effect - Minor Positive (+)**

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

**SA Effect - Minor negative (-)**

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Eastry Church of England Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor negative (-)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Eastry Church of England Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Significant negative (--)

The site is not located within Source Protection Zone 1, 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

Over 25% of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

### SA Effect - Significant negative (--)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site contains land with a 1 in 30 year risk of surface water flooding.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a primary or middle school:

- Eastry Church of England Primary School

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

### SA Effect - Minor negative (-)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- The site interests with a relevant Site of Special Scientific Interest Impact Risk Zone

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**



## The Old Chalk Pit, Heronden Road, Eastry

### Proposed Use - Residential



Contains Ordnance Survey data © Crown copyright and database right 2021

### SA Objective 1: Housing

#### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

#### SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Eastry Church of England Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor negative (-)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 800m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Eastry Church of England Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Minor negative (-)

**The site is not located within Source Protection Zone 1, 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**Over 25% of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site is not located in an area of notable surface water flood risk.**

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 800m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Eastry Church of England Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Lower Gore Field, Lower Gore Lane, Eastry

### Proposed Use - Residential



### SA Objective 1: Housing

**SA Effect - Minor Positive (+)**

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

**SA Effect - Minor negative (-)**

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Eastry Church of England Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor negative (-)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Eastry Church of England Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Significant negative (--)

The site is not located within Source Protection Zone 1, 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

### SA Effect - Significant negative (--)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site contains land with a 1 in 30 year risk of surface water flooding.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a primary or middle school:

- Eastry Church of England Primary School

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

### SA Effect - Minor negative (-)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- The site interests with a relevant Site of Special Scientific Interest Impact Risk Zone

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**





## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Eastry Church of England Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Eastry Church of England Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

The site is not located within Source Protection Zone 1, 2 or 3.

None of the site is classified as Grade 1 or 2 Agricultural Land.

Over 25% of the site is classified as Grade 3 Agricultural Land.

The site is located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 800m of a primary or middle school:

- Eastry Church of England Primary School

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

The site does not intersect an ecological designation.

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## **SA Objective 11: Landscape**

**SA Effect - Minor negative/Uncertain (-?)**

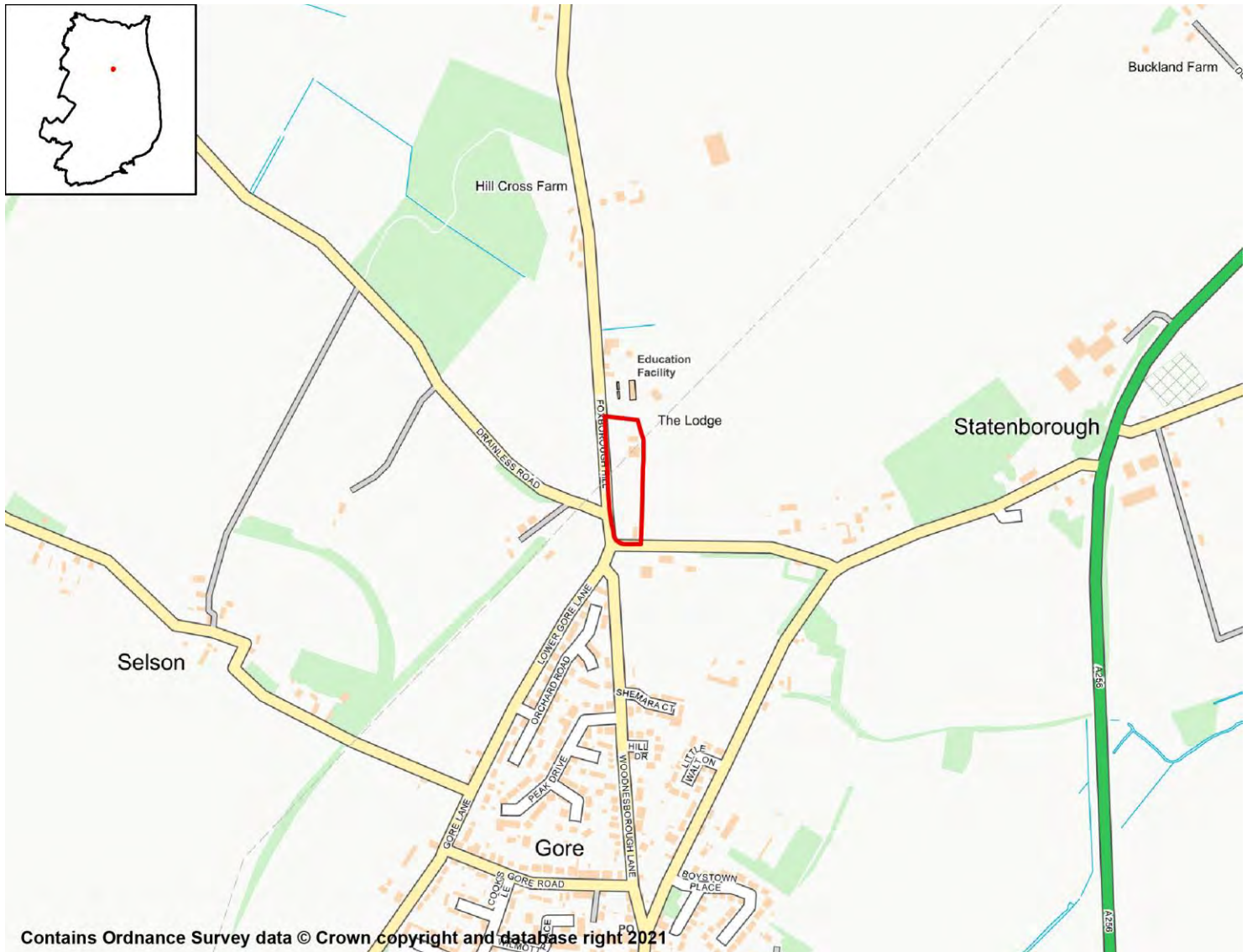
**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**

# Eastry

## Employment Sites

## Land east of Foxborough Hill, Eastry

## Proposed use - Employment



## SA objective 1: Housing

SA Effect - Negligible (0)

All employment site options will have a negligible (0) effect on SA Objective 1.

## SA objective 2: Services and Facilities

## 2a – Access to Local Services and Facilities

SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open

country and registered common land.

The site is within 400m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA objective 4: Sustainable Transport

SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 400m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## SA objective 5: Minerals, Soils and Water

SA Effect - Significant negative (--)

The site is located within Source Protection Zone 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is located within a Mineral Safeguarding Area.

## SA objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA objective 8: Climate Change Mitigation

SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 400m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## SA objective 9: Biodiversity

SA Effect - Minor negative (-)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- Air pollution
- Rural non-residential
- Water supply

The site is not within 250m of a designated site.

The site does not intersect with notable ecological habitats.

The site does not contain a geological site.

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.

## SA Objective 11: Landscape

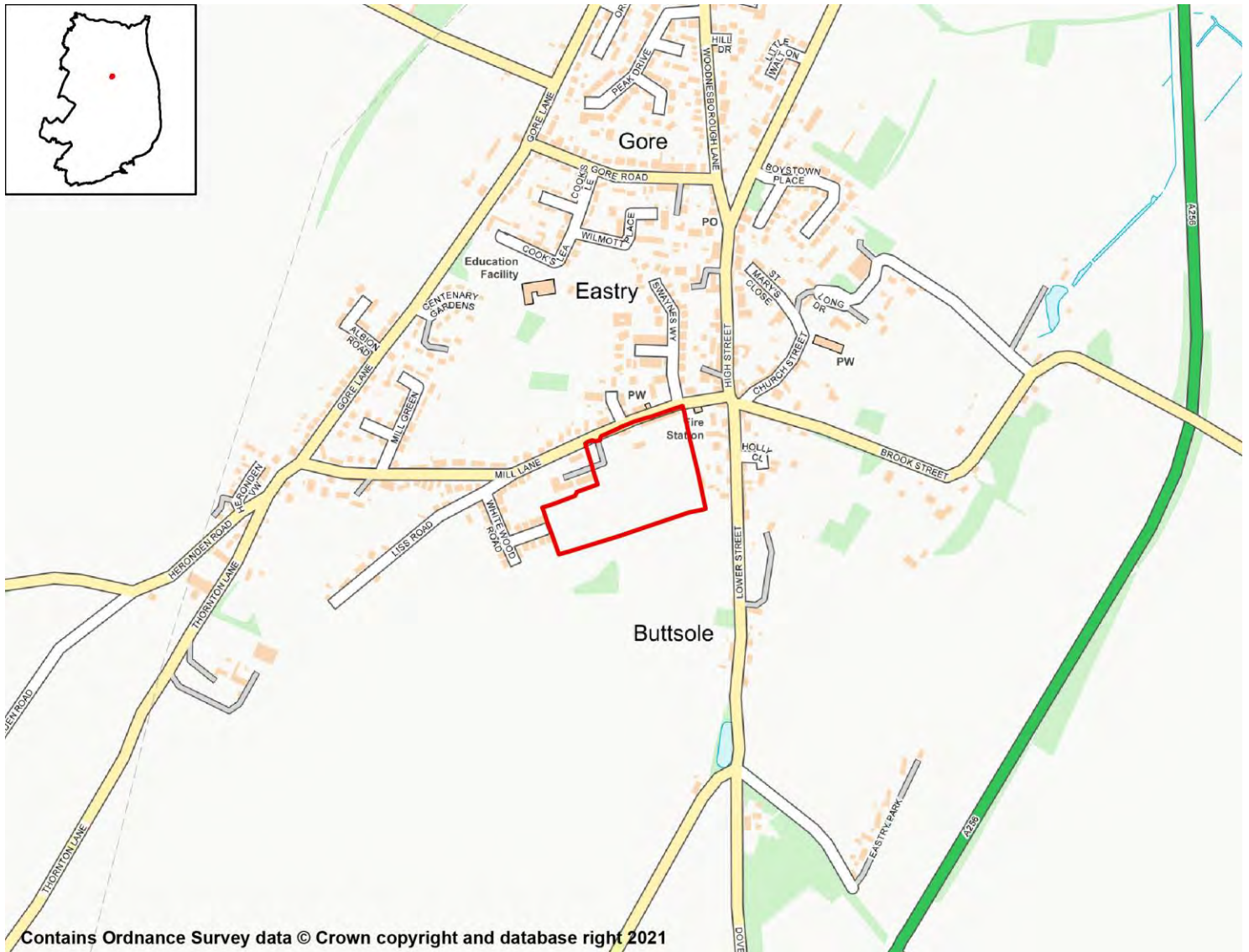
SA Effect - Minor negative/Uncertain (-?)

The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.



## Eastry Hospital

## Proposed use - Employment



## SA objective 1: Housing

SA Effect - Negligible (0)

All employment site options will have a negligible (0) effect on SA Objective 1.

## SA objective 2: Services and Facilities

## 2a – Access to Local Services and Facilities

SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open

space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA objective 4: Sustainable Transport

SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## SA objective 5: Minerals, Soils and Water

SA Effect - Significant negative (--)

The site is not located within Source Protection Zone 1, 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA objective 7: Climate Change Adaptation

SA Effect - Significant negative (--)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site contains land with a 1 in 30 year risk of surface water flooding.

## SA objective 8: Climate Change Mitigation

SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## SA objective 9: Biodiversity

SA Effect - Minor negative (-)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- Air pollution
- Rural non-residential
- Water supply

The site is not within 250m of a designated site.

The site does not intersect with notable ecological habitats.

The site does not contain a geological site.

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

The site is not likely to affect Dover's landscapes, townscapes or seascapes.

# Elvington

## Residential Sites

## Farm land behind and accessed from Adelaide Road

## Proposed Use - Residential



### SA Objective 1: Housing

**SA Effect - Minor Positive (+)**

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

**SA Effect - Minor negative (-)**

The site is within 400m of an NHS GP Surgery:

- Elvington Surgery \*See correction on errata sheet

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Eythorne Elvington Community Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Pike Road Industrial Estate, Eythorne

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor negative (-)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Elvington Surgery *\*See correction on errata sheet*

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Eythorne Elvington Community Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Pike Road Industrial Estate, Eythorne

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Minor negative (-)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**Over 25% of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Negligible (0)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site is not located in an area of notable surface water flood risk.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Elvington Surgery *\*See correction on errata sheet*

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Eythorne Elvington Community Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Pike Road Industrial Estate, Eythorne

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

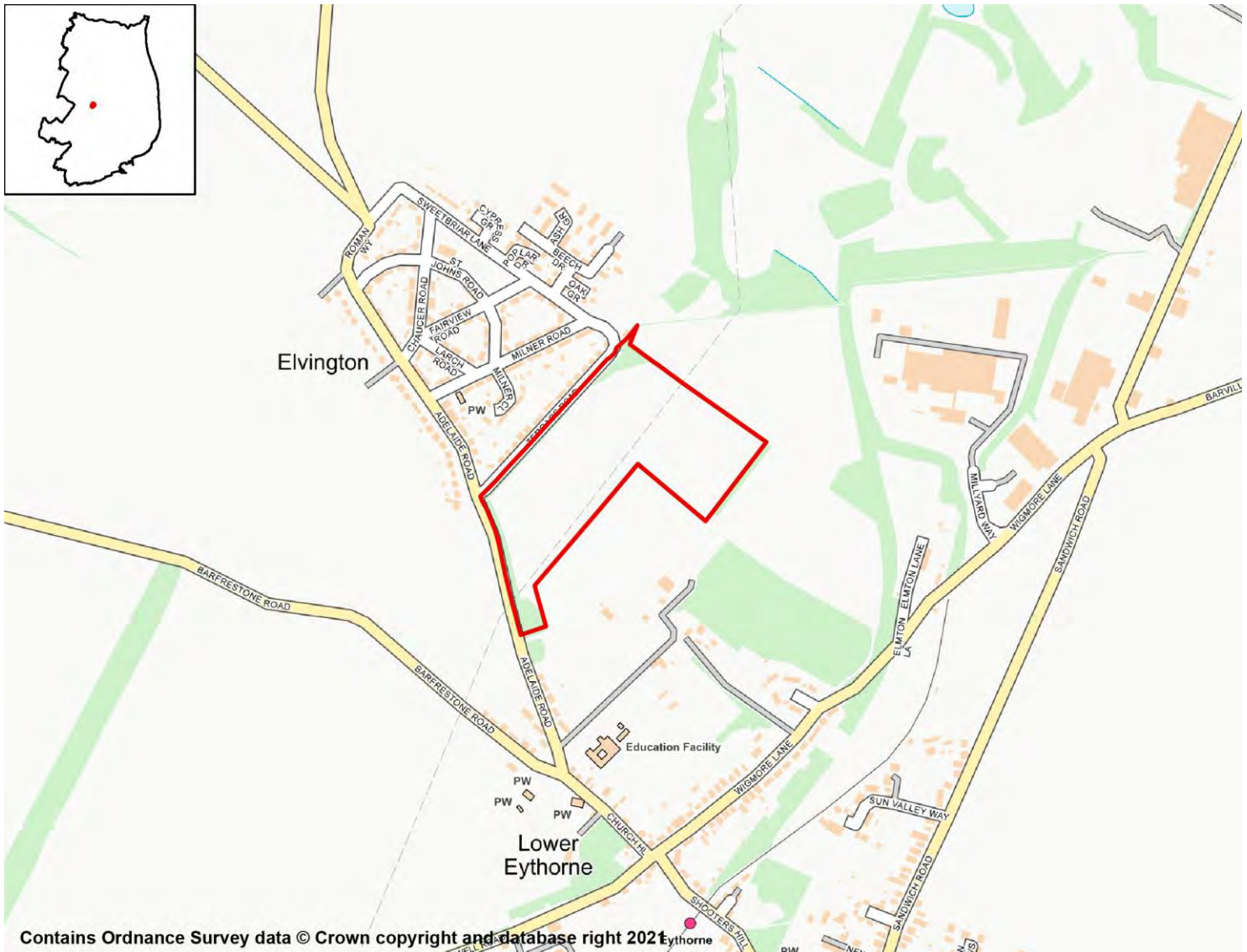
SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**



## Land adjoining Terrace Road, Elvington

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

#### SA Effect - Negligible (0)

The site is within 400m of an NHS GP Surgery:

- Elvington Surgery \*See correction on errata sheet

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Eythorne Elvington Community Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Pike Road Industrial Estate, Eythorne

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Negligible (0)

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Elvington Surgery *\*See correction on errata sheet*

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Eythorne Elvington Community Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Pike Road Industrial Estate, Eythorne

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.**

**Over 25% of the site is classified as Grade 3 Agricultural Land.**

**The site is located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Negligible (0)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site is not located in an area of notable surface water flood risk.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Negligible (0)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Elvington Surgery *\*See correction on errata sheet*

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Eythorne Elvington Community Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Pike Road Industrial Estate, Eythorne

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Land adjoining Adelaide Road, Elvington

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor positive (+)

The site is within 400m of an NHS GP Surgery:

- Elvington Surgery \*See correction on errata sheet

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Eythorne Elvington Community Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Pike Road Industrial Estate, Eythorne

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Minor positive (+)

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Elvington Surgery *\*See correction on errata sheet*

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Eythorne Elvington Community Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Pike Road Industrial Estate, Eythorne

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.**

**Over 25% of the site is classified as Grade 3 Agricultural Land.**

**The site is located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site contains land with a 1 in 30 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor positive (+)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Elvington Surgery *\*See correction on errata sheet*

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Eythorne Elvington Community Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Pike Road Industrial Estate, Eythorne

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

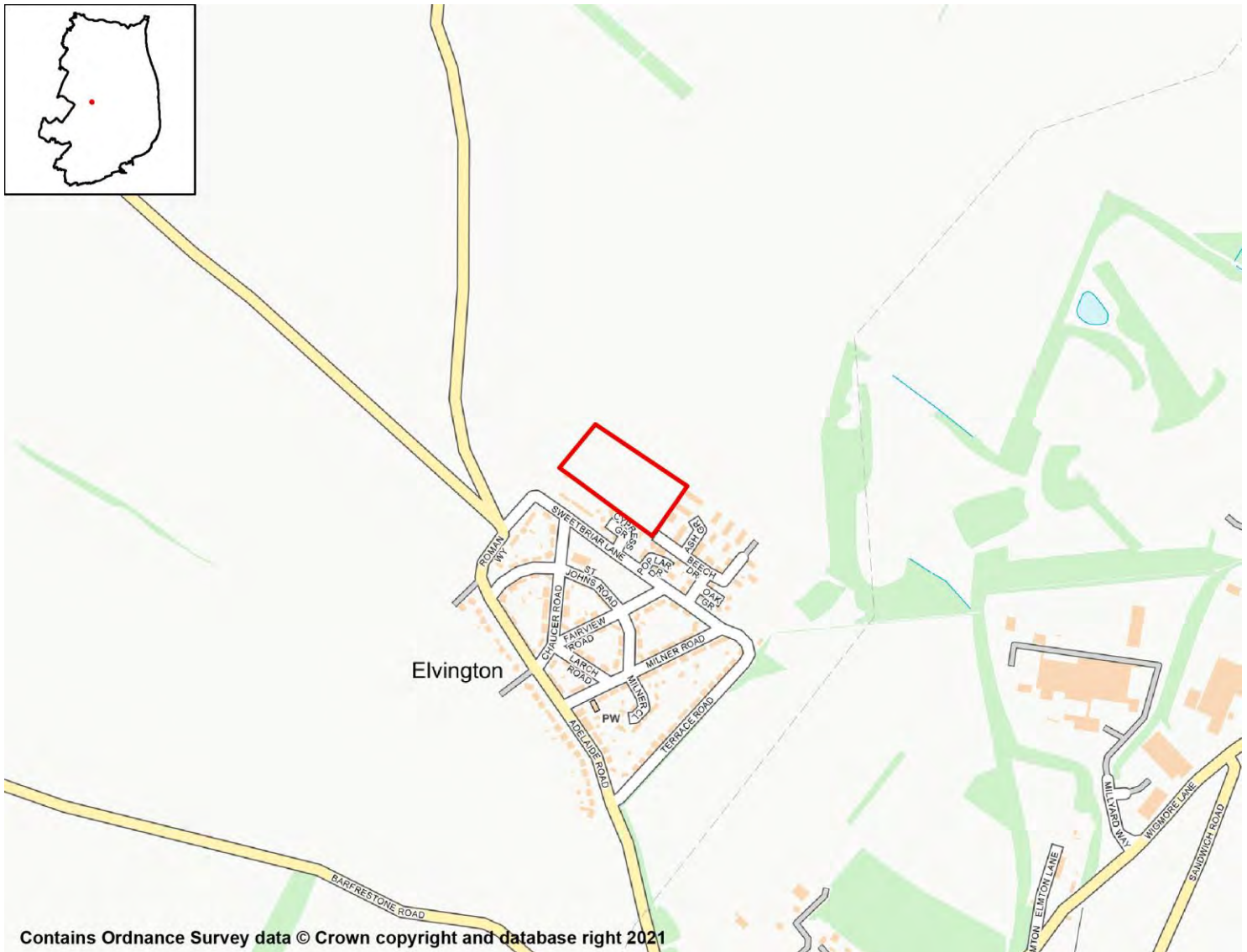
## SA Objective 11: Landscape

SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**



## Land on the south eastern side of Roman Way, Elvington Proposed Use - Residential



Contains Ordnance Survey data © Crown copyright and database right 2021

### SA Objective 1: Housing

#### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

#### SA Effect - Negligible (0)

The site is within 400m of an NHS GP Surgery:

- Elvington Surgery \*See correction on errata sheet
- 

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a primary or middle school:**

- Eythorne Elvington Community Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Pike Road Industrial Estate, Eythorne

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Negligible (0)

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Elvington Surgery *\*See correction on errata sheet*

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a primary or middle school:**

- Eythorne Elvington Community Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Pike Road Industrial Estate, Eythorne

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Minor negative (-)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**Over 25% of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Negligible (0)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site is not located in an area of notable surface water flood risk.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Negligible (0)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Elvington Surgery *\*See correction on errata sheet*

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a primary or middle school:**

- Eythorne Elvington Community Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Pike Road Industrial Estate, Eythorne

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Land to the east of Terrace Road, Elvington

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor positive (+)

The site is within 400m of an NHS GP Surgery:

- Elvington Surgery \*See correction on errata sheet

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a primary or middle school:

- Eythorne Elvington Community Primary School

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Pike Road Industrial Estate, Eythorne

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA Objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA Objective 4: Sustainable Transport

SA Effect - Minor positive (+)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Elvington Surgery *\*See correction on errata sheet*

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a primary or middle school:

- Eythorne Elvington Community Primary School

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Pike Road Industrial Estate, Eythorne

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**Less than 25% of the site is classified as Grade 1 or 2 Agricultural Land.**

**Over 25% of the site is classified as Grade 3 Agricultural Land.**

**The site is located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site contains land with a 1 in 30 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor positive (+)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Elvington Surgery *\*See correction on errata sheet*

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Eythorne Elvington Community Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Pike Road Industrial Estate, Eythorne

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

### SA Effect - Minor negative (-)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site intersects with the following ecological habitats:**

- Deciduous woodland

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

### SA Effect - Minor negative/Uncertain (-?)

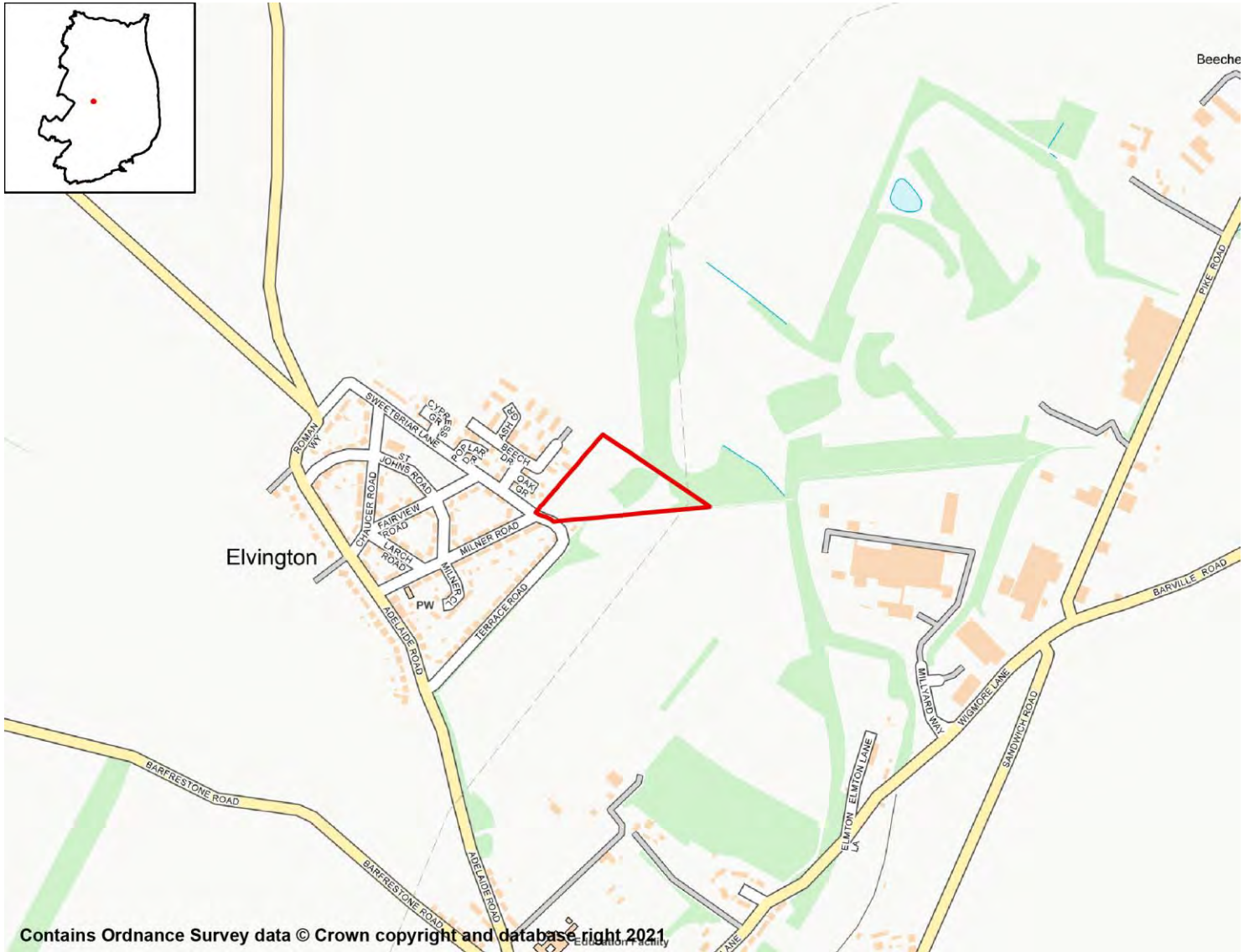
**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**





### SA Objective 1: Housing

**SA Effect - Minor Positive (+)**

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

**SA Effect - Minor negative (-)**

The site is within 400m of an NHS GP Surgery:

- Elvington Surgery \*See correction on errata sheet

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Eythorne Elvington Community Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Pike Road Industrial Estate, Eythorne

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Elvington Surgery *\*See correction on errata sheet*

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Eythorne Elvington Community Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Pike Road Industrial Estate, Eythorne

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Minor negative (-)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**Over 25% of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Negligible (0)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site is not located in an area of notable surface water flood risk.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Elvington Surgery *\*See correction on errata sheet*

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Eythorne Elvington Community Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Pike Road Industrial Estate, Eythorne

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Play area to the west of Adelaide Road, Elvington

## Proposed Use - Residential



## SA Objective 1: Housing

## SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

## 2a – Access to Local Services and Facilities

## SA Effect - Negligible (0)

The site is within 400m of an NHS GP Surgery:

- Elvington Surgery \*See correction on errata sheet

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**Development of the site has the potential to result in the loss of more than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Eythorne Elvington Community Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Pike Road Industrial Estate, Eythorne

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Negligible (0)

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Elvington Surgery *\*See correction on errata sheet*

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of more than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Eythorne Elvington Community Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Pike Road Industrial Estate, Eythorne

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Minor negative (-)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**Over 25% of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Negligible (0)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site is not located in an area of notable surface water flood risk.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Negligible (0)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Elvington Surgery *\*See correction on errata sheet*

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of more than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Eythorne Elvington Community Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Pike Road Industrial Estate, Eythorne

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**

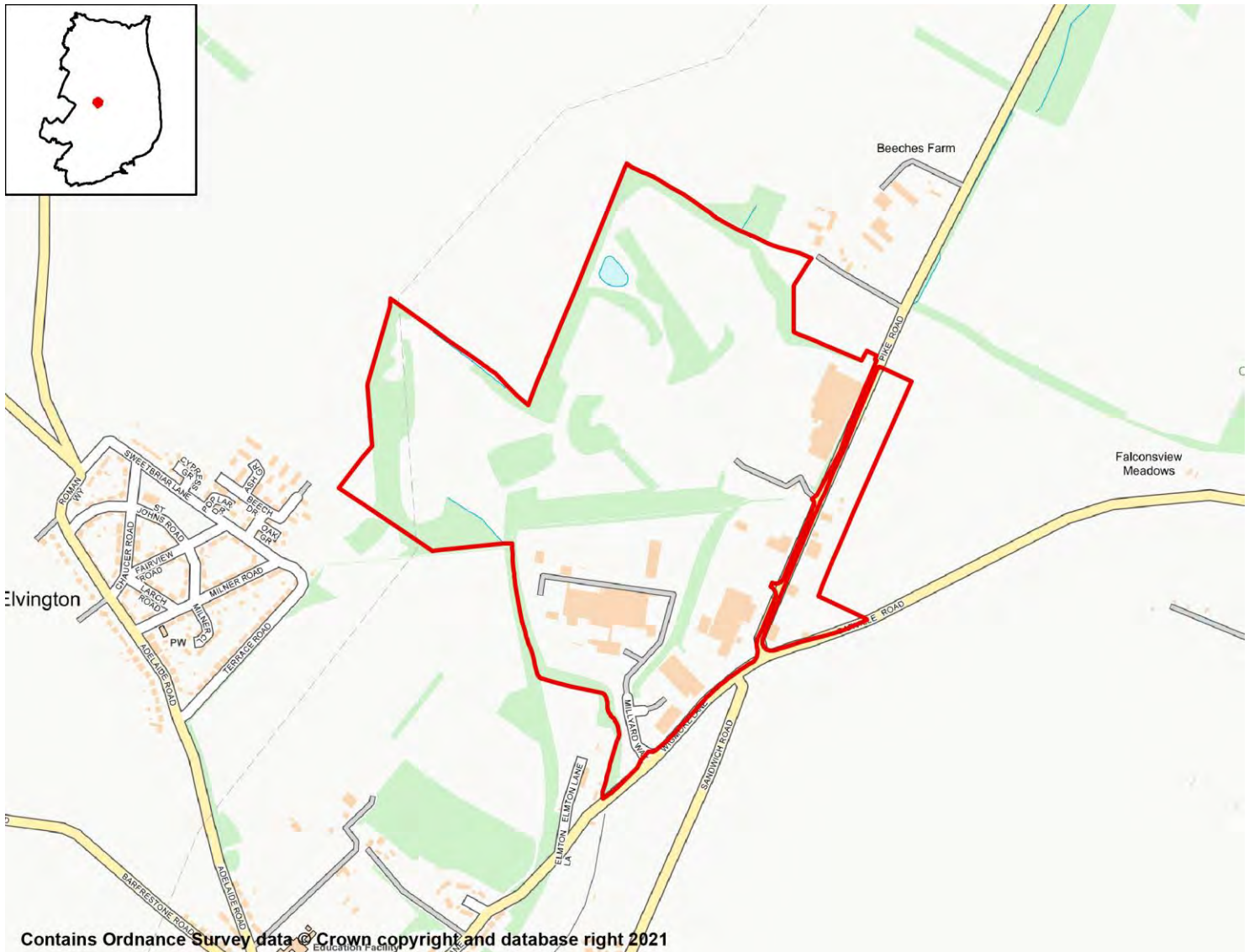


# Elvington

## Employment Sites

## Pike Road Industrial Estate, Eythorne

### Proposed use - Employment



### SA objective 1: Housing

SA Effect - Negligible (0)

All employment site options will have a negligible (0) effect on SA Objective 1.

### SA objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

The site is within 400m of an NHS GP Surgery:

- Elvington Surgery \*See correction on errata sheet

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

### SA Effect - Significant negative (--)

Site is not located within 500m of an Air Quality Management Area.

Site is within 20m of a recorded mine entry.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA objective 3: Economy

### SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA objective 4: Sustainable Transport

### SA Effect - Minor positive (+)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Elvington Surgery *\*See correction on errata sheet*

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## SA objective 5: Minerals, Soils and Water

### SA Effect - Minor negative (-)

The site is not located within Source Protection Zone 1, 2 or 3.

Less than 25% of the site is classified as Grade 1 or 2 Agricultural Land.

Over 25% of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA objective 6: Air Quality

### SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA objective 7: Climate Change Adaptation

### SA Effect - Significant negative (--)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site contains land with a 1 in 30 year risk of surface water flooding.

## SA objective 8: Climate Change Mitigation

### SA Effect - Minor positive (+)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Elvington Surgery \*See correction on errata sheet

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## SA objective 9: Biodiversity

### SA Effect - Significant negative (--)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- Air pollution

The site is not within 250m of a designated site.

The site intersects with the following ecological habitats:

- Deciduous woodland

Over 25% of the site is designated as a geological site:

- Tilmanstone Colliery Tip

## SA Objective 10: Historic Environment

SA Effect - Negligible/Uncertain (0?)

The site is not likely to affect Dover's historic environment.

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

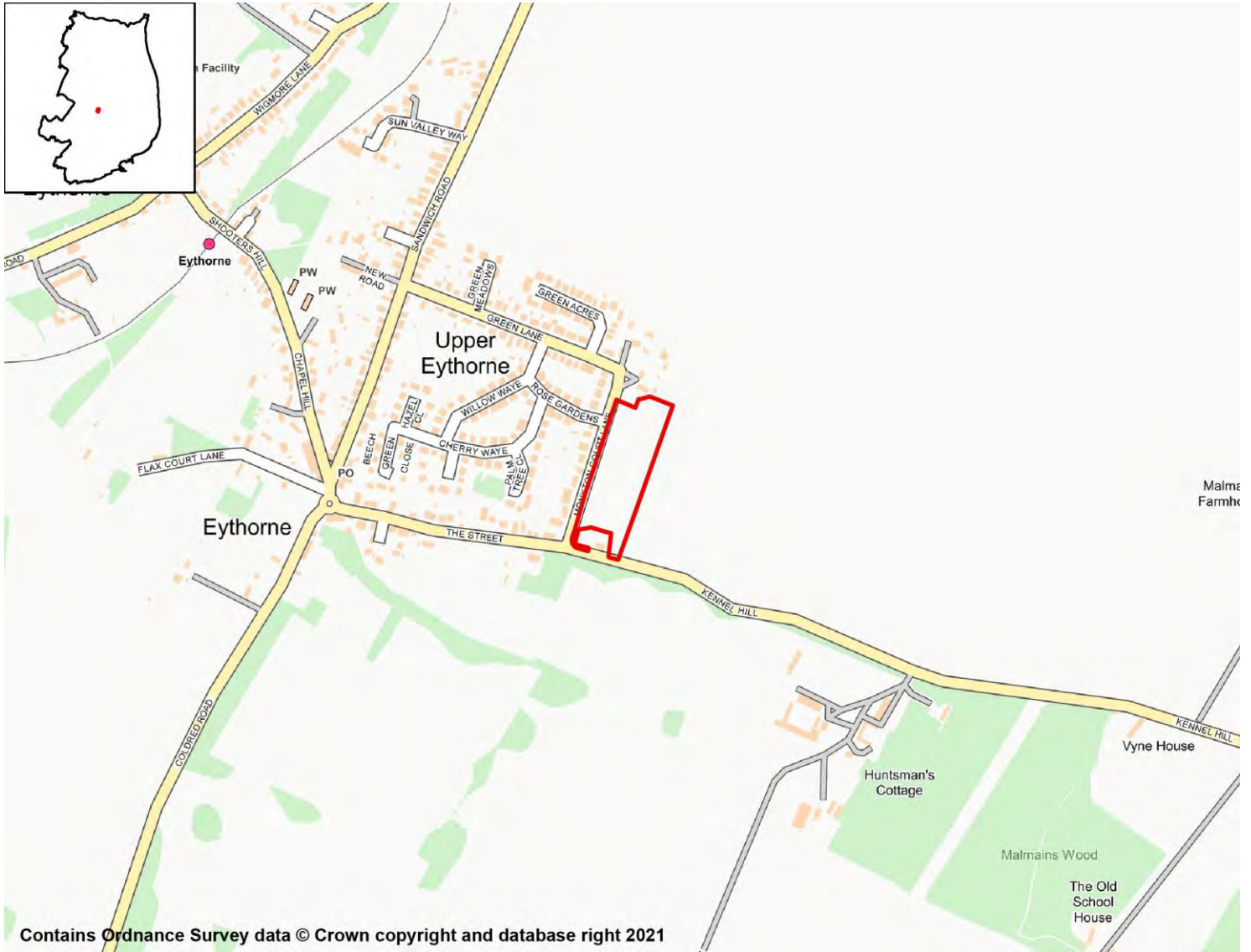
The site is not likely to affect Dover's landscapes, townscapes or seascapes.

# Eythorne

## Residential Sites

Land at Monkton Court Lane

Proposed Use - Residential



### SA Objective 1: Housing

**SA Effect - Minor Positive (+)**

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

**SA Effect - Minor negative (-)**

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a primary or middle school:**

- Eythorne Elvington Community Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Pike Road Industrial Estate, Eythorne

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a primary or middle school:**

- Eythorne Elvington Community Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Pike Road Industrial Estate, Eythorne

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site contains land with a 1 in 30 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a primary or middle school:**

- Eythorne Elvington Community Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Pike Road Industrial Estate, Eythorne

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity



SA Effect - Negligible (0)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Negligible/Uncertain (0?)

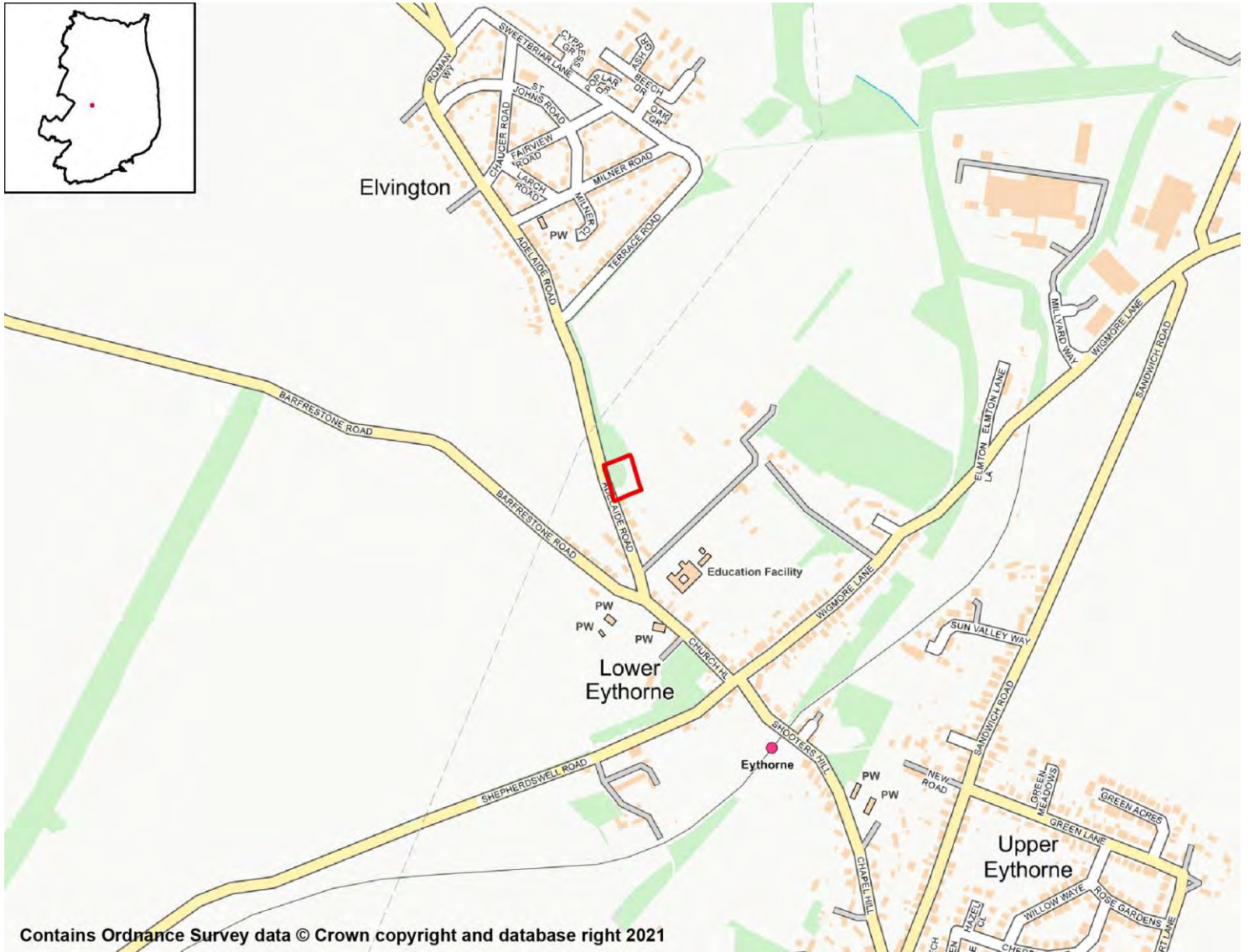
**The site is not likely to affect Dover's historic environment.**

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## DDC owned site - land to east of Adelaide Road, Eythorne Proposed Use - Residential



### SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

SA Effect - Minor negative (-)

The site is within 800m of an NHS GP Surgery:

- Elvington Surgery \*See correction on errata sheet

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a primary or middle school:

- Eythorne Elvington Community Primary School

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:

- Pike Road Industrial Estate, Eythorne

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA Objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- Elvington Surgery *\*See correction on errata sheet*

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a primary or middle school:

- Eythorne Elvington Community Primary School

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Pike Road Industrial Estate, Eythorne

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Negligible (0)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site is not located in an area of notable surface water flood risk.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- Elvington Surgery *\*See correction on errata sheet*

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Eythorne Elvington Community Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Pike Road Industrial Estate, Eythorne

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Eythorne Elvington Community Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Pike Road Industrial Estate, Eythorne

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Eythorne Elvington Community Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Pike Road Industrial Estate, Eythorne

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Minor negative (-)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**Over 25% of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Negligible (0)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site is not located in an area of notable surface water flood risk.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Eythorne Elvington Community Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Pike Road Industrial Estate, Eythorne

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity



## SA Effect - Minor negative (-)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is less than 250m from the following designated sites:**

- The Knees and Disused Railway Line, Shepherdswell

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's historic environment.**

## SA Objective 11: Landscape

SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**



Contains Ordnance Survey data © Crown copyright and database right 2022

## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Eythorne Elvington Community Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Pike Road Industrial Estate, Eythorne

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Eythorne Elvington Community Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Pike Road Industrial Estate, Eythorne

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Minor negative (-)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**Over 25% of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Negligible (0)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site is not located in an area of notable surface water flood risk.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Eythorne Elvington Community Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Pike Road Industrial Estate, Eythorne

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

## SA Effect - Minor negative (-)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is less than 250m from the following designated sites:**

- The Knees and Disused Railway Line, Shepherdswell

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's historic environment.**

## SA Objective 11: Landscape

## SA Effect - Minor negative/Uncertain (-?)

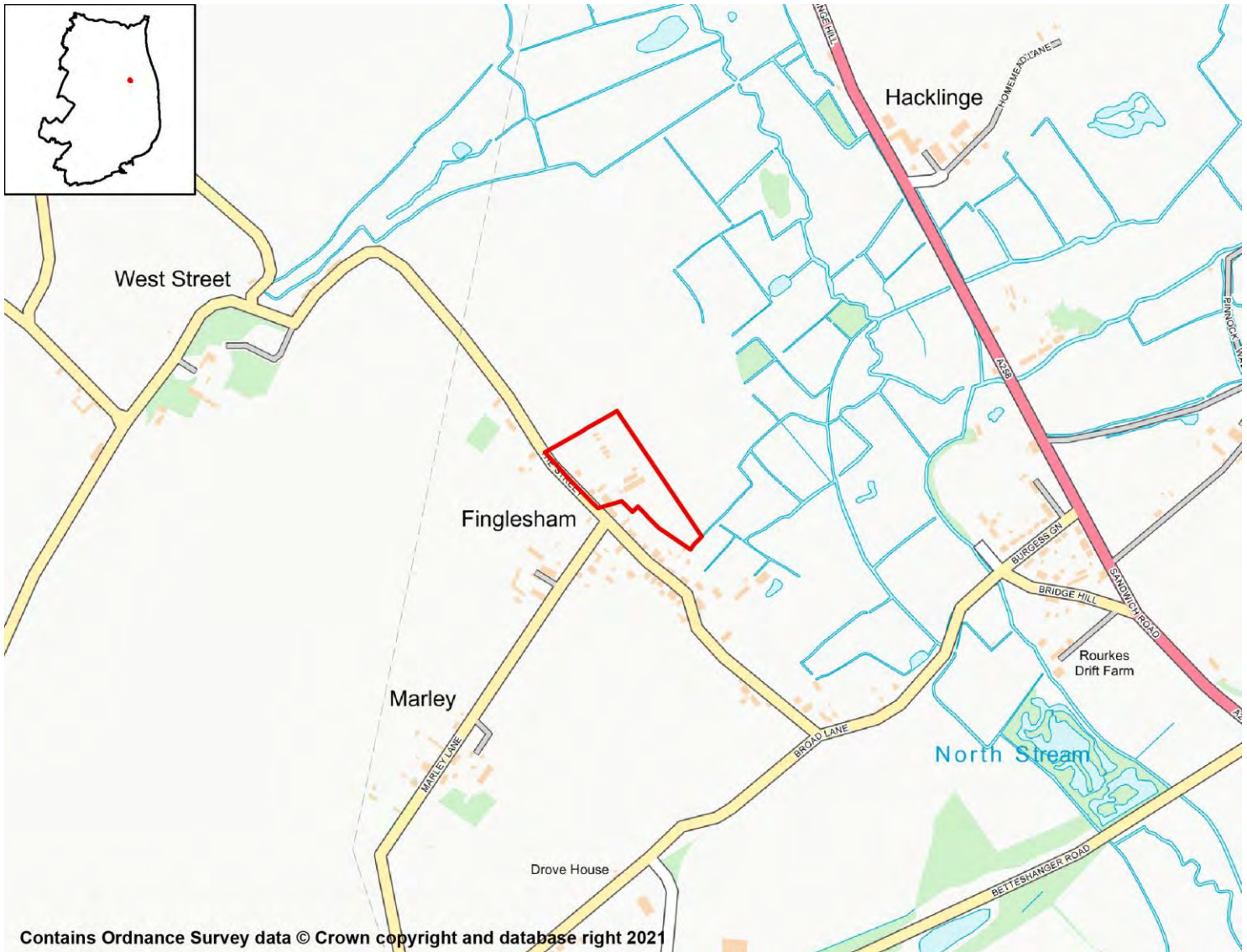
**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**

# Finglesham

## Residential Sites

## Mercers Farm, Finglesham

## Proposed Use - Residential



### SA Objective 1: Housing

#### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

#### SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA Objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 600m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.



## SA Objective 5: Minerals, Soils and Water

### SA Effect - Significant negative (--)

The site is not located within Source Protection Zone 1, 2 or 3.

None of the site is classified as Grade 1 or 2 Agricultural Land.

Over 25% of the site is classified as Grade 3 Agricultural Land.

The site is located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 600m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

### SA Effect - Minor negative (-)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- The site intersects with a relevant Site of Special Scientific Interest Impact Risk Zone

The site is not within 250m of a designated site.

The site does not intersect with notable ecological habitats.

The site does not contain a geological site.

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.

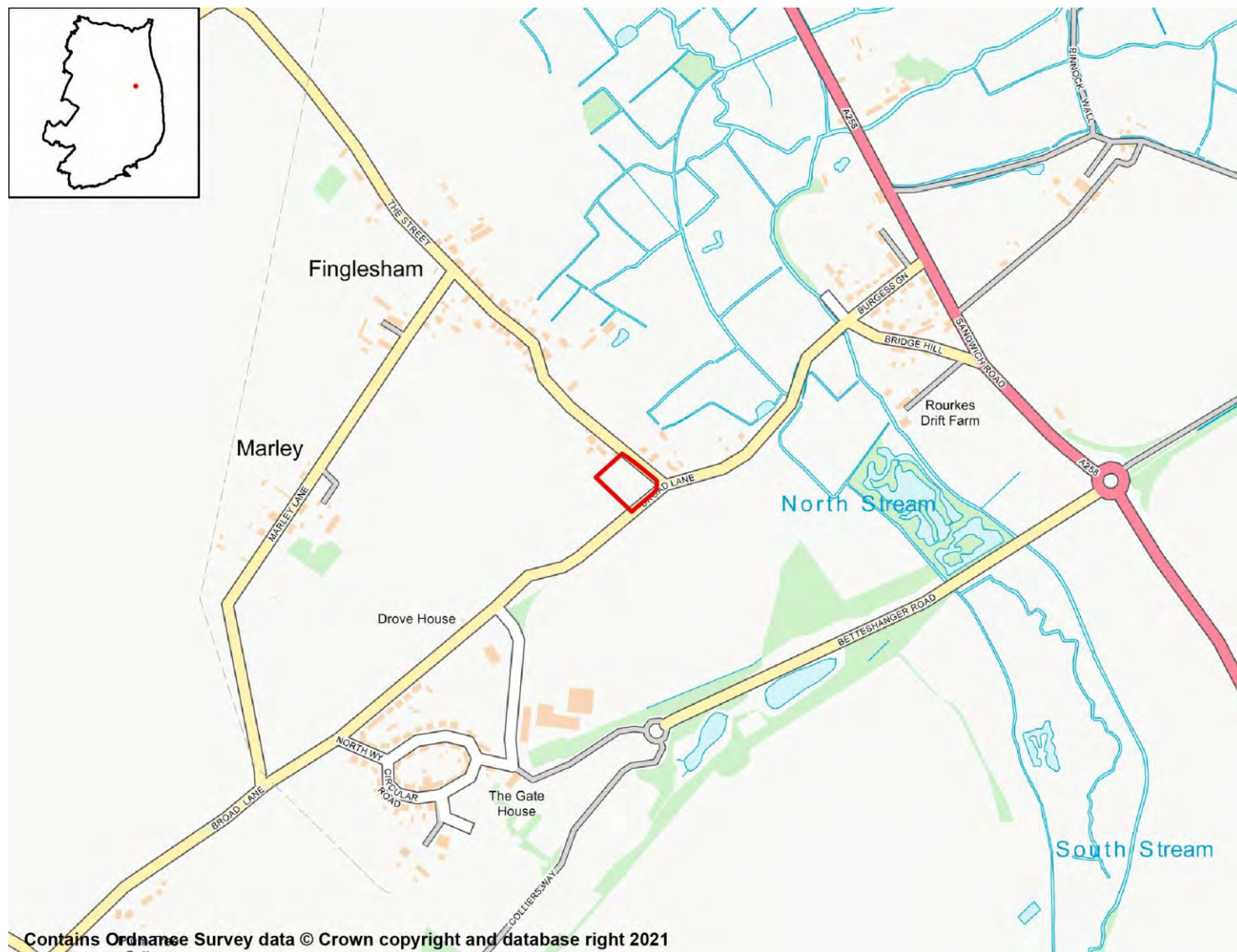
## SA Objective 11: Landscape

SA Effect - Minor negative/Uncertain (-?)

The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.

## White Horse Public House, Broad Lane, Finglesham

### Proposed Use - Residential



## SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA Objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Significant negative (--)

The site is not located within Source Protection Zone 1, 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

### SA Effect - Significant negative (--)

Over 25% of the site is classified as Flood Zone 3.

The site contains land with a 1 in 30 year risk of surface water flooding.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

### SA Effect - Minor negative (-)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- The site intersects with a relevant Site of Special Scientific Interest Impact Risk Zone

The site is not within 250m of a designated site.

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## **SA Objective 11: Landscape**

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

# Great Mongeham

## Residential Sites



## SA Objective 1: Housing

**SA Effect - Minor Positive (+)**

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

**SA Effect - Minor negative (-)**

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.



The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA Objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Significant negative (--)

The site is located within Source Protection Zone 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

The site does not intersect an ecological designation.

The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.

The site is not within 250m of a designated site.

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## **SA Objective 11: Landscape**

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

# Kingsdown

## Residential Sites

## Land at Woodhill Farm, Ringwold Road, Kingsdown

### Proposed Use - Residential



### SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Kingsdown and Ringwould CofE Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor negative (-)**

**The site is within 2,000m of a railway station:**

- Walmer

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Kingsdown and Ringwould CofE Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

SA Effect - Negligible (0)

The site is not located within Source Protection Zone 1, 2 or 3.

None of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

SA Effect - Minor negative (-)

The site is within 2,000m of a railway station:

- Walmer

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a primary or middle school:

- Kingsdown and Ringwould CofE Primary School

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Minor negative (-)

**The site does not intersect an ecological designation.**

**The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:**

- The site intersects with a relevant Site of Special Scientific Interest Impact Risk Zone

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**





## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Kingsdown and Ringwould CofE Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor negative (-)**

**The site is within 2,000m of a railway station:**

- Walmer

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 800m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Kingsdown and Ringwould CofE Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

SA Effect - Negligible (0)

The site is not located within Source Protection Zone 1, 2 or 3.

None of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

SA Effect - Minor negative (-)

The site is within 2,000m of a railway station:

- Walmer

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 800m of a primary or middle school:

- Kingsdown and Ringwould CofE Primary School

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Minor negative (-)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is less than 250m from the following designated sites:**

- Kingsdown and Walmer Beach

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's historic environment.**

## **SA Objective 11: Landscape**

**SA Effect - Minor negative/Uncertain (-?)**

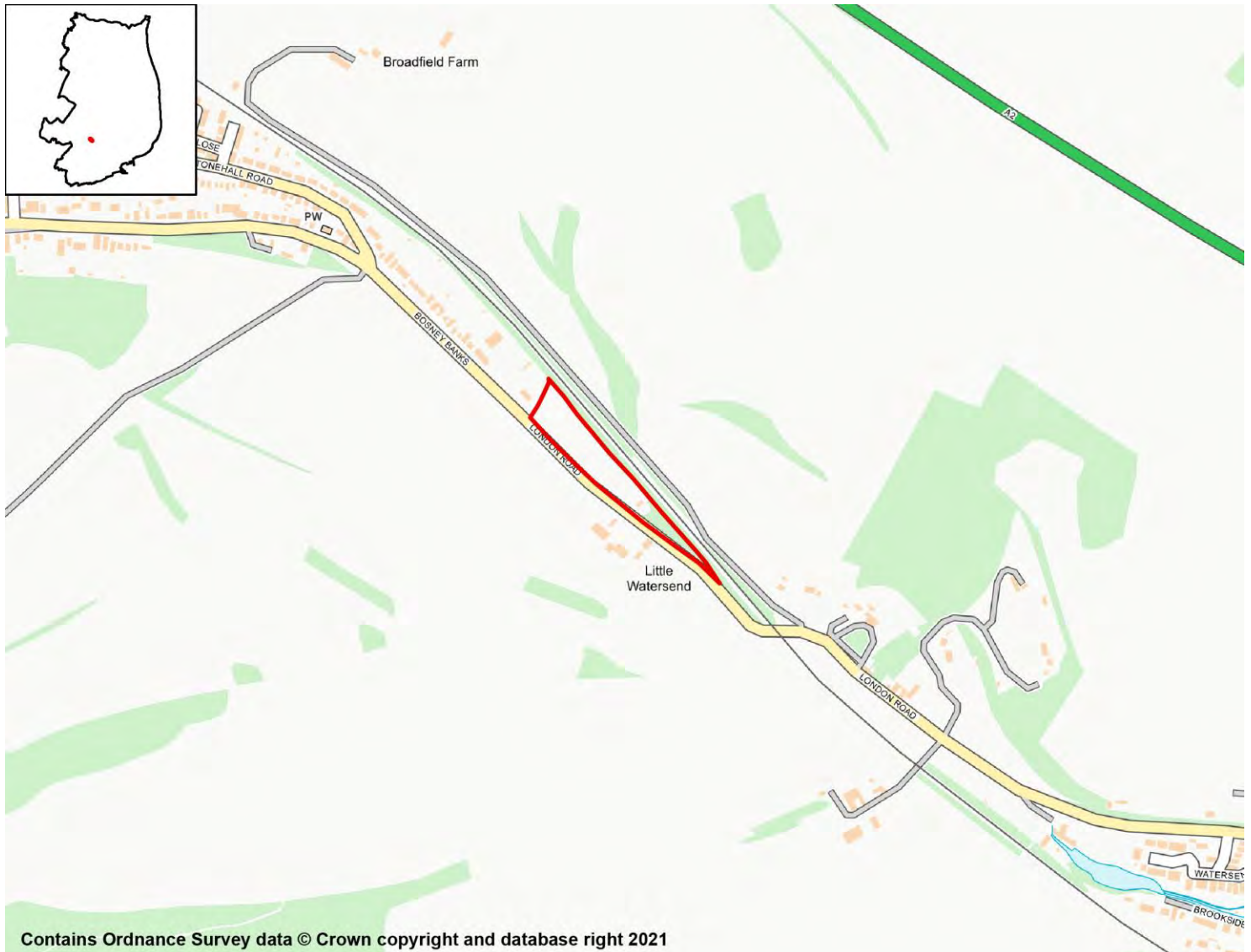
**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**

# Lydden

## Residential Sites

## Bosney Banks

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor negative (-)

The site is within 1,200m of an NHS GP Surgery:

- Lydden Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 800m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a primary or middle school:**

- Lydden Primary School
- Temple Ewell Church of England Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor negative (-)**

**The site is within 2,000m of a railway station:**

- Kearsney

**The site is within 300m of a bus stop.**

**The site is within 1,200m of an NHS GP Surgery:**

- Lydden Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 800m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a primary or middle school:**

- Lydden Primary School
- Temple Ewell Church of England Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Minor negative (-)**

**The site is located within Source Protection Zone 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site contains land with a 1 in 30 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

**The site is within 2,000m of a railway station:**

- Kearsney

**The site is within 300m of a bus stop.**

**The site is within 1,200m of an NHS GP Surgery:**

- Lydden Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 800m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a primary or middle school:**

- Lydden Primary School
- Temple Ewell Church of England Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**



**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## **SA Objective 9: Biodiversity**

**SA Effect - Minor negative (-)**

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is less than 250m from the following designated sites:**

- Chalk Banks, Alkham and Lydden Valleys

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## **SA Objective 11: Landscape**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**

## Land adjacent to Lydden Court Farm, Church Lane, Lydden

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor positive (+)

The site is within 400m of an NHS GP Surgery:

- Lydden Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Lydden Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Five Oaks Business Park, Geddinge Lane, Wootton

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Minor positive (+)

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Lydden Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Lydden Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Five Oaks Business Park, Geddinge Lane, Wootton

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

**The site is located within Source Protection Zone 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**Over 25% of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site contains land with a 1 in 30 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor positive (+)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Lydden Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Lydden Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Five Oaks Business Park, Geddinge Lane, Wootton

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

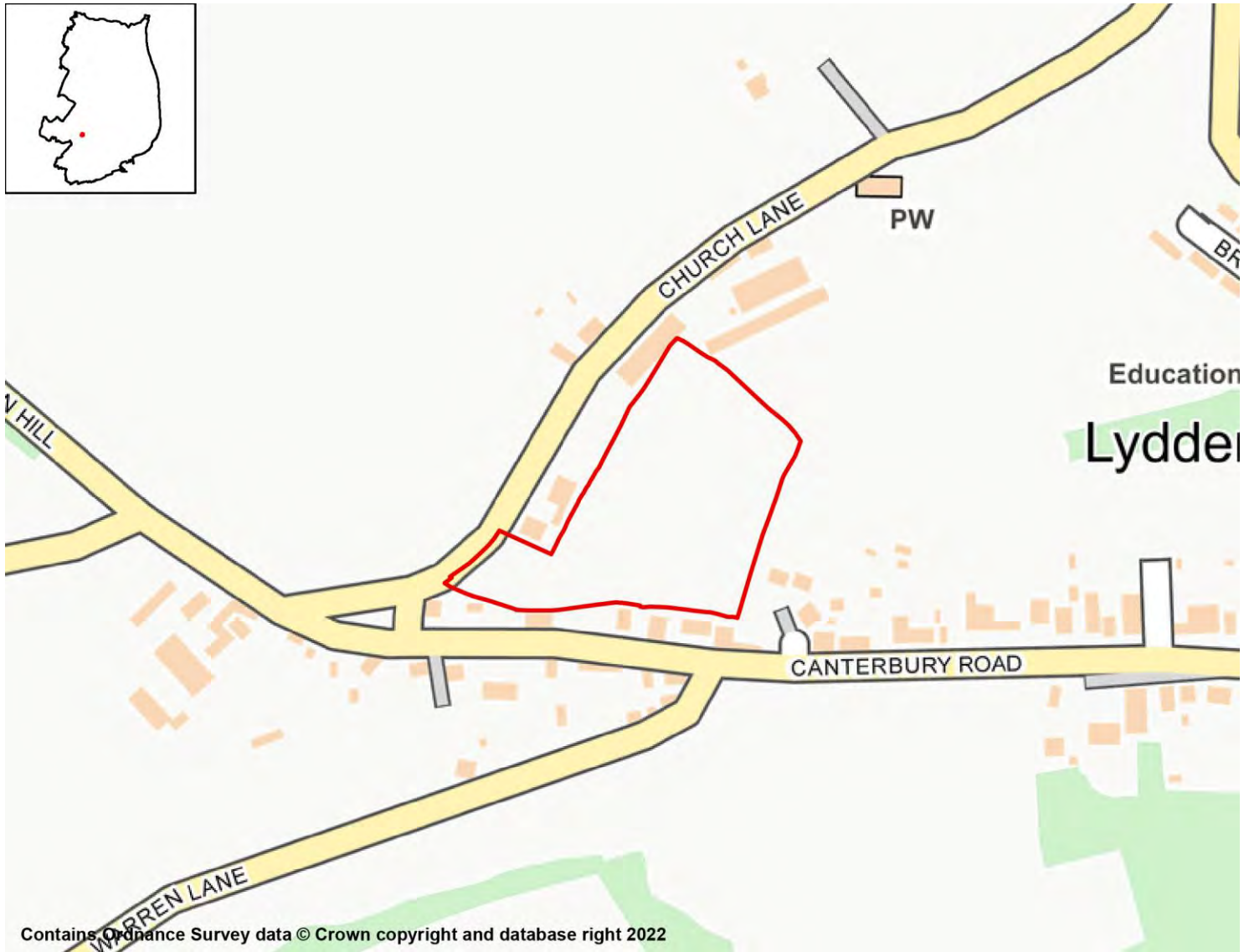
## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Land adjacent to Lydden Court Farm, Church Lane, Lydden

### Proposed Use - Residential



### SA Objective 1: Housing

#### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

#### SA Effect - Minor positive (+)

The site is within 400m of an NHS GP Surgery:

- Lydden Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Lydden Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Five Oaks Business Park, Geddinge Lane, Wootton

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor positive (+)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Lydden Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Lydden Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Five Oaks Business Park, Geddinge Lane, Wootton

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

**The site is located within Source Protection Zone 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**Over 25% of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site contains land with a 1 in 30 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor positive (+)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Lydden Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Lydden Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**



- Five Oaks Business Park, Geddinge Lane, Wootton

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

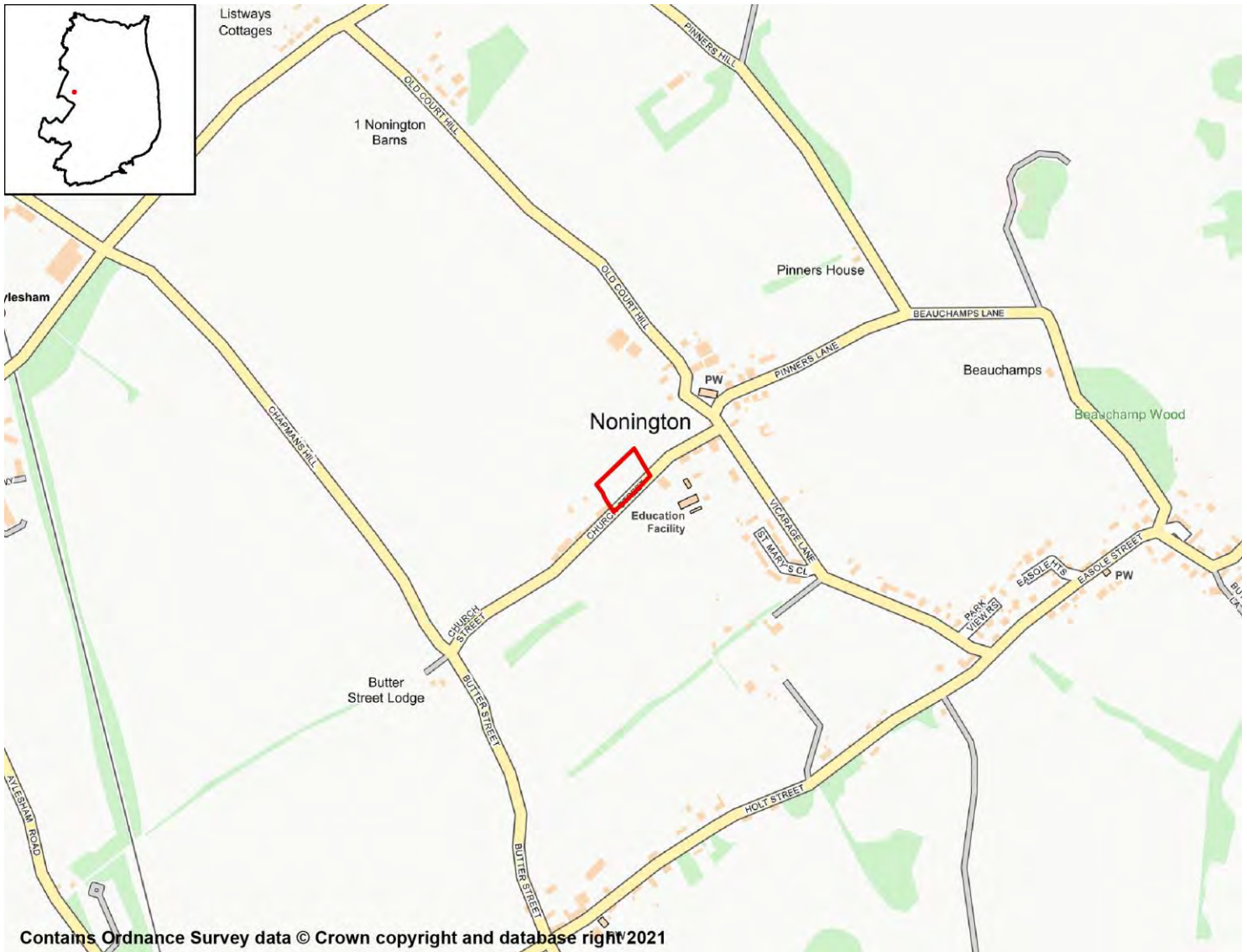
**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

# Nonington

## Residential Sites

## Land to the north of church Street, Nonington

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Nonington Church of England Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor negative (-)**

**The site is within 1,000m of a railway station:**

- Aylesham

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Nonington Church of England Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

The site is not located within Source Protection Zone 1, 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

The site is within 1,000m of a railway station:

- Aylesham

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a primary or middle school:

- Nonington Church of England Primary School

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## **SA Objective 11: Landscape**

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Prima Windows, Easole Street/Sandwich Road, Nonington

### Proposed Use - Residential



### SA Objective 1: Housing

#### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

#### SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a primary or middle school:**

- Nonington Church of England Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor negative (-)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 800m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a primary or middle school:**

- Nonington Church of England Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**



The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

The site is located within Source Protection Zone 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 1,200m of a primary or middle school:

- Nonington Church of England Primary School

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

The site does not intersect an ecological designation.

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## **SA Objective 11: Landscape**

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Prima Windows, Easole Street/Sandwich Road, Nonington

### Proposed Use - Residential



### SA Objective 1: Housing

#### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

#### SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a primary or middle school:**

- Nonington Church of England Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 800m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a primary or middle school:**

- Nonington Church of England Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

The site is located within Source Protection Zone 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 1,200m of a primary or middle school:

- Nonington Church of England Primary School

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

The site does not intersect an ecological designation.

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## **SA Objective 11: Landscape**

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Land North of Cornerways, Church Street, Nonington, Dover

### Proposed Use - Residential



### SA Objective 1: Housing

**SA Effect - Minor Positive (+)**

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

**SA Effect - Minor negative (-)**

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Nonington Church of England Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor negative (-)**

**The site is within 2,000m of a railway station:**

- Aylesham
- Snowdown

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Nonington Church of England Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**



The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

The site is not located within Source Protection Zone 1, 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

The site is within 2,000m of a railway station:

- Aylesham
- Snowdown

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a primary or middle school:

- Nonington Church of England Primary School

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

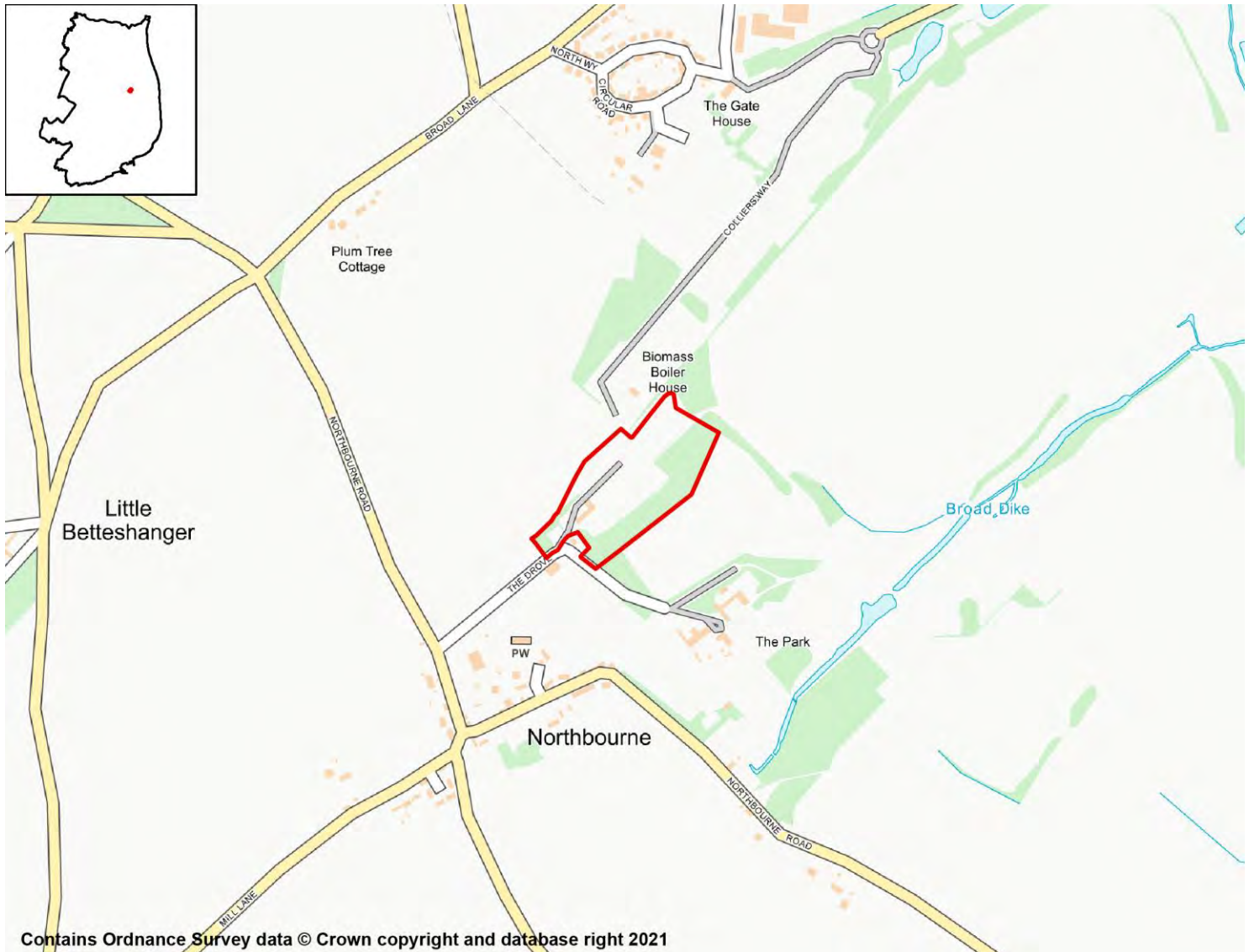
**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

# Northbourne

## Residential Sites

## The Former Packhouse, The Drove, Northbourne

### Proposed Use - Residential



### SA Objective 1: Housing

#### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

#### SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA Objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 600m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Significant negative (--)

The site is not located within Source Protection Zone 1, 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 600m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

### SA Effect - Significant negative (--)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- The site intersects with a relevant Site of Special Scientific Interest Impact Risk Zone

The site is not within 250m of a designated site<sup>576</sup>

**The site intersects with the following ecological habitats:**

- Deciduous woodland

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

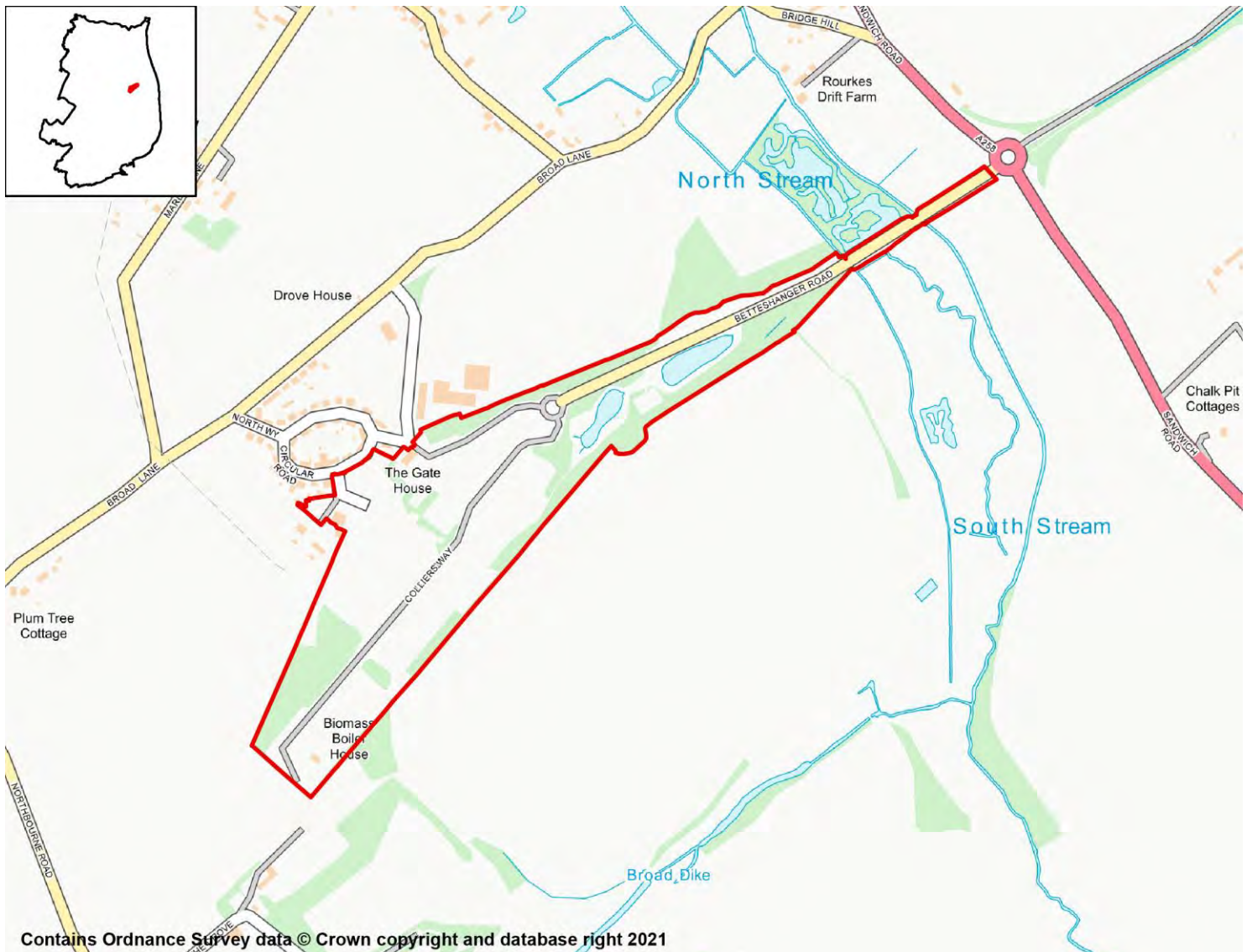
## SA Objective 11: Landscape

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Betteshanger Colliery, Betteshanger, Deal

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.



The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

### SA Effect - Significant negative (--)

Site is not located within 500m of an Air Quality Management Area.

Site is within 20m of a recorded mine entry.

The site is in close proximity to a road/railway line that generates noise pollution above 50/55dB at night.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA Objective 3: Economy

### SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA Objective 4: Sustainable Transport

### SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Significant negative (--)

The site is not located within Source Protection Zone 1, 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

### SA Effect - Significant negative (--)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site contains land with a 1 in 30 year risk of surface water flooding.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

### SA Effect - Significant negative (--)

The site intersects with the following ecological designations:

- Sandwich Bay to Hacklinge Marshes

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- The site intersects with a relevant Site of Special Scientific Interest Impact Risk Zone

**The site is not within 250m of a designated site.**

**The site intersects with the following ecological habitats:**

- Deciduous woodland
- Lowland fens

**Less than 25% of the site is designated as a geological site:**

- Betteshangar Colliery Tip

## SA Objective 10: Historic Environment

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

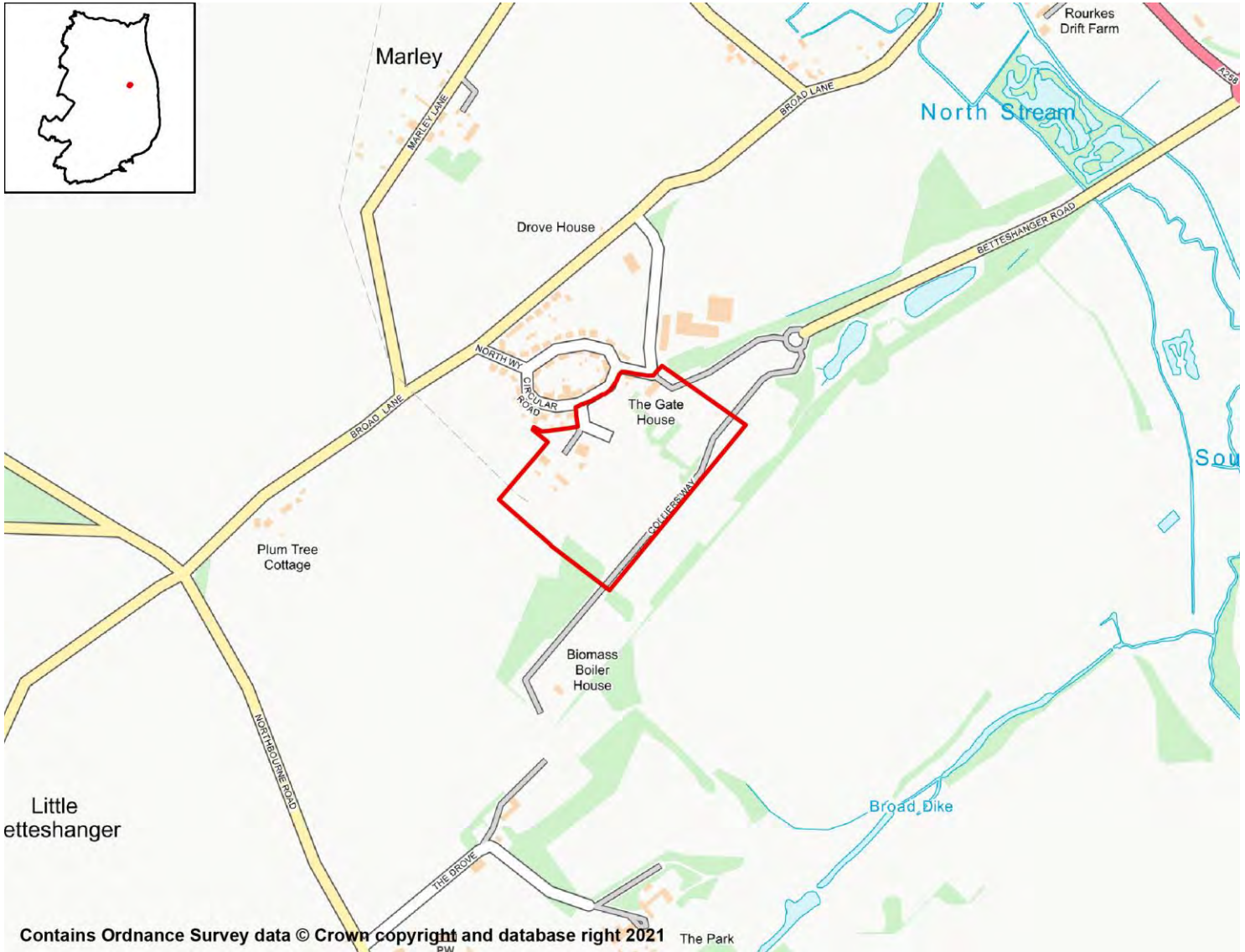
## SA Objective 11: Landscape

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

# Northbourne Employment Sites

# 6 Betteshanger Colliery Pithead Proposed use - Employment



### SA objective 1: Housing

SA Effect - Negligible (0)

All employment site options will have a negligible (0) effect on SA Objective 1.

### SA objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

SA Effect - Negligible (0)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open

country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Significant negative (--)**

Site is not located within 500m of an Air Quality Management Area.

Site is within 20m of a recorded mine entry.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA objective 3: Economy

**SA Effect - Minor positive (+)**

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA objective 4: Sustainable Transport

SA Effect - Negligible (0)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## SA objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

The site is not located within Source Protection Zone 1, 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is located within a Mineral Safeguarding Area.

## SA objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site contains land with a 1 in 30 year risk of surface water flooding.

## SA objective 8: Climate Change Mitigation

SA Effect - Negligible (0)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## SA objective 9: Biodiversity

SA Effect - Significant negative (--)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- Air pollution
- Rural non-residential
- Water supply

The site is not within 250m of a designated site.

The site intersects with the following ecological habitats:

- Deciduous woodland

The site does not contain a geological site.

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

The site is not likely to affect Dover's landscapes, townscapes or seascapes.

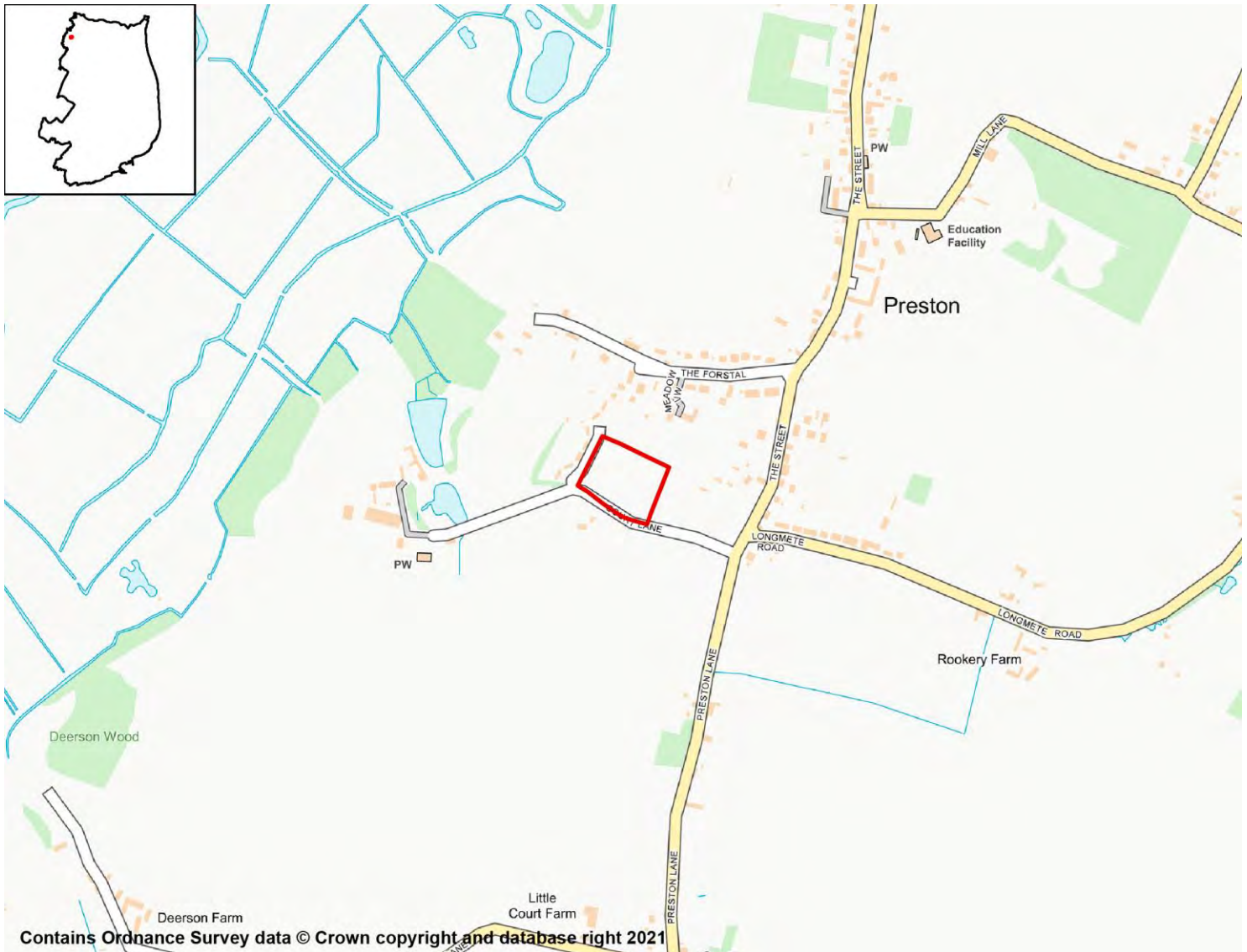
# Preston

## Residential Sites



## Land to the north of Court Lane

## Proposed Use - Residential



### SA Objective 1: Housing

#### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

#### SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Preston Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor negative (-)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Preston Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Significant negative (--)

The site is not located within Source Protection Zone 1, 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 800m of a primary or middle school:

- Preston Primary School

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

### SA Effect - Significant negative (--)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- The site interests with a relevant Site of Special Scientific Interest Impact Risk Zone

**The site is less than 250m from the following designated sites:**

- Chislet Marshes, Sarre Penn and Preston Marshes

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's historic environment.**

## SA Objective 11: Landscape

SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**

## Apple Tree Farm, Stourmouth Road

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Preston Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor negative (-)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 800m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Preston Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Significant negative (--)

The site is not located within Source Protection Zone 1, 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 800m of a primary or middle school:

- Preston Primary School

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

### SA Effect - Minor negative (-)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- The site interests with a relevant Site of Special Scientific Interest Impact Risk Zone

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's historic environment.**

## SA Objective 11: Landscape

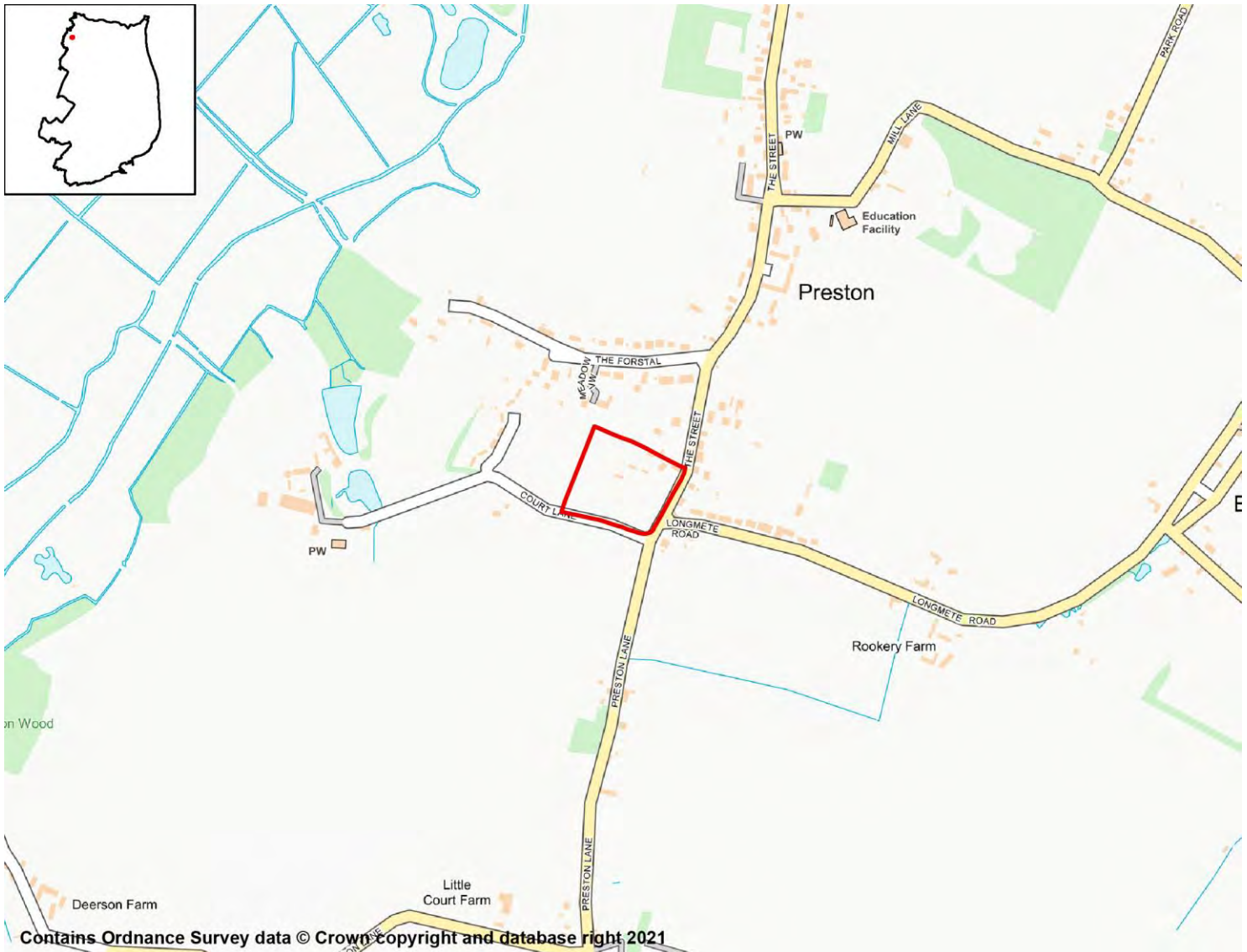
SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**



## Land lying at the west side of Preston Lane, Preston

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Preston Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor negative (-)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 800m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Preston Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Significant negative (--)

The site is not located within Source Protection Zone 1, 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

### SA Effect - Significant negative (--)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site contains land with a 1 in 30 year risk of surface water flooding.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 800m of a primary or middle school:

- Preston Primary School

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

### SA Effect - Minor negative (-)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- The site interests with a relevant Site of Special Scientific Interest Impact Risk Zone

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**

## Site north of Discovery Drive, Preston

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Preston Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor negative (-)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 800m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Preston Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Significant negative (--)

The site is not located within Source Protection Zone 1, 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 800m of a primary or middle school:

- Preston Primary School

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

### SA Effect - Minor negative (-)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- The site interests with a relevant Site of Special Scientific Interest Impact Risk Zone

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's historic environment.**

## SA Objective 11: Landscape

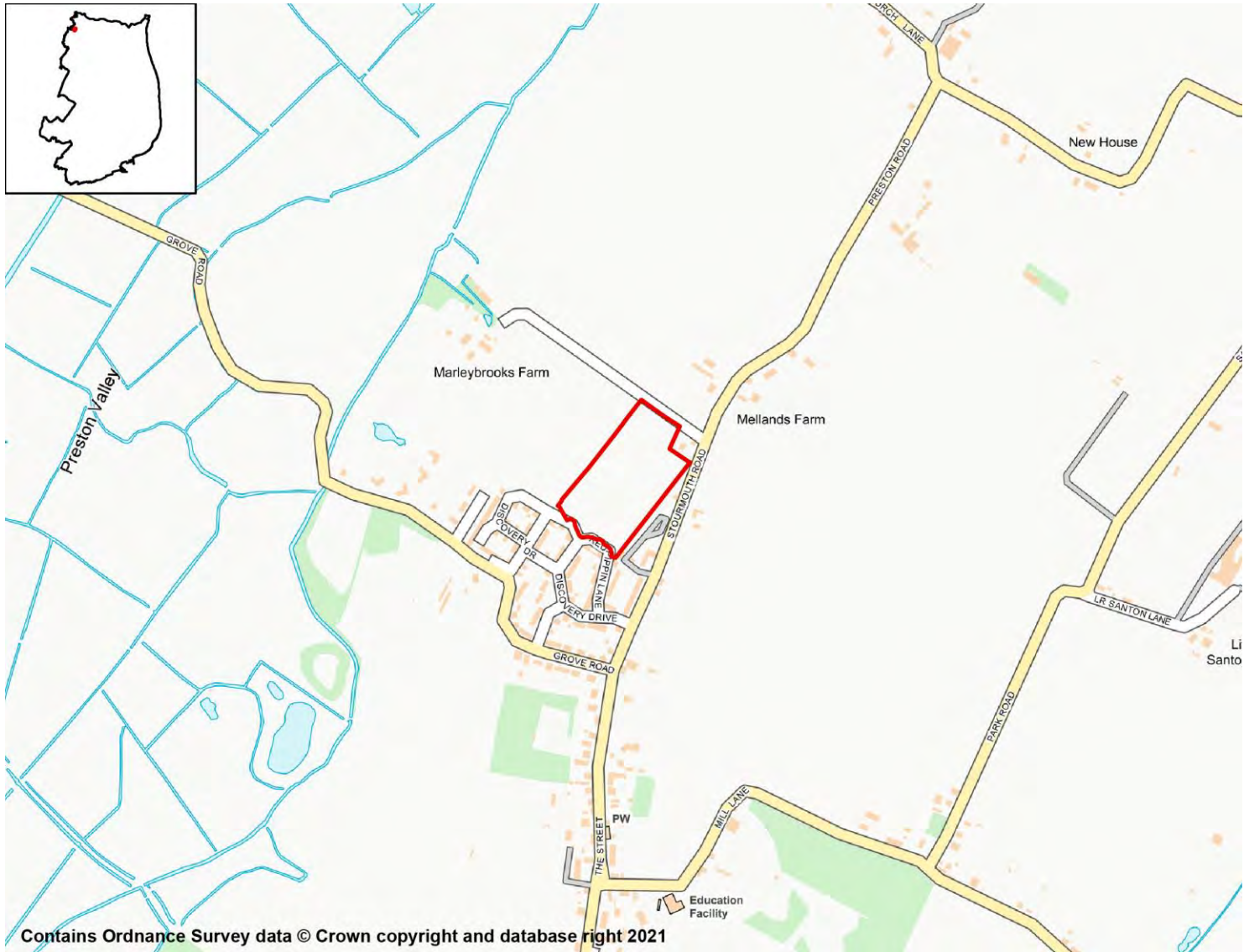
SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**



## Site north-west of Appletree Farm, Stourmouth Road, Preston

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Preston Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor negative (-)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 800m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Preston Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

The site is not located within Source Protection Zone 1, 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site contains land with a 1 in 30 year risk of surface water flooding.

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 800m of a primary or middle school:

- Preston Primary School

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

**SA Effect - Minor negative (-)**

The site does not intersect an ecological designation.

**The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:**

- The site intersects with a relevant Site of Special Scientific Interest Impact Risk Zone

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's historic environment.**

## **SA Objective 11: Landscape**

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Land to the east of The Street; Preston; CT3 1DP

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Preston Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor negative (-)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Preston Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Significant negative (--)

The site is not located within Source Protection Zone 1, 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

### SA Effect - Minor negative (-)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site contains land with a 1 in 100 year risk of surface water flooding.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a primary or middle school:

- Preston Primary School

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

### SA Effect - Minor negative (-)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- The site interests with a relevant Site of Special Scientific Interest Impact Risk Zone

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

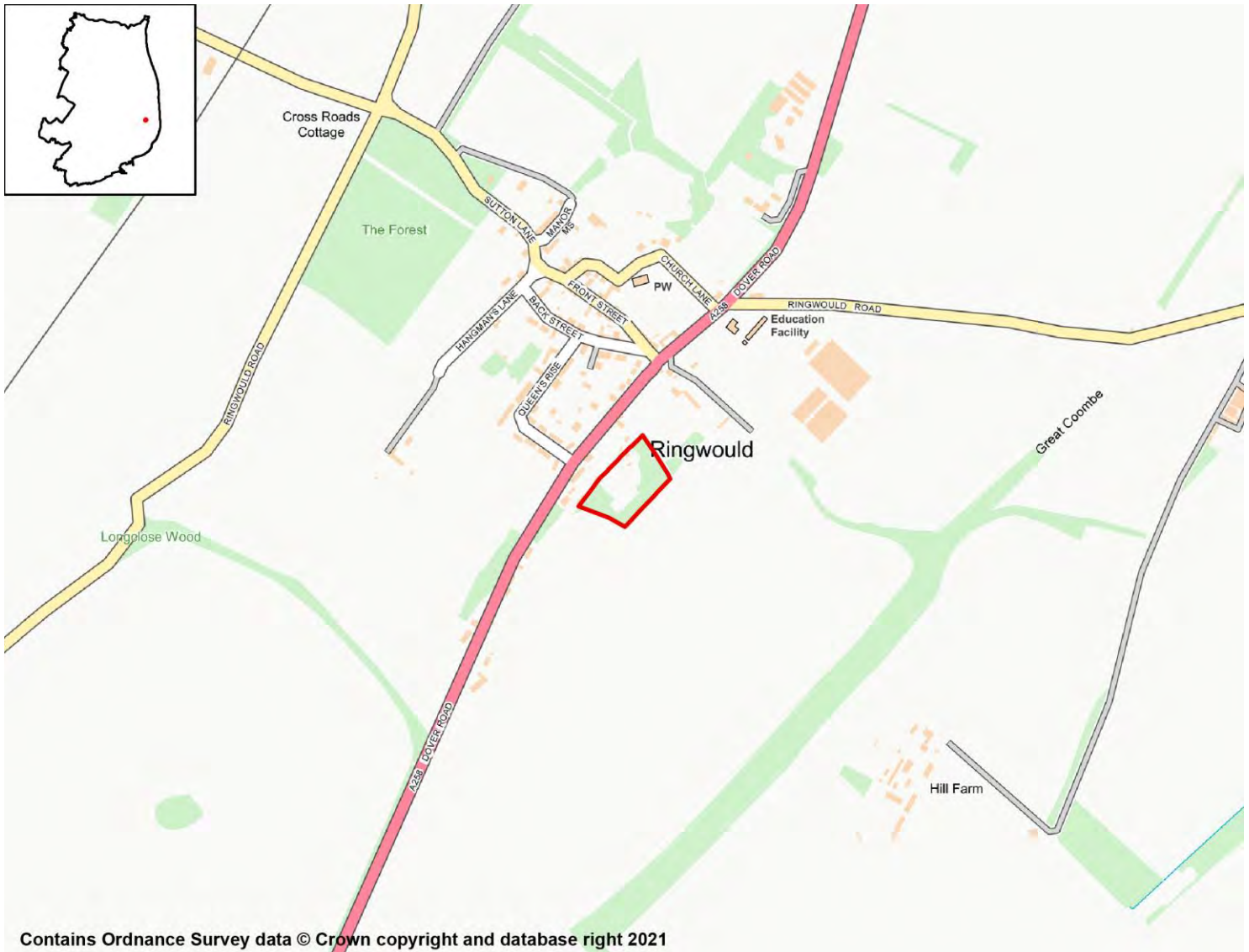
**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**



# Ringwould

## Residential Sites

## Land at Ringwold Alpines, Dover Road, Ringwold Proposed Use - Residential



### SA Objective 1: Housing

**SA Effect - Minor Positive (+)**

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

**SA Effect - Minor negative (-)**

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

### SA Effect - Significant negative (--)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is in close proximity to a road/railway line that generates noise pollution above 50/55dB at night.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA Objective 3: Economy

### SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA Objective 4: Sustainable Transport

### SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Significant negative (--)

- The site is located within Source Protection Zone 2 or 3.
- None of the site is classified as Grade 1 or 2 Agricultural Land.
- Over 25% of the site is classified as Grade 3 Agricultural Land.
- The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

### SA Effect - Negligible/Uncertain (0?)

- In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

### SA Effect - Negligible (0)

- The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.
- The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

- The site is not within 2,000m of a railway station.
- The site is within 300m of a bus stop.
- The site is not within 1,200m of an NHS GP Surgery.
- The site is within 300m of open space, sport, recreation facilities, open country or registered common land.
- The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.
- The site is within 200m of a Public Right of Way/Cycle Path.
- The site is not within 1,200m of a primary or middle school.
- The site is not within 2,000m of a secondary school.
- The site is not within 2,000m of further/higher education facilities.
- The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.
- The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

### SA Effect - Negligible (0)

- The site does not intersect an ecological designation.
- The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.
- The site is not within 250m of a designated site.

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

**SA Effect - Minor negative/Uncertain (-?)**

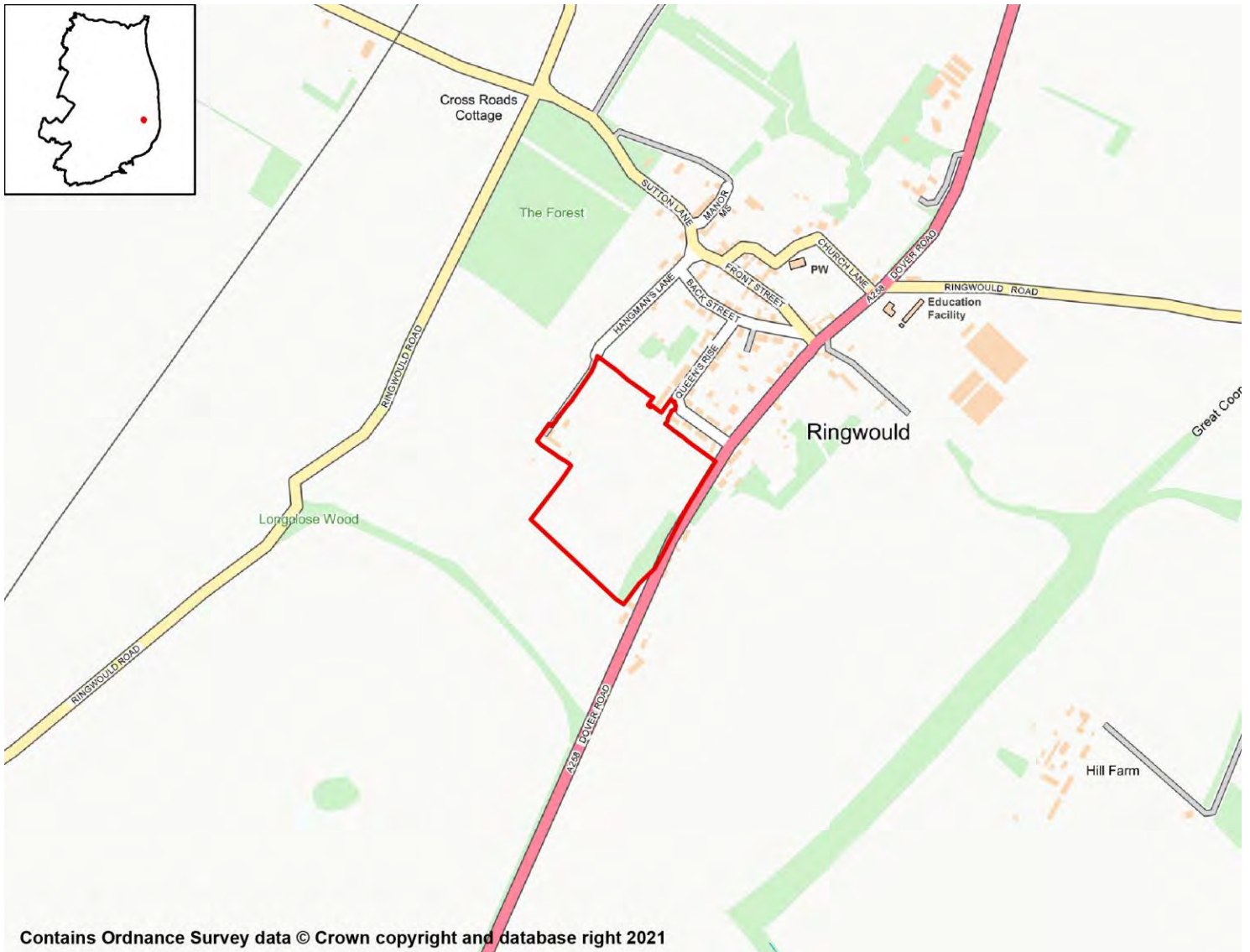
**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## **SA Objective 11: Landscape**

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Land at Ringwold Nursery, Hangmans Lane, Ringwold Proposed Use - Residential



### SA Objective 1: Housing

**SA Effect - Minor Positive (+)**

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

**SA Effect - Significant negative (--)**

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

### SA Effect - Significant negative (--)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is in close proximity to a road/railway line that generates noise pollution above 50/55dB at night.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA Objective 3: Economy

### SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA Objective 4: Sustainable Transport

### SA Effect - Minor negative (-)

The site is within 2,000m of a railway station:

- Martin Mill

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Significant negative (--)

The site is located within Source Protection Zone 2 or 3.

None of the site is classified as Grade 1 or 2 Agricultural Land.

Over 25% of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

### SA Effect - Minor negative (-)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site contains land with a 1 in 100 year risk of surface water flooding.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

The site is within 2,000m of a railway station:

- Martin Mill

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

### SA Effect - Minor negative (-)

The site does not intersect an ecological designation.

The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.

The site is less than 250m from the following designated sites:



- The Lynch and Oxney Court Woods, Ringwould

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Ringwold Alpines, Dover Road, Ringwold

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

### SA Effect - Significant negative (--)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is in close proximity to a road/railway line that generates noise pollution above 50/55dB at night.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA Objective 3: Economy

### SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA Objective 4: Sustainable Transport

### SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Significant negative (--)

- The site is located within Source Protection Zone 2 or 3.
- None of the site is classified as Grade 1 or 2 Agricultural Land.
- Over 25% of the site is classified as Grade 3 Agricultural Land.
- The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

### SA Effect - Negligible/Uncertain (0?)

- In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

### SA Effect - Negligible (0)

- The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.
- The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

- The site is not within 2,000m of a railway station.
- The site is within 300m of a bus stop.
- The site is not within 1,200m of an NHS GP Surgery.
- The site is within 300m of open space, sport, recreation facilities, open country or registered common land.
- The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.
- The site is within 200m of a Public Right of Way/Cycle Path.
- The site is not within 1,200m of a primary or middle school.
- The site is not within 2,000m of a secondary school.
- The site is not within 2,000m of further/higher education facilities.
- The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.
- The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

### SA Effect - Negligible (0)

- The site does not intersect an ecological designation.
- The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.
- The site is not within 250m of a designated site.

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## **SA Objective 11: Landscape**

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

# Ringwold

## Employment Sites

## Land at Ringwold Alpines, Dover Road, Ringwold

### Proposed use - Employment



#### SA objective 1: Housing

SA Effect - Negligible (0)

**All employment site options will have a negligible (0) effect on SA Objective 1.**

#### SA objective 2: Services and Facilities

##### 2a – Access to Local Services and Facilities

SA Effect - Negligible (0)

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open**

country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA objective 4: Sustainable Transport

SA Effect - Negligible (0)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## SA objective 5: Minerals, Soils and Water

SA Effect - Significant negative (--)

The site is located within Source Protection Zone 2 or 3.

None of the site is classified as Grade 1 or 2 Agricultural Land.

Over 25% of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA objective 7: Climate Change Adaptation

SA Effect - Negligible (0)



**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site is not located in an area of notable surface water flood risk.**

## **SA objective 8: Climate Change Mitigation**

**SA Effect - Negligible (0)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is not within 1,200m of a town centre.**

## **SA objective 9: Biodiversity**

**SA Effect - Minor negative (-)**

**The site does not intersect an ecological designation.**

**The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:**

- Air pollution

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## **SA Objective 11: Landscape**

**SA Effect - Negligible/Uncertain (0?)**

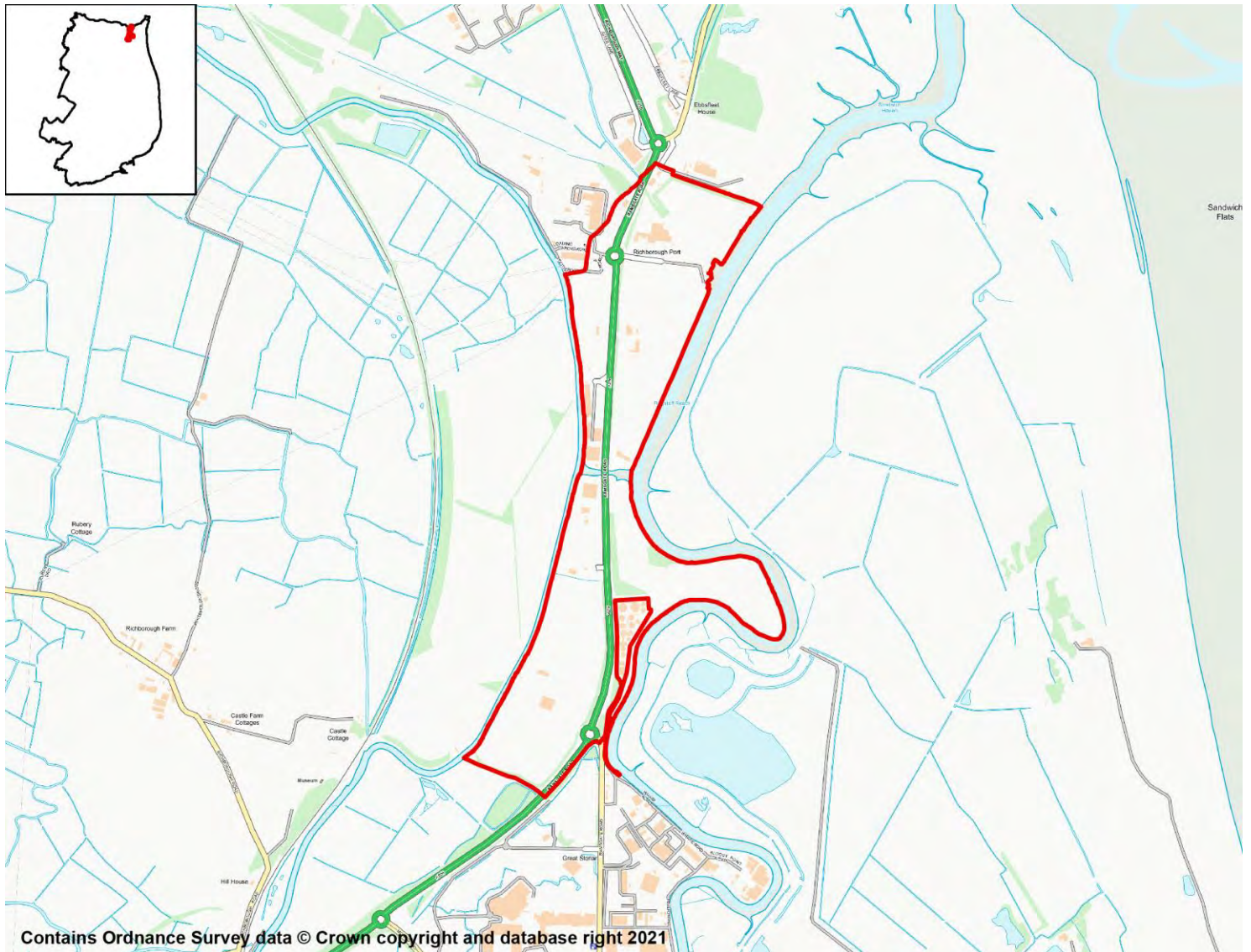
**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

# Sandwich

## Employment Sites

## Ramsgate Road, Sandwich

### Proposed use - Employment



#### SA objective 1: Housing

SA Effect - Negligible (0)

All employment site options will have a negligible (0) effect on SA Objective 1.

#### SA objective 2: Services and Facilities

##### 2a – Access to Local Services and Facilities

SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open

space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA objective 4: Sustainable Transport

SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## SA objective 5: Minerals, Soils and Water

SA Effect - Minor negative (-)

The site is not located within Source Protection Zone 1, 2 or 3.

Less than 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA objective 7: Climate Change Adaptation

SA Effect - Significant negative (--)

**Over 25% of the site is classified as Flood Zone 3.**

**The site contains land with a 1 in 30 year risk of surface water flooding.**

## SA objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is not within 1,200m of a town centre.**

## SA objective 9: Biodiversity

**SA Effect - Significant negative (--)**

**The site does not intersect an ecological designation.**

**The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:**

- All planning applications

**The site is less than 250m from the following designated sites:**

- Ash Level and South Richborough Pasture

**The site intersects with the following ecological habitats:**

- Coastal and floodplain grazing marsh
- Coastal saltmarsh
- Good quality semi-improved grassland
- Habitat Inventory - No main habitat but additional habitats present
- Mudflats

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

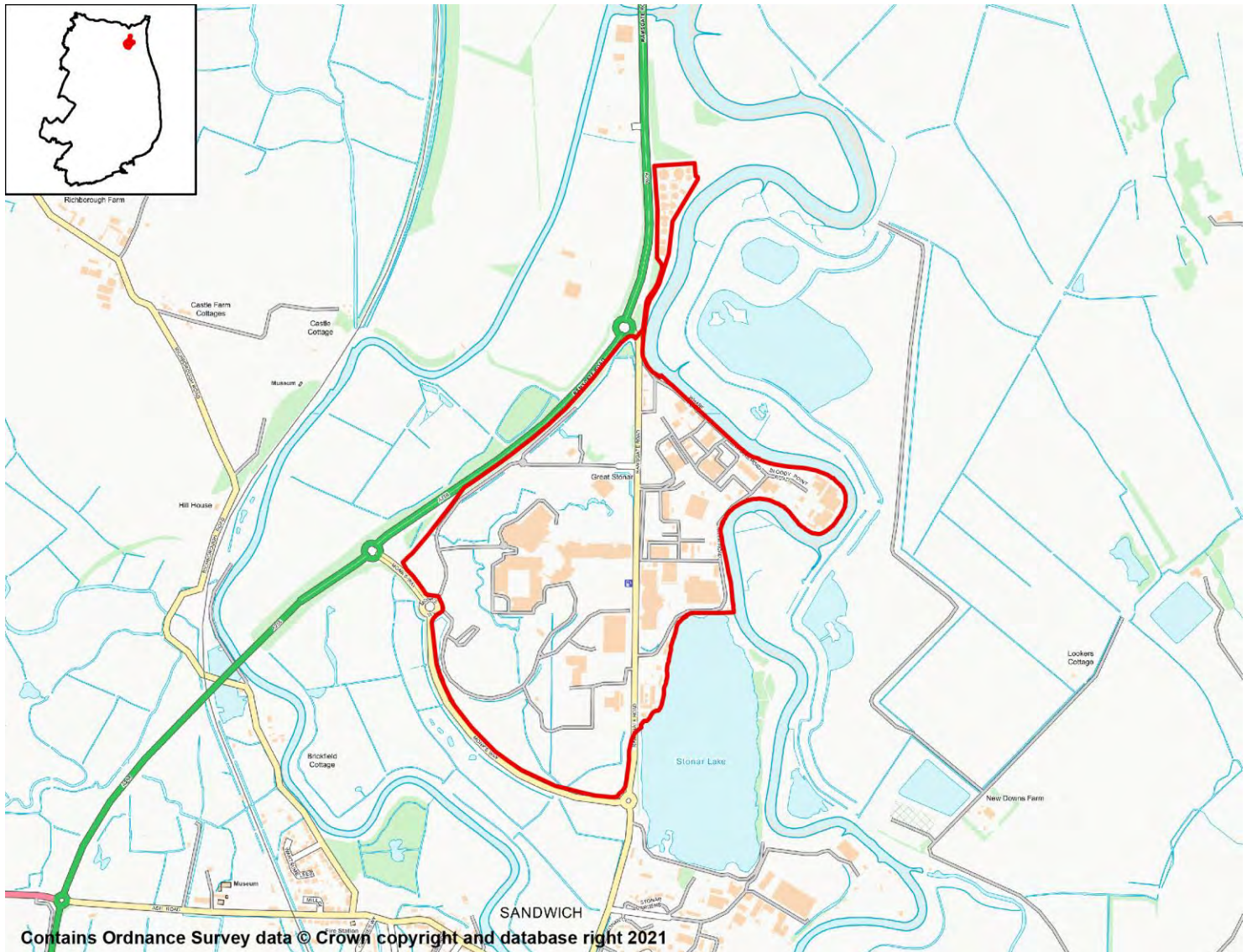
## SA Objective 11: Landscape

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Discovery Park Enterprise Zone, Sandwich

### Proposed use - Employment



### SA objective 1: Housing

SA Effect - Negligible (0)

All employment site options will have a negligible (0) effect on SA Objective 1.

### SA objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

**The site is within 800m of an NHS GP Surgery:**

- The Butchery Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 400m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a town centre:**

- Sandwich Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA objective 4: Sustainable Transport

**SA Effect - Minor positive (+)**

**The site is within 2,000m of a railway station:**

- Sandwich

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- The Butchery Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 400m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a town centre:**

- Sandwich Town Centre

## SA objective 5: Minerals, Soils and Water

**SA Effect - Minor negative (-)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**Less than 25% of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA objective 7: Climate Change Adaptation

SA Effect - Significant negative (--)

Over 25% of the site is classified as Flood Zone 3.

The site contains land with a 1 in 30 year risk of surface water flooding.

## SA objective 8: Climate Change Mitigation

SA Effect - Minor positive (+)

The site is within 2,000m of a railway station:

- Sandwich

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- The Butchery Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 400m of a Public Right of Way/Cycle Path.

The site is within 800m of a town centre:

- Sandwich Town Centre

## SA objective 9: Biodiversity

SA Effect - Significant negative (--)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- Air pollution
- Rural non-residential
- Water supply

The site is less than 250m from the following designated sites:

- Ash Level and South Richborough Pasture

The site does not intersect with notable ecological habitats.

The site does not contain a geological site.

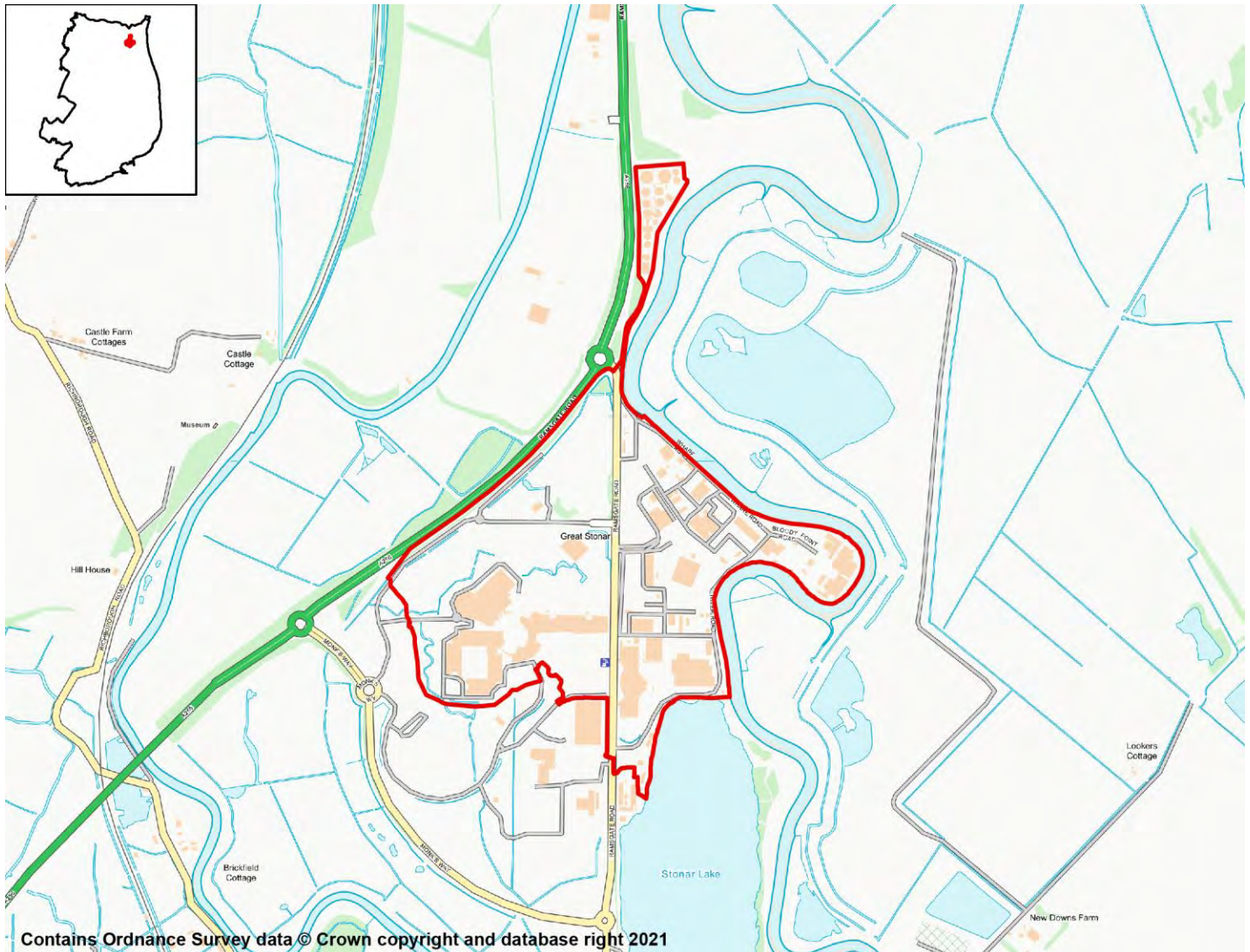


## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

# 2r Discovery Park Enterprise Zone, Sandwich Proposed use - Employment



## SA objective 1: Housing

SA Effect - Negligible (0)

All employment site options will have a negligible (0) effect on SA Objective 1.

## SA objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

The site is within 1,200m of an NHS GP Surgery:

- The Butchery Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 400m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a town centre:**

- Sandwich Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA objective 4: Sustainable Transport

**SA Effect - Minor positive (+)**

**The site is within 2,000m of a railway station:**

- Sandwich

**The site is within 300m of a bus stop.**

**The site is within 1,200m of an NHS GP Surgery:**

- The Butchery Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 400m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a town centre:**

- Sandwich Town Centre

## SA objective 5: Minerals, Soils and Water

**SA Effect - Minor negative (-)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**Less than 25% of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA objective 7: Climate Change Adaptation

SA Effect - Significant negative (--)

Over 25% of the site is classified as Flood Zone 3.

The site contains land with a 1 in 30 year risk of surface water flooding.

## SA objective 8: Climate Change Mitigation

SA Effect - Minor positive (+)

The site is within 2,000m of a railway station:

- Sandwich

The site is within 300m of a bus stop.

The site is within 1,200m of an NHS GP Surgery:

- The Butchery Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 400m of a Public Right of Way/Cycle Path.

The site is within 1,200m of a town centre:

- Sandwich Town Centre

## SA objective 9: Biodiversity

SA Effect - Significant negative (--)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- Air pollution
- Rural non-residential
- Water supply

The site is less than 250m from the following designated sites:

- Ash Level and South Richborough Pasture

The site does not intersect with notable ecological habitats.

The site does not contain a geological site.

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

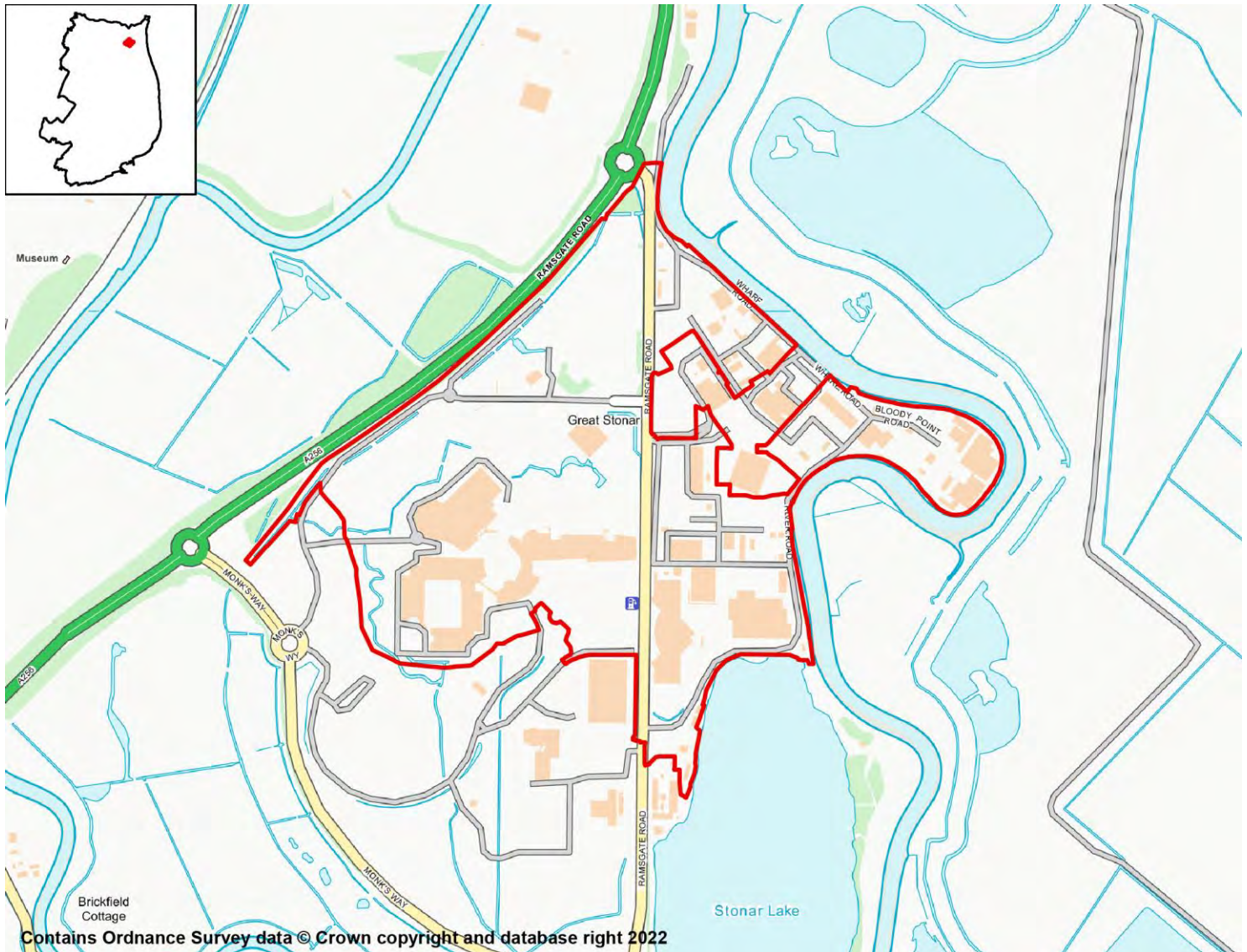
**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

# Site 2r2 – Discovery Park

Sandwich

Discovery Park, Ramsgate Road, Sandwich

Proposed use - Employment



## SA objective 1: Housing

SA Effect - Negligible (0)

All employment site options will have a negligible (0) effect on SA Objective 1.

## SA objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

The site is within 1,200m of an NHS GP Surgery:

- The Butchery Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 400m of a Public Right of Way/Cycle Path.

The site is within 1,200m of a town centre:

- Sandwich Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA objective 4: Sustainable Transport

SA Effect - Minor positive (+)

The site is within 2,000m of a railway station:

- Sandwich

The site is within 300m of a bus stop.

The site is within 1,200m of an NHS GP Surgery:

- The Butchery Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 400m of a Public Right of Way/Cycle Path.

The site is within 1,200m of a town centre:

- Sandwich Town Centre

## SA objective 5: Minerals, Soils and Water

SA Effect - Significant negative (--)

The site is not located within Source Protection Zone 1, 2 or 3.

Less than 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is located within a Mineral Safeguarding Area.

## SA objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA objective 7: Climate Change Adaptation

SA Effect - Significant negative (--)

Over 25% of the site is classified as Flood Zone 3.

The site contains land with a 1 in 30 year risk of surface water flooding.

## SA objective 8: Climate Change Mitigation

SA Effect - Minor positive (+)

The site is within 2,000m of a railway station:

- Sandwich

The site is within 300m of a bus stop.

The site is within 1,200m of an NHS GP Surgery:

- The Butchery Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 400m of a Public Right of Way/Cycle Path.

The site is within 1,200m of a town centre:

- Sandwich Town Centre

## SA objective 9: Biodiversity

SA Effect - Significant negative (--)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- Air pollution

The site is less than 250m from the following designated sites:

- Ash Level and South Richborough Pasture

The site does not intersect with notable ecological habitats.

- Coastal saltmarsh
- Habitat Inventory - No main habitat but additional habitats present
- Mudflats
- Saline lagoons

The site does not contain a geological site.

## SA Objective 10: Historic Environment



## SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

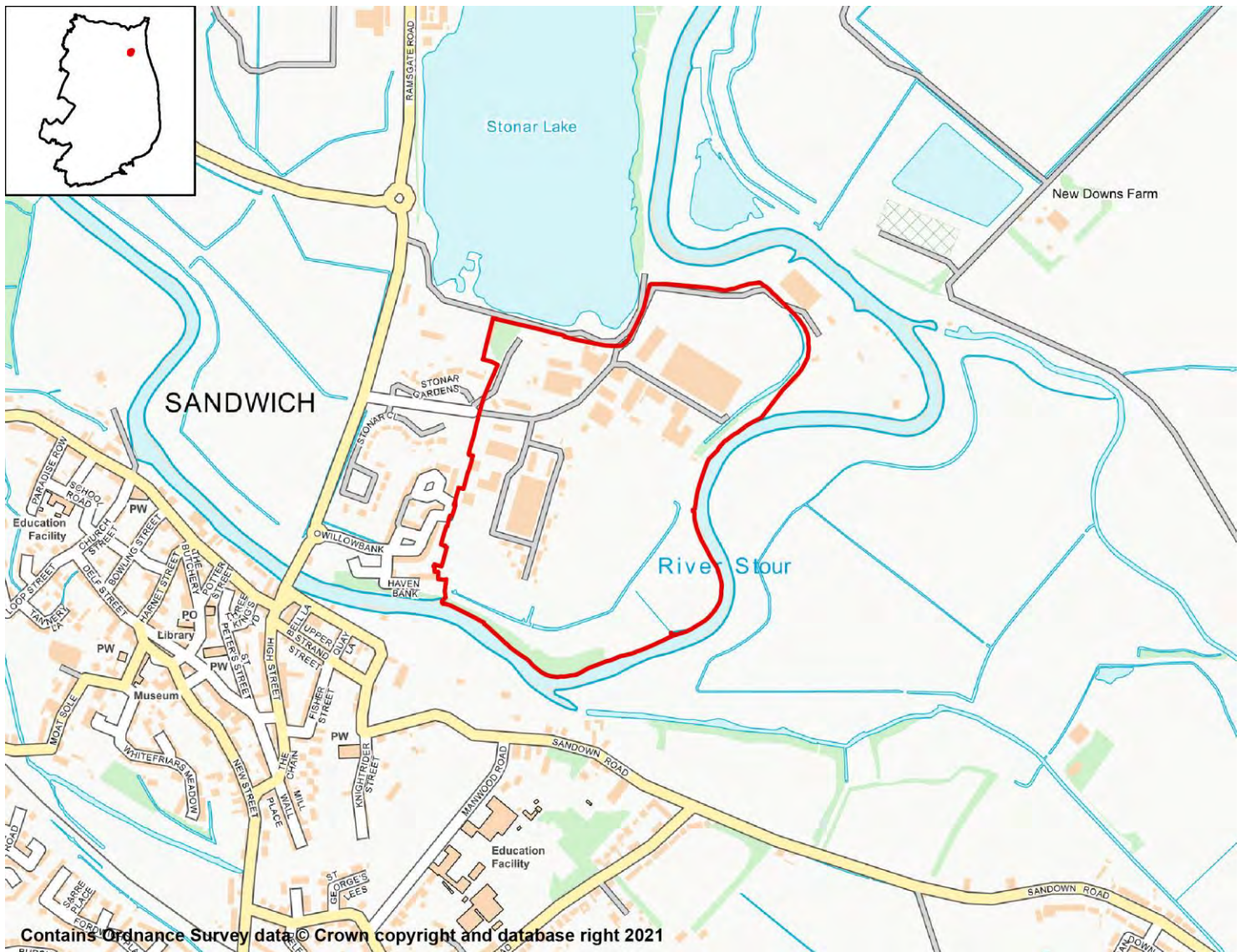
## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Sandwich Industrial Estate

### Proposed use - Employment



### SA objective 1: Housing

SA Effect - Negligible (0)

All employment site options will have a negligible (0) effect on SA Objective 1.

### SA objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

SA Effect - Significant positive (++)

The site is within 400m of an NHS GP Surgery:

- The Butchery Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a town centre:

- Sandwich Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA objective 4: Sustainable Transport

SA Effect - Significant positive (++)

The site is within 1,000m of a railway station:

- Sandwich

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- The Butchery Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a town centre:

- Sandwich Town Centre

## SA objective 5: Minerals, Soils and Water

SA Effect - Significant negative (--)

The site is not located within Source Protection Zone 1, 2 or 3.

None of the site is classified as Grade 1 or 2 Agricultural Land.

Over 25% of the site is classified as Grade 3 Agricultural Land.

The site is located within a Mineral Safeguarding Area.

## SA objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA objective 7: Climate Change Adaptation

SA Effect - Significant negative (--)

Over 25% of the site is classified as Flood Zone 3.

The site contains land with a 1 in 30 year risk of surface water flooding.

## SA objective 8: Climate Change Mitigation

SA Effect - Significant positive (++)

The site is within 1,000m of a railway station:

- Sandwich

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- The Butchery Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a town centre:

- Sandwich Town Centre

## SA objective 9: Biodiversity

SA Effect - Significant negative (--)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- All planning applications

The site is not within 250m of a designated site.

The site intersects with the following ecological habitats:

- Coastal saltmarsh
- Habitat Inventory - No main habitat but additional habitats present
- Mudflats

The site does not contain a geological site.

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.

## SA Objective 11: Landscape

SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**

## Sandwich Industrial Estate

## Proposed use - Employment



## SA objective 1: Housing

SA Effect - Negligible (0)

All employment site options will have a negligible (0) effect on SA Objective 1.

## SA objective 2: Services and Facilities

## 2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

The site is within 1,200m of an NHS GP Surgery:

- Sandwich Medical Practice
- The Butchery Surgery

The site is within 800m of open space, sport, recreation facilities, open country or

registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 1,200m of a town centre:

- Sandwich Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA objective 4: Sustainable Transport

SA Effect - Minor positive (+)

The site is within 2,000m of a railway station:

- Sandwich

The site is within 600m of a bus stop.

The site is within 1,200m of an NHS GP Surgery:

- Sandwich Medical Practice
- The Butchery Surgery

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 1,200m of a town centre:

- Sandwich Town Centre

## SA objective 5: Minerals, Soils and Water

SA Effect - Minor negative (-)

The site is not located within Source Protection Zone 1, 2 or 3.

None of the site is classified as Grade 1 or 2 Agricultural Land.

Over 25% of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA objective 7: Climate Change Adaptation

SA Effect - Significant negative (--)

Over 25% of the site is classified as Flood Zone 3.

The site is not located in an area of notable surface water flood risk.

## SA objective 8: Climate Change Mitigation

SA Effect - Minor positive (+)

The site is within 2,000m of a railway station:

- Sandwich

The site is within 600m of a bus stop.

The site is within 1,200m of an NHS GP Surgery:

- Sandwich Medical Practice
- The Butchery Surgery

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 1,200m of a town centre:

- Sandwich Town Centre

## SA objective 9: Biodiversity

SA Effect - Minor negative (-)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- Air pollution
- Rural non-residential
- Water supply

The site is not within 250m of a designated site.

The site does not intersect with notable ecological habitats.

The site does not contain a geological site.

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)<sup>650</sup>



**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## **SA Objective 11: Landscape**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**

# Sandwich

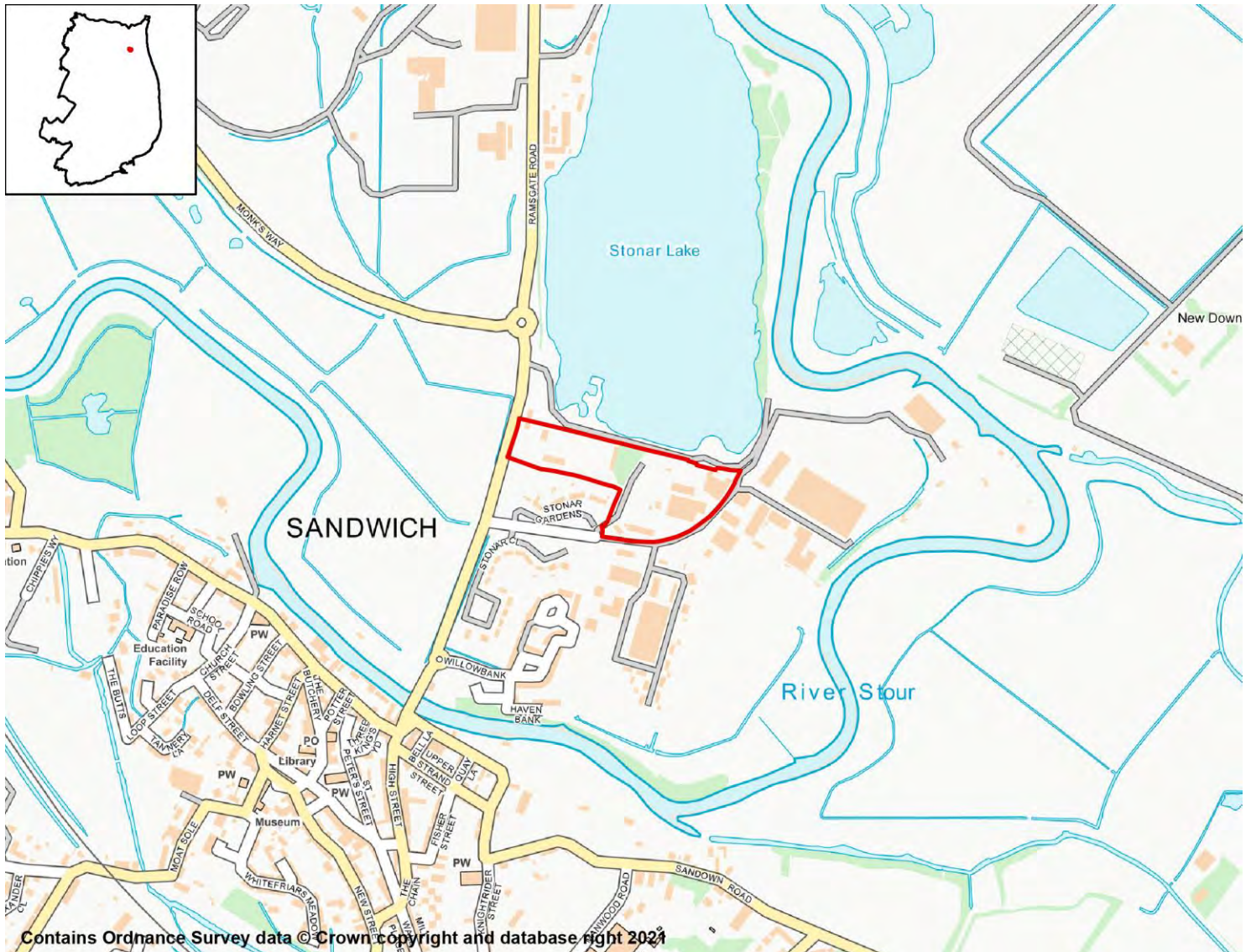
## Residential Sites

# SAN004 (SAP17)

## Sandwich Industrial Estate

### Proposed Use - Residential

Sandwich



## SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

The site is within 800m of an NHS GP Surgery:

- Sandwich Medical Practice
- The Butchery Surgery

The site is within 300m of open space, sport, recreation facilities, open country or

registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 400m of a Public Right of Way/Cycle Path.

The site is within 800m of a primary or middle school:

- Sandwich Infant School

The site is within 1,000m of a secondary school:

- Sir Roger Manwood's School

The site is not within 2,000m of further/higher education facilities.

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Sandwich Industrial Estate

The site is within 800m of a town centre:

- Sandwich Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA Objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA Objective 4: Sustainable Transport

SA Effect - Minor positive (+)

The site is within 1,000m of a railway station:

- Sandwich

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- Sandwich Medical Practice
- The Butchery Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

**The site is within 400m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Sandwich Infant School

**The site is within 1,000m of a secondary school:**

- Sir Roger Manwood's School

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Sandwich Industrial Estate

**The site is within 800m of a town centre:**

- Sandwich Town Centre

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**Over 25% of the site is classified as Grade 3 Agricultural Land.**

**The site is located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

**Over 25% of the site is classified as Flood Zone 3.**

**The site is not located in an area of notable surface water flood risk.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor positive (+)**

**The site is within 1,000m of a railway station:**

- Sandwich

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- Sandwich Medical Practice
- The Butchery Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 400m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Sandwich Infant School

**The site is within 1,000m of a secondary school:**

- Sir Roger Manwood's School

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Sandwich Industrial Estate

**The site is within 800m of a town centre:**

- Sandwich Town Centre

## SA Objective 9: Biodiversity

**SA Effect - Minor negative (-)**

**The site does not intersect an ecological designation.**

**The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:**

- The site intersects with a relevant Site of Special Scientific Interest Impact Risk Zone

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

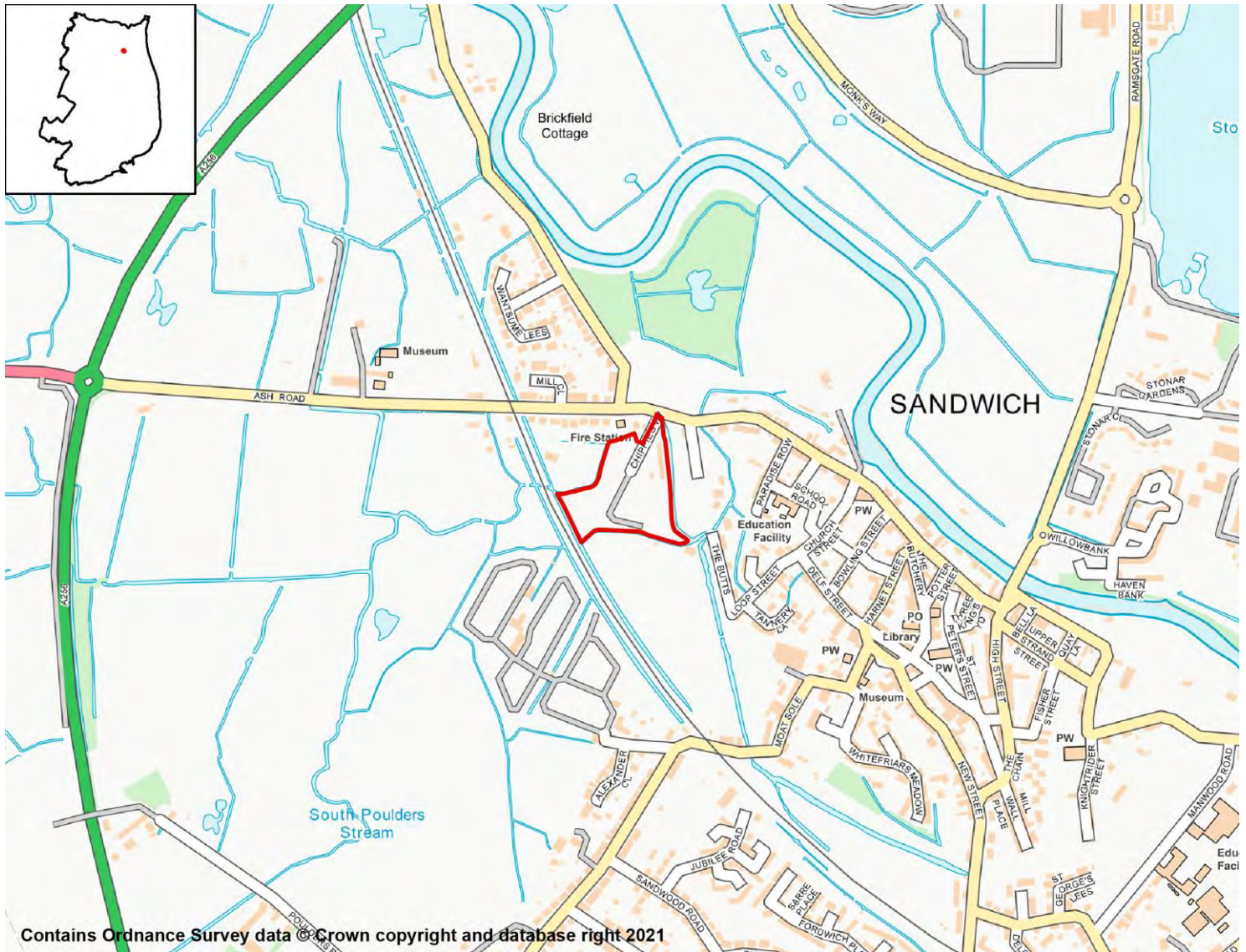
## SA Objective 11: Landscape

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Sandwich Highway Depot, Ash Road, Sandwich

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor positive (+)

The site is within 400m of an NHS GP Surgery:

- Sandwich Medical Practice
- The Butchery Surgery

The site is within 300m of open space, sport, recreation facilities, open country or

registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a primary or middle school:

- Sandwich Infant School

The site is within 1,000m of a secondary school:

- Sir Roger Manwood's School

The site is not within 2,000m of further/higher education facilities.

The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:

- Sandwich Industrial Estate

The site is within 400m of a town centre:

- Sandwich Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA Objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA Objective 4: Sustainable Transport

SA Effect - Minor positive (+)

The site is within 1,000m of a railway station:

- Sandwich

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Sandwich Medical Practice
- The Butchery Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.



**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Sandwich Infant School

**The site is within 1,000m of a secondary school:**

- Sir Roger Manwood's School

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Sandwich Industrial Estate

**The site is within 400m of a town centre:**

- Sandwich Town Centre

## SA Objective 5: Minerals, Soils and Water

SA Effect - Negligible (0)

**The site is not located within Source Protection Zone 1, 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

**Over 25% of the site is classified as Flood Zone 3.**

**The site contains land with a 1 in 100 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor positive (+)**

**The site is within 1,000m of a railway station:**

- Sandwich

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Sandwich Medical Practice
- The Butchery Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Sandwich Infant School

**The site is within 1,000m of a secondary school:**

- Sir Roger Manwood's School

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Sandwich Industrial Estate

**The site is within 400m of a town centre:**

- Sandwich Town Centre

## SA Objective 9: Biodiversity

**SA Effect - Significant negative (--)**

**The site does not intersect an ecological designation.**

**The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:**

- The site intersects with a relevant Site of Special Scientific Interest Impact Risk Zone

**The site is less than 250m from the following designated sites:**

- Ash Level and South Richborough Pasture

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

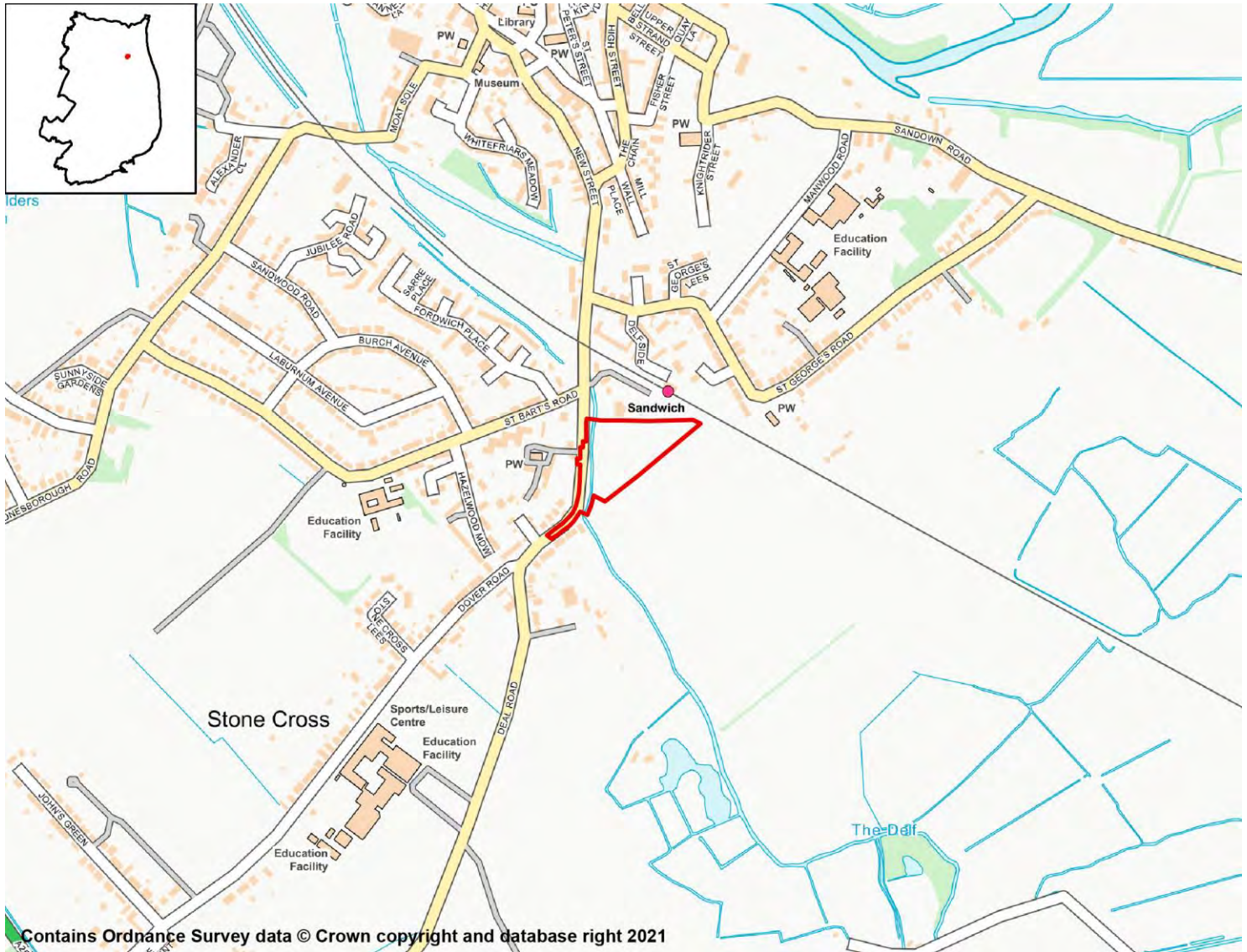
## SA Objective 11: Landscape

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**

## Land known as Poplar Meadow, Adjacent to 10 Dover Road, Sandwich

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor positive (+)

The site is within 800m of an NHS GP Surgery:

- Sandwich Medical Practice

- The Butchery Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Sandwich Junior School

**The site is within 500m of a secondary school:**

- Sandwich Technology School
- Sir Roger Manwood's School

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Sandwich Industrial Estate

**The site is within 800m of a town centre:**

- Sandwich Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Minor positive (+)

**The site is within 500m of a railway station:**

- Sandwich

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- Sandwich Medical Practice
- The Butchery Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Sandwich Junior School

**The site is within 500m of a secondary school:**

- Sandwich Technology School
- Sir Roger Manwood's School

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Sandwich Industrial Estate

**The site is within 800m of a town centre:**

- Sandwich Town Centre

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site contains land with a 1 in 30 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor positive (+)**

**The site is within 500m of a railway station:**

- Sandwich

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- Sandwich Medical Practice
- The Butchery Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Sandwich Junior School

**The site is within 500m of a secondary school:**

- Sandwich Technology School
- Sir Roger Manwood's School

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Sandwich Industrial Estate

**The site is within 800m of a town centre:**

- Sandwich Town Centre

## SA Objective 9: Biodiversity

**SA Effect - Minor negative (-)**

**The site does not intersect an ecological designation.**

**The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:**

- The site intersects with a relevant Site of Special Scientific Interest Impact Risk Zone

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**

## Woods' Yard, rear of 17 Woodnesborough Road, Sandwich

### Proposed Use - Residential



### SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

The site is within 400m of an NHS GP Surgery:

- Sandwich Medical Practice

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Sandwich Infant School

**The site is within 1,000m of a secondary school:**

- Sandwich Technology School
- Sir Roger Manwood's School

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Sandwich Industrial Estate
- Discovery Park, Ramsgate Road, Sandwich

**The site is within 400m of a town centre:**

- Sandwich Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor positive (+)**

**The site is within 1,000m of a railway station:**

- Sandwich

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Sandwich Medical Practice

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open**



**country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Sandwich Infant School

**The site is within 1,000m of a secondary school:**

- Sandwich Technology School
- Sir Roger Manwood's School

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Sandwich Industrial Estate
- Discovery Park, Ramsgate Road, Sandwich

**The site is within 400m of a town centre:**

- Sandwich Town Centre

## SA Objective 5: Minerals, Soils and Water

SA Effect - Negligible (0)

**The site is not located within Source Protection Zone 1, 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

SA Effect - Significant negative (--)

**Over 25% of the site is classified as Flood Zone 3.**

**The site contains land with a 1 in 100 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

SA Effect - Minor positive (+)

**The site is within 1,000m of a railway station:**

- Sandwich

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Sandwich Medical Practice

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Sandwich Infant School

**The site is within 1,000m of a secondary school:**

- Sandwich Technology School
- Sir Roger Manwood's School

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Sandwich Industrial Estate
- Discovery Park, Ramsgate Road, Sandwich

**The site is within 400m of a town centre:**

- Sandwich Town Centre

## SA Objective 9: Biodiversity

**SA Effect - Minor negative (-)**

**The site does not intersect an ecological designation.**

**The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:**

- The site intersects with a relevant Site of Special Scientific Interest Impact Risk Zone

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

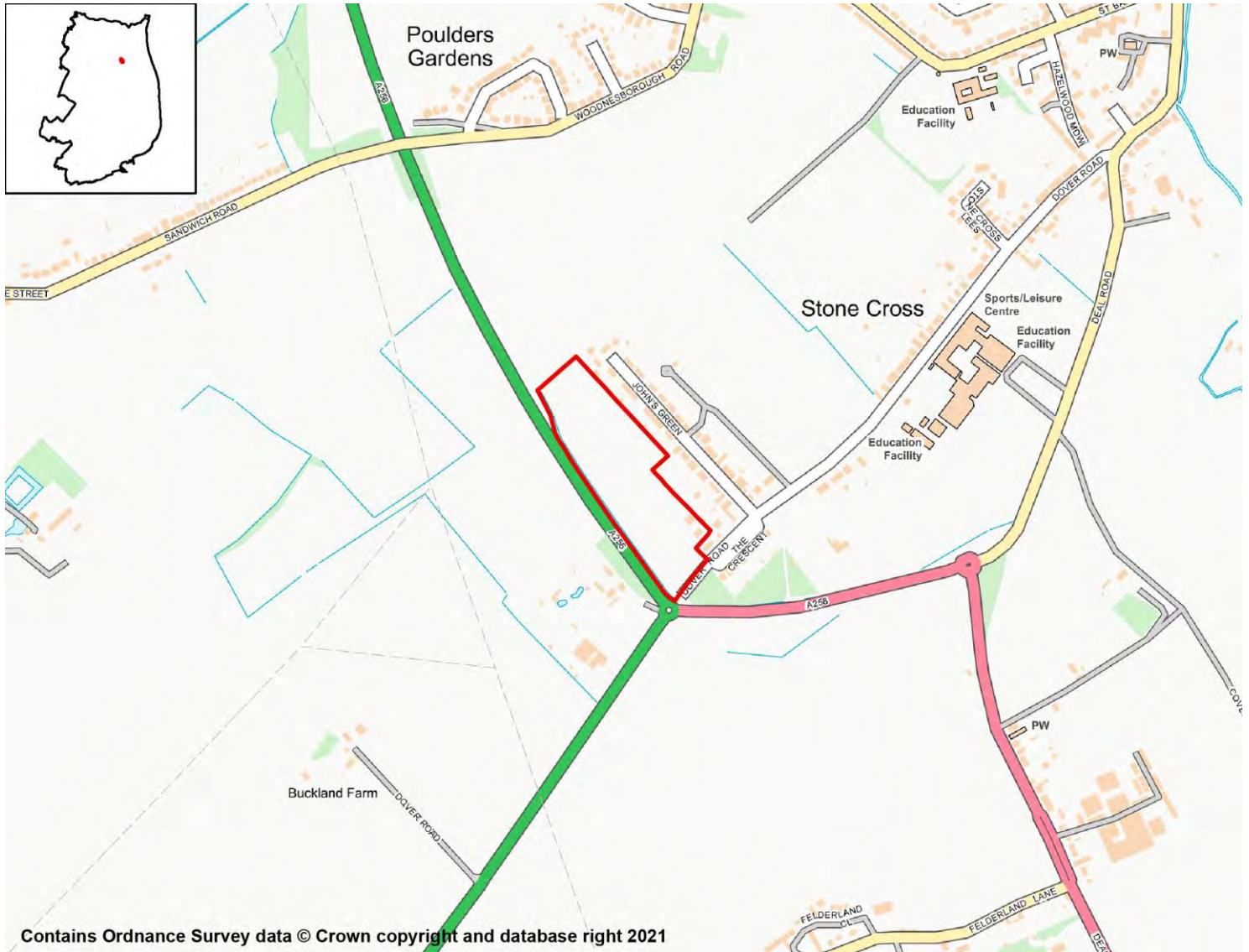
## SA Objective 11: Landscape

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**

## Land adjacent to John's Green and Rose Nursery, Dover Road, Sandwich CT13 0DF

### Proposed Use - Residential



### SA Objective 1: Housing

#### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

#### SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Sandwich Junior School

**The site is within 1,000m of a secondary school:**

- Sandwich Technology School

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

### SA Effect - Significant negative (--)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is in close proximity to a road/railway line that generates noise pollution above 50/55dB at night.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

### SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

### SA Effect - Minor negative (-)

**The site is within 2,000m of a railway station:**

- Sandwich

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Sandwich Junior School

**The site is within 1,000m of a secondary school:**

- Sandwich Technology School

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

The site is not located within Source Protection Zone 1, 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site contains land with a 1 in 30 year risk of surface water flooding.

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

The site is within 2,000m of a railway station:

- Sandwich

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 800m of a primary or middle school:

- Sandwich Junior School

The site is within 1,000m of a secondary school:

- Sandwich Technology School

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Minor negative (-)

**The site does not intersect an ecological designation.**

**The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:**

- The site intersects with a relevant Site of Special Scientific Interest Impact Risk Zone

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's historic environment.**

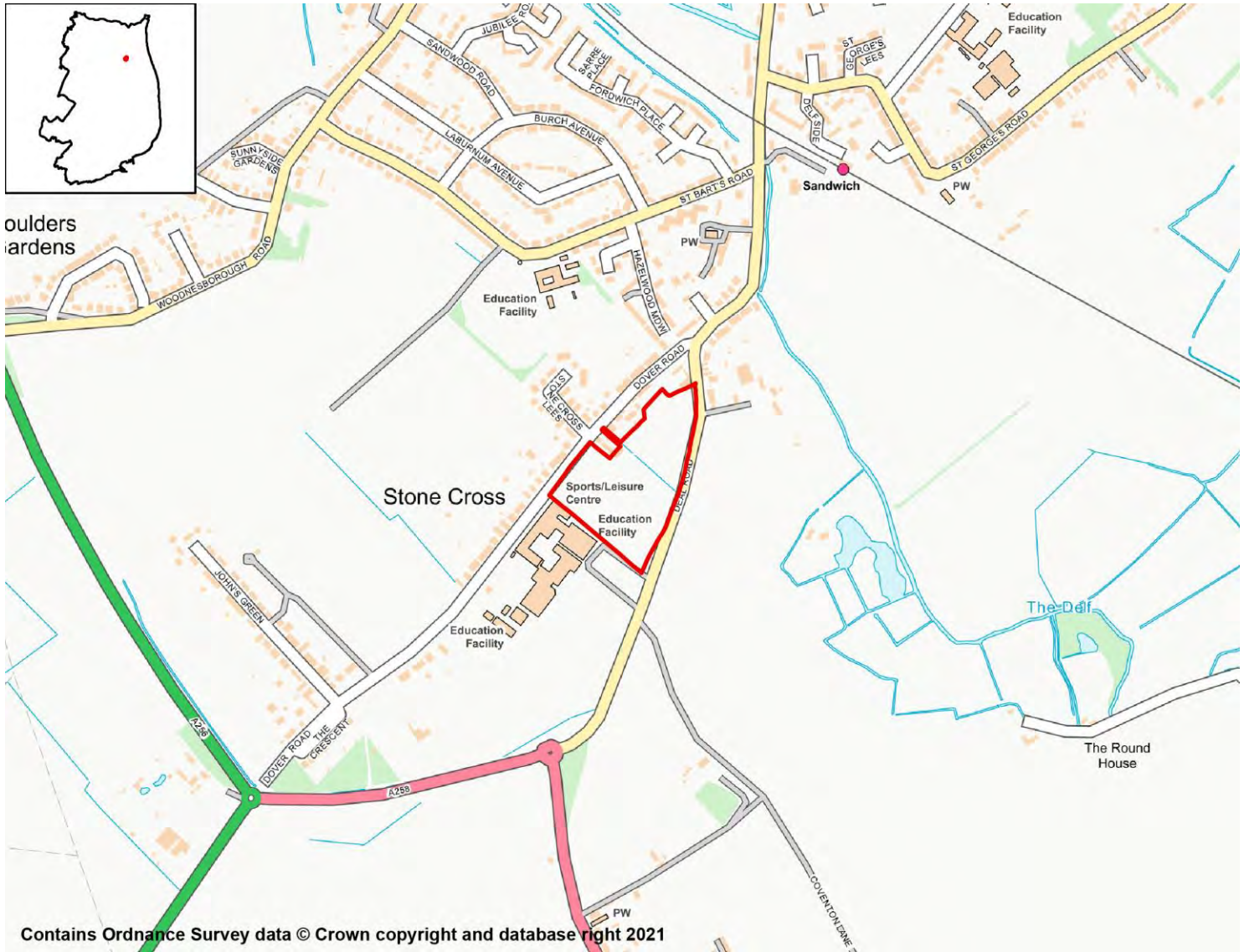
## SA Objective 11: Landscape

SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**

## Land adjacent to Sandwich Technology School, Deal Road, Sandwich

### Proposed Use - Residential



### SA Objective 1: Housing

**SA Effect - Minor Positive (+)**

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

**SA Effect - Minor positive (+)**

The site is within 800m of an NHS GP Surgery:

- Sandwich Medical Practice

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Sandwich Junior School

**The site is within 500m of a secondary school:**

- Sandwich Technology School

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Sandwich Industrial Estate

**The site is within 800m of a town centre:**

- Sandwich Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Minor positive (+)

**The site is within 500m of a railway station:**

- Sandwich

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- Sandwich Medical Practice

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**



**The site is within 400m of a primary or middle school:**

- Sandwich Junior School

**The site is within 500m of a secondary school:**

- Sandwich Technology School

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Sandwich Industrial Estate

**The site is within 800m of a town centre:**

- Sandwich Town Centre

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site contains land with a 1 in 30 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor positive (+)**

**The site is within 500m of a railway station:**

- Sandwich

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- Sandwich Medical Practice

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Sandwich Junior School

**The site is within 500m of a secondary school:**

- Sandwich Technology School

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Sandwich Industrial Estate

**The site is within 800m of a town centre:**

- Sandwich Town Centre

## SA Objective 9: Biodiversity

**SA Effect - Minor negative (-)**

**The site does not intersect an ecological designation.**

**The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:**

- The site intersects with a relevant Site of Special Scientific Interest Impact Risk Zone

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

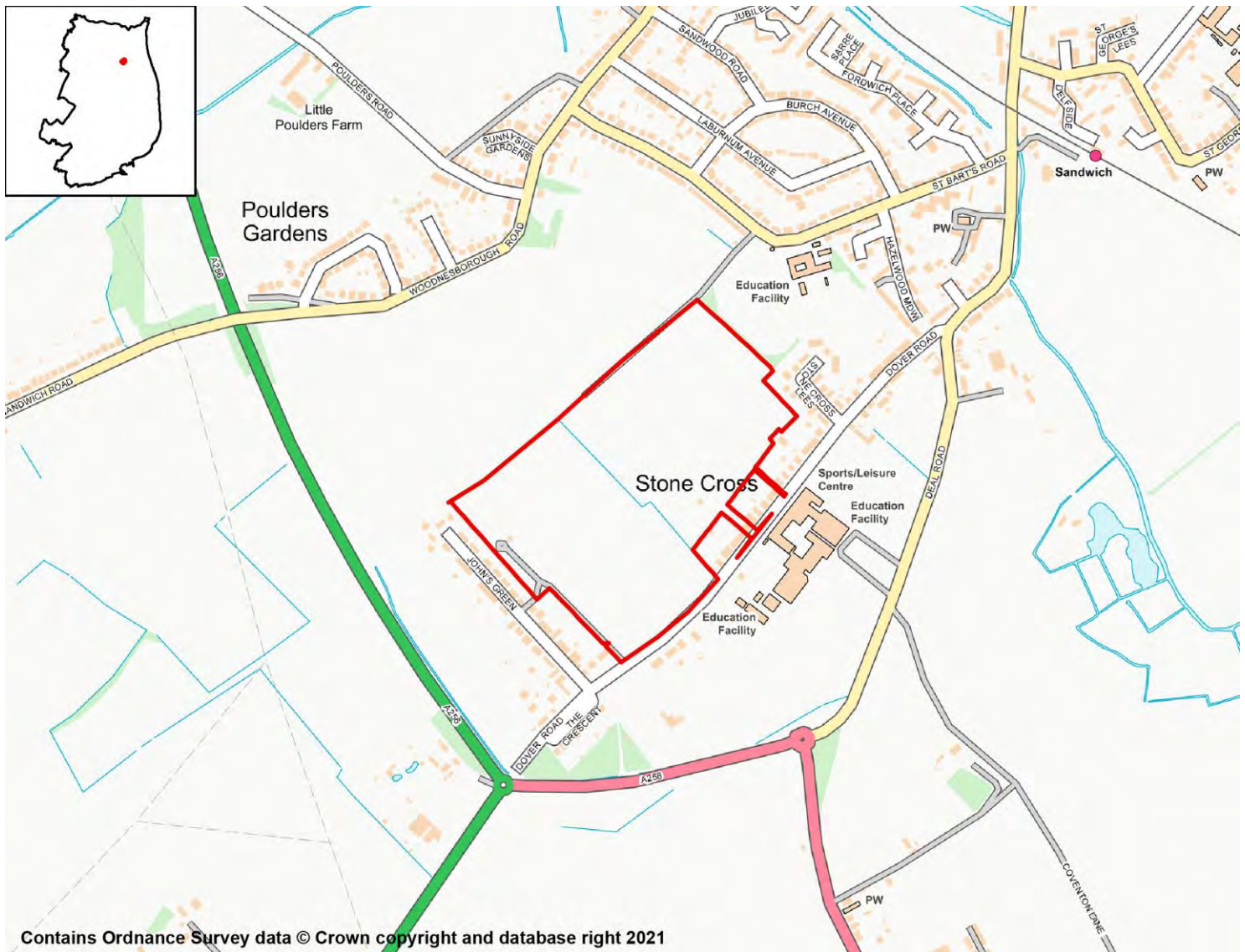
## SA Objective 11: Landscape

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Kumor Nursery, Sandwich

## Proposed Use - Residential



### SA Objective 1: Housing

#### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

#### SA Effect - Minor positive (+)

The site is within 800m of an NHS GP Surgery:

- Sandwich Medical Practice

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Sandwich Junior School

**The site is within 500m of a secondary school:**

- Sandwich Technology School

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Sandwich Industrial Estate

**The site is within 800m of a town centre:**

- Sandwich Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor positive (+)**

**The site is within 1,000m of a railway station:**

- Sandwich

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- Sandwich Medical Practice

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Sandwich Junior School

**The site is within 500m of a secondary school:**

- Sandwich Technology School

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Sandwich Industrial Estate

**The site is within 800m of a town centre:**

- Sandwich Town Centre

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site contains land with a 1 in 30 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor positive (+)**

**The site is within 1,000m of a railway station:**

- Sandwich

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- Sandwich Medical Practice

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Sandwich Junior School

**The site is within 500m of a secondary school:**

- Sandwich Technology School

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Sandwich Industrial Estate

**The site is within 800m of a town centre:**

- Sandwich Town Centre

## SA Objective 9: Biodiversity

**SA Effect - Minor negative (-)**

**The site does not intersect an ecological designation.**

**The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:**

- The site intersects with a relevant Site of Special Scientific Interest Impact Risk Zone

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's historic environment.**

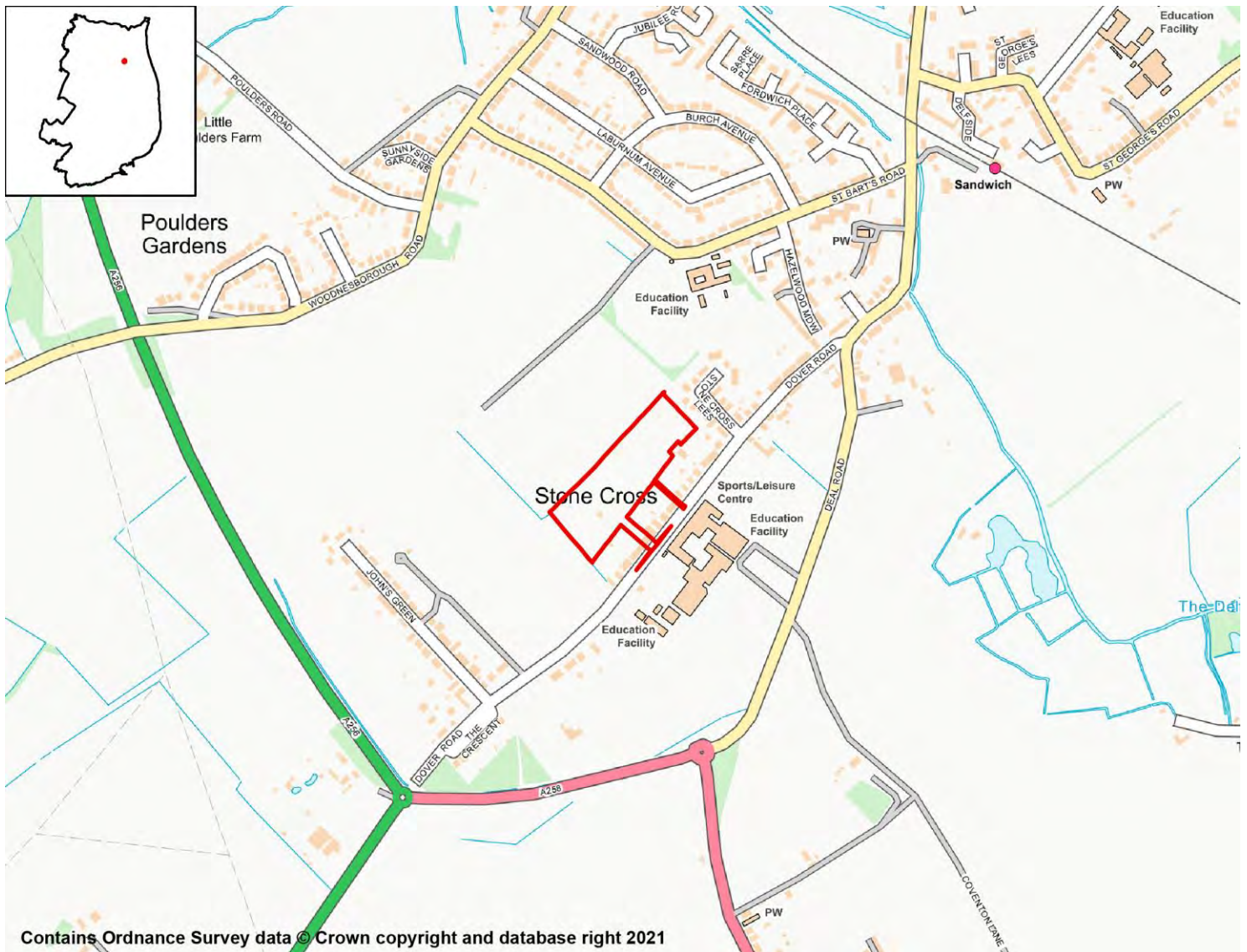
## SA Objective 11: Landscape

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**

## Kumor Nursery, Sandwich

## Proposed Use - Residential



### SA Objective 1: Housing

**SA Effect - Minor Positive (+)**

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

**SA Effect - Minor positive (+)**

**The site is within 1,200m of an NHS GP Surgery:**

- Sandwich Medical Practice
- The Butchery Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or**

registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a primary or middle school:

- Sandwich Junior School

The site is within 500m of a secondary school:

- Sandwich Technology School

The site is not within 2,000m of further/higher education facilities.

The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:

- Sandwich Industrial Estate

The site is within 1,200m of a town centre:

- Sandwich Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA Objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA Objective 4: Sustainable Transport

SA Effect - Minor positive (+)

The site is within 1,000m of a railway station:

- Sandwich

The site is within 300m of a bus stop.

The site is within 1,200m of an NHS GP Surgery:

- Sandwich Medical Practice
- The Butchery Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.



**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Sandwich Junior School

**The site is within 500m of a secondary school:**

- Sandwich Technology School

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Sandwich Industrial Estate

**The site is within 1,200m of a town centre:**

- Sandwich Town Centre

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site contains land with a 1 in 30 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor positive (+)**

**The site is within 1,000m of a railway station:**

- Sandwich

**The site is within 300m of a bus stop.**

**The site is within 1,200m of an NHS GP Surgery:**

- Sandwich Medical Practice
- The Butchery Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Sandwich Junior School

**The site is within 500m of a secondary school:**

- Sandwich Technology School

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Sandwich Industrial Estate

**The site is within 1,200m of a town centre:**

- Sandwich Town Centre

## SA Objective 9: Biodiversity

**SA Effect - Minor negative (-)**

**The site does not intersect an ecological designation.**

**The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:**

- The site intersects with a relevant Site of Special Scientific Interest Impact Risk Zone

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's historic environment.**

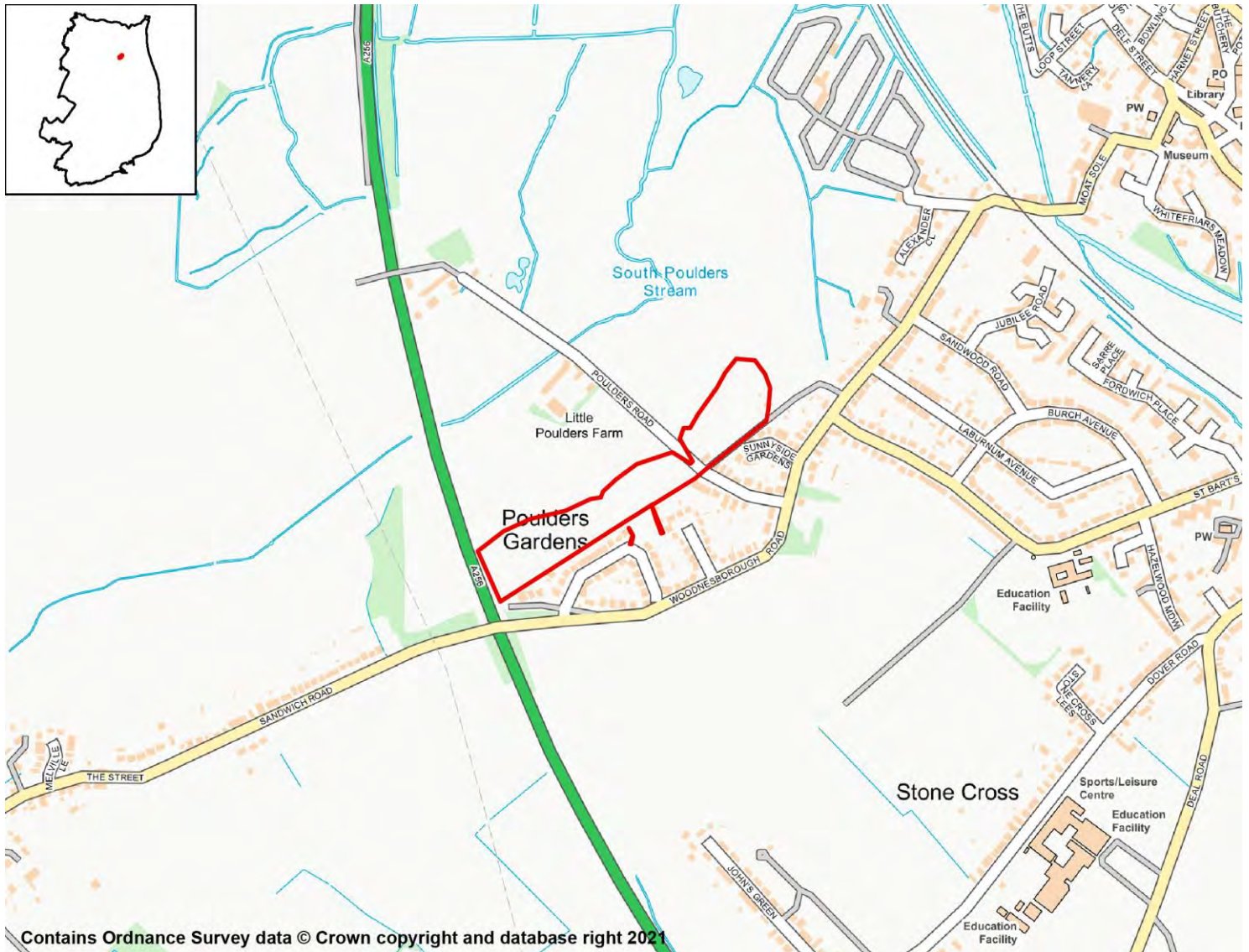
## SA Objective 11: Landscape

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**

## Poulders Gardens, Sandwich

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor positive (+)

The site is within 800m of an NHS GP Surgery:

- Sandwich Medical Practice

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 800m of a primary or middle school:

- Sandwich Junior School

The site is within 1,000m of a secondary school:

- Sandwich Technology School

The site is not within 2,000m of further/higher education facilities.

The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:

- Sandwich Industrial Estate

The site is within 800m of a town centre:

- Sandwich Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Significant negative (--)**

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is in close proximity to a road/railway line that generates noise pollution above 50/55dB at night.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA Objective 4: Sustainable Transport

**SA Effect - Minor positive (+)**

The site is within 1,000m of a railway station:

- Sandwich

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- Sandwich Medical Practice

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 800m of a primary or middle school:

- Sandwich Junior School

**The site is within 1,000m of a secondary school:**

- Sandwich Technology School

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Sandwich Industrial Estate

**The site is within 800m of a town centre:**

- Sandwich Town Centre

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Negligible (0)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site is not located in an area of notable surface water flood risk.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor positive (+)**

**The site is within 1,000m of a railway station:**

- Sandwich

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- Sandwich Medical Practice

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Sandwich Junior School

**The site is within 1,000m of a secondary school:**

- Sandwich Technology School

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Sandwich Industrial Estate

**The site is within 800m of a town centre:**

- Sandwich Town Centre

## SA Objective 9: Biodiversity

**SA Effect - Minor negative (-)**

**The site does not intersect an ecological designation.**

**The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:**

- The site intersects with a relevant Site of Special Scientific Interest Impact Risk Zone

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

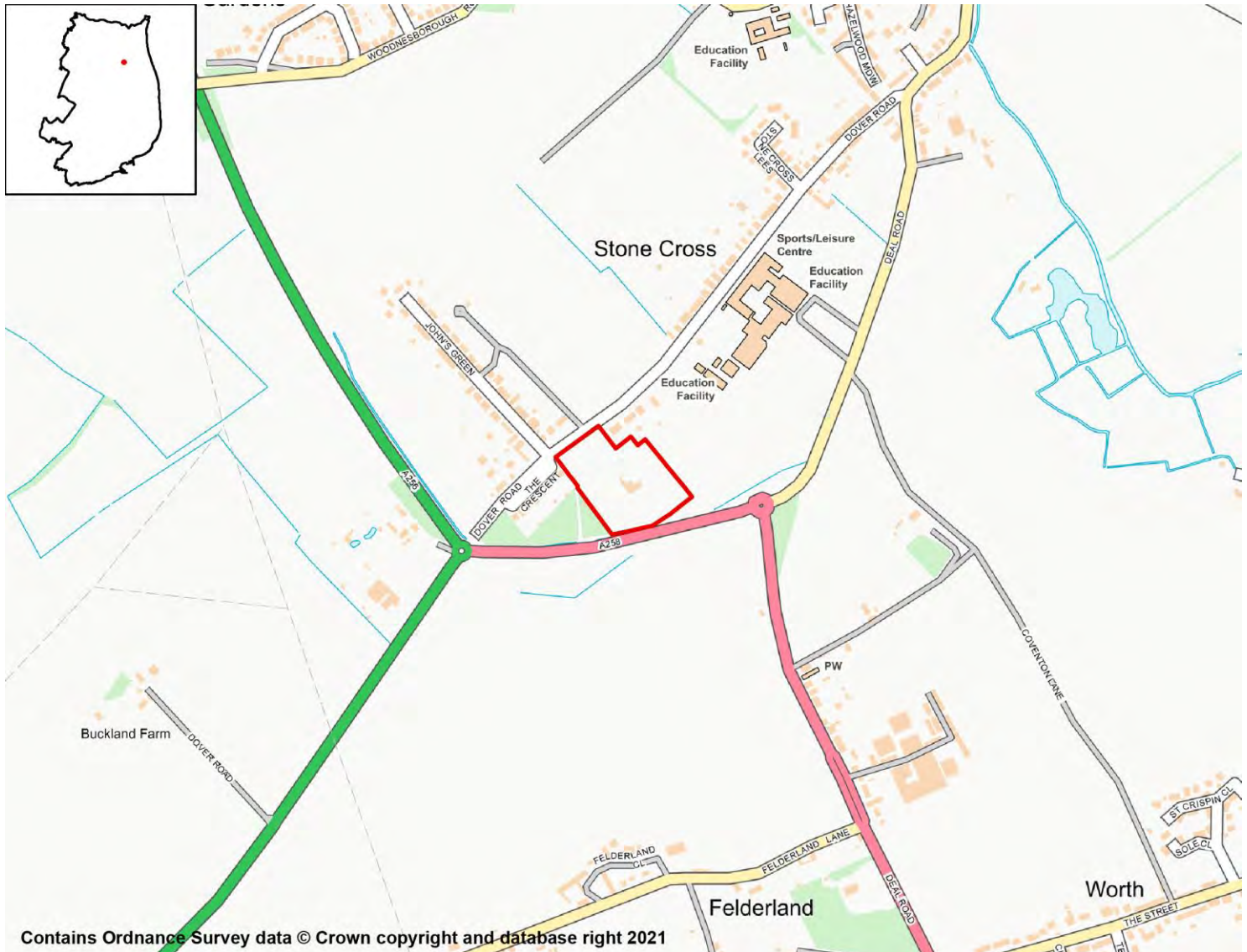
## SA Objective 11: Landscape

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**

## Sydney Nursery, Dover Road, Sandwich

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Sandwich Junior School

**The site is within 500m of a secondary school:**

- Sandwich Technology School

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Significant negative (--)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is in close proximity to a road/railway line that generates noise pollution above 50/55dB at night.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Negligible (0)**

**The site is within 2,000m of a railway station:**

- Sandwich

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Sandwich Junior School

**The site is within 500m of a secondary school:**

- Sandwich Technology School



The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

The site is not located within Source Protection Zone 1, 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site contains land with a 1 in 30 year risk of surface water flooding.

## SA Objective 8: Climate Change Mitigation

SA Effect - Negligible (0)

The site is within 2,000m of a railway station:

- Sandwich

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 800m of a primary or middle school:

- Sandwich Junior School

The site is within 500m of a secondary school:

- Sandwich Technology School

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Minor negative (-)

**The site does not intersect an ecological designation.**

**The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:**

- The site intersects with a relevant Site of Special Scientific Interest Impact Risk Zone

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

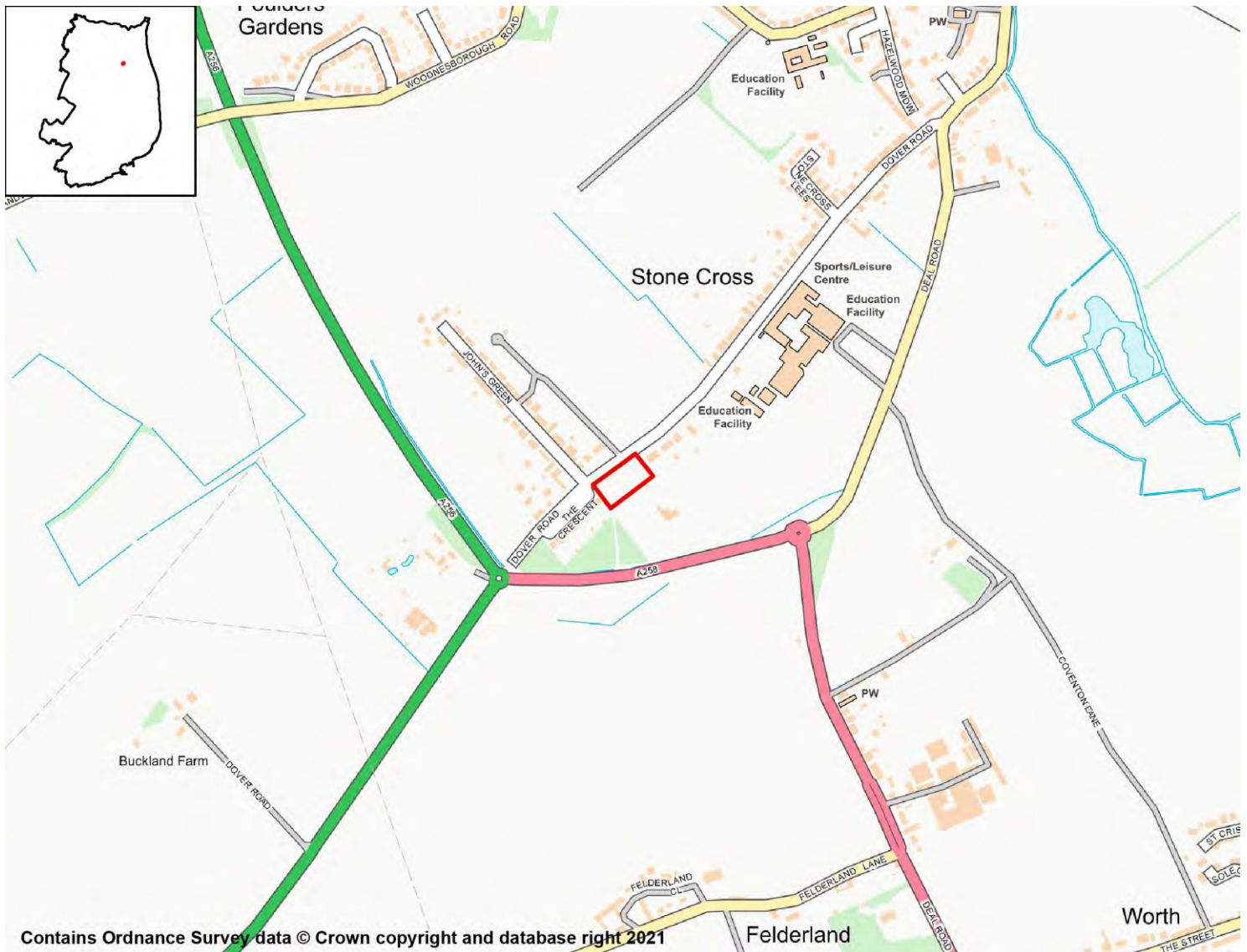
SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**



## SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Sandwich Junior School

**The site is within 500m of a secondary school:**

- Sandwich Technology School

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

### SA Effect - Minor negative (-)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is in close proximity to a road/railway line that generates noise pollution above 50/55dB at night and/or 55/60dB during the day.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

### SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Negligible (0)

**The site is within 2,000m of a railway station:**

- Sandwich

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Sandwich Junior School

**The site is within 500m of a secondary school:**

- Sandwich Technology School

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Significant negative (--)

The site is not located within Source Protection Zone 1, 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

SA Effect - Negligible (0)

The site is within 2,000m of a railway station:

- Sandwich

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 800m of a primary or middle school:

- Sandwich Junior School

The site is within 500m of a secondary school:

- Sandwich Technology School

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Minor negative (-)

**The site does not intersect an ecological designation.**

**The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:**

- The site intersects with a relevant Site of Special Scientific Interest Impact Risk Zone

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

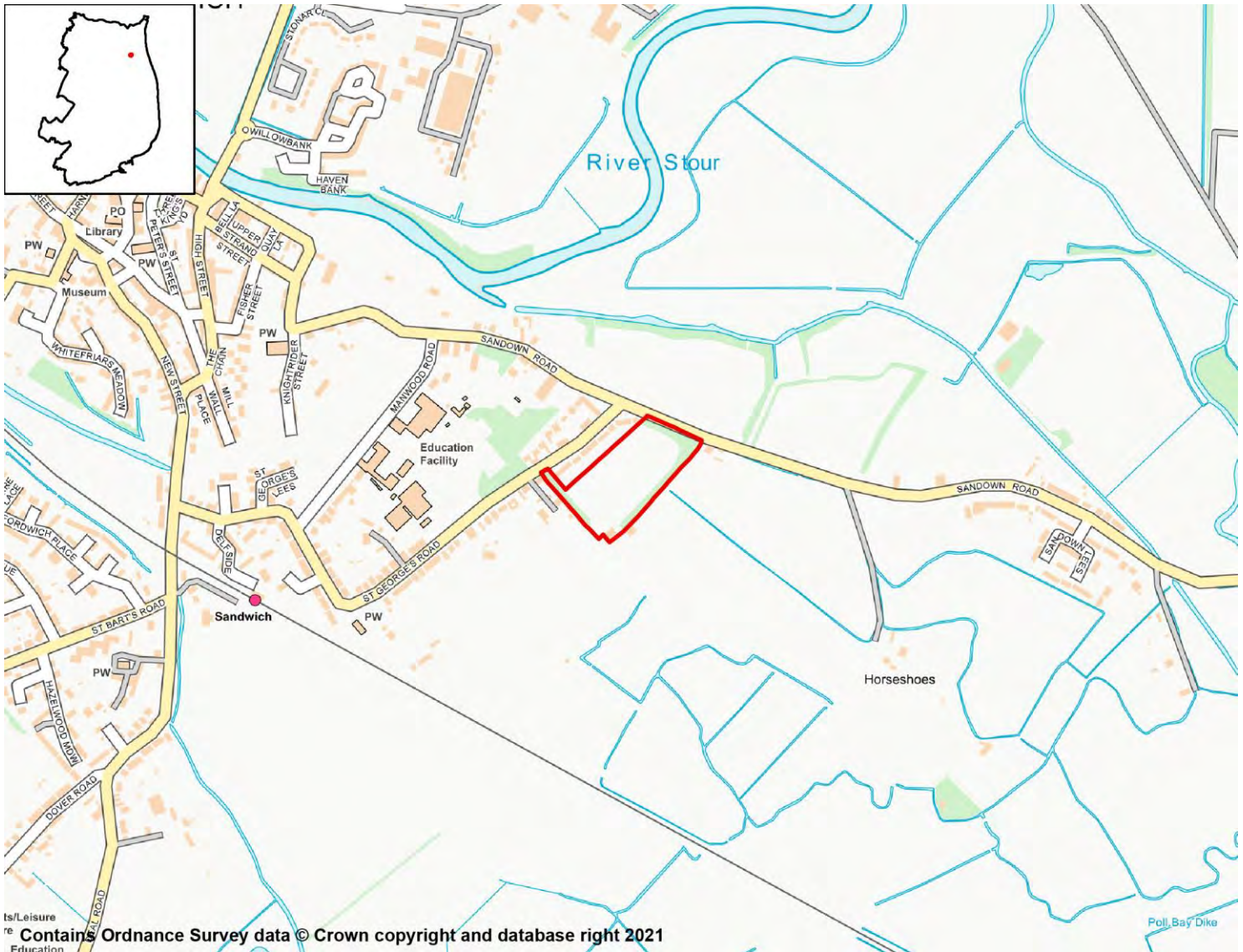
**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Land at Archers Low Farm, St George's Road, Sandwich Proposed Use - Residential



### SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

The site is within 1,200m of an NHS GP Surgery:

- Sandwich Medical Practice
- The Butchery Surgery

The site is within 300m of open space, sport, recreation facilities, open country or

registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 1,200m of a primary or middle school:

- Sandwich Infant School
- Sandwich Junior School

The site is within 500m of a secondary school:

- Sir Roger Manwood's School

The site is not within 2,000m of further/higher education facilities.

The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:

- Sandwich Industrial Estate

The site is within 800m of a town centre:

- Sandwich Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA Objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA Objective 4: Sustainable Transport

SA Effect - Minor positive (+)

The site is within 500m of a railway station:

- Sandwich

The site is within 300m of a bus stop.

The site is within 1,200m of an NHS GP Surgery:

- Sandwich Medical Practice
- The Butchery Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.



**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a primary or middle school:**

- Sandwich Infant School
- Sandwich Junior School

**The site is within 500m of a secondary school:**

- Sir Roger Manwood's School

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Sandwich Industrial Estate

**The site is within 800m of a town centre:**

- Sandwich Town Centre

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site contains land with a 1 in 30 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor positive (+)**

**The site is within 500m of a railway station:**

- Sandwich

**The site is within 300m of a bus stop.**

**The site is within 1,200m of an NHS GP Surgery:**

- Sandwich Medical Practice
- The Butchery Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a primary or middle school:**

- Sandwich Infant School
- Sandwich Junior School

**The site is within 500m of a secondary school:**

- Sir Roger Manwood's School

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Sandwich Industrial Estate

**The site is within 800m of a town centre:**

- Sandwich Town Centre

## SA Objective 9: Biodiversity

**SA Effect - Minor negative (-)**

**The site does not intersect an ecological designation.**

**The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:**

- The site intersects with a relevant Site of Special Scientific Interest Impact Risk Zone

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

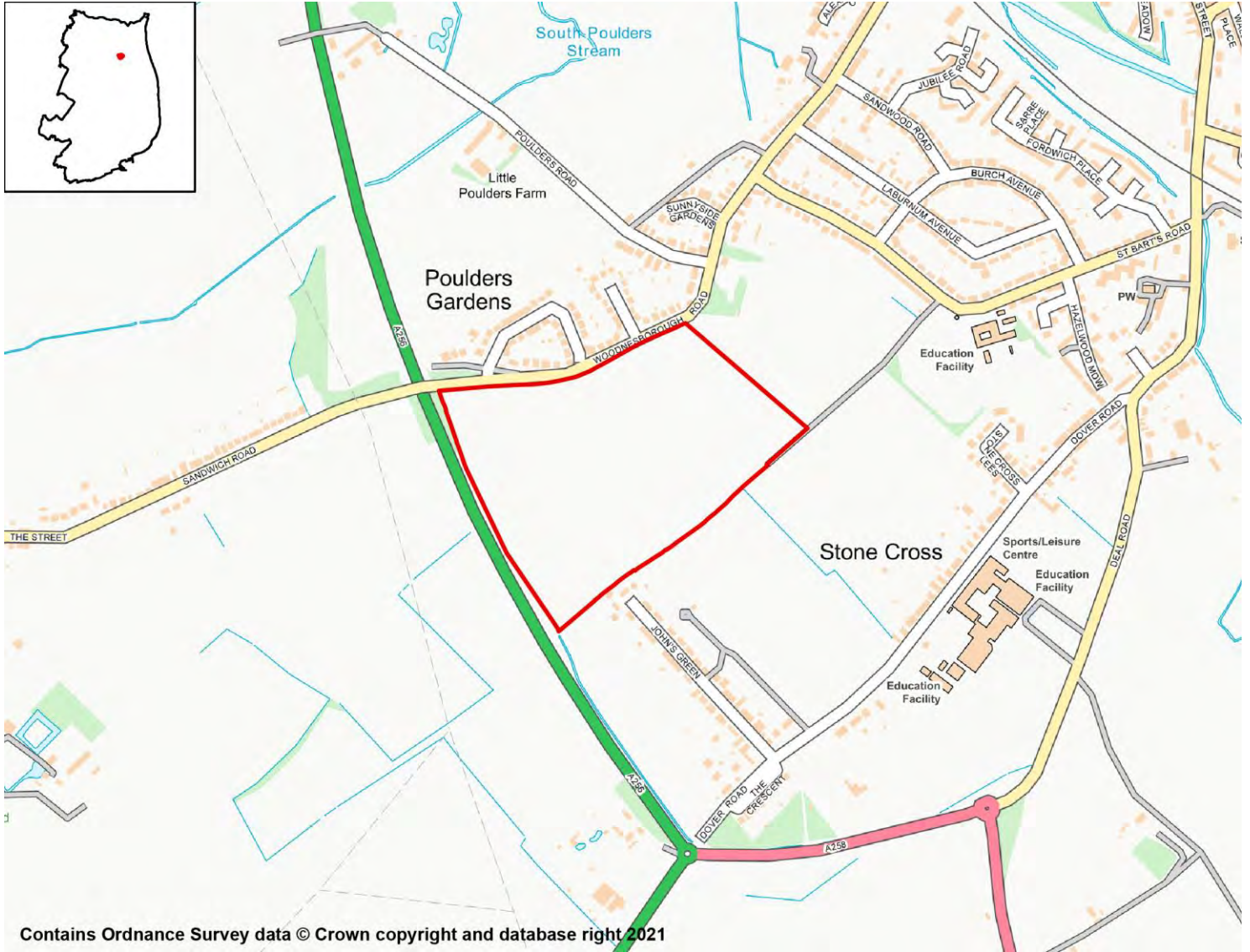
## SA Objective 11: Landscape

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**

## Land adjacent to John's Green and Rose Nursery, Dover Road, Sandwich

### Proposed Use - Residential



### SA Objective 1: Housing

**SA Effect - Minor Positive (+)**

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

**SA Effect - Minor positive (+)**

The site is within 1,200m of an NHS GP Surgery:

- Sandwich Medical Practice

- The Butchery Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Sandwich Junior School

**The site is within 500m of a secondary school:**

- Sandwich Technology School

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Sandwich Industrial Estate

**The site is within 1,200m of a town centre:**

- Sandwich Town Centre

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Significant negative (--)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is in close proximity to a road/railway line that generates noise pollution above 50/55dB at night.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor positive (+)**

**The site is within 1,000m of a railway station:**

- Sandwich

**The site is within 300m of a bus stop.**

**The site is within 1,200m of an NHS GP Surgery:**

- Sandwich Medical Practice
- The Butchery Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Sandwich Junior School

**The site is within 500m of a secondary school:**

- Sandwich Technology School

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Sandwich Industrial Estate

**The site is within 1,200m of a town centre:**

- Sandwich Town Centre

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Negligible (0)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site is not located in an area of notable surface water flood risk.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor positive (+)**

**The site is within 1,000m of a railway station:**

- Sandwich

**The site is within 300m of a bus stop.**

**The site is within 1,200m of an NHS GP Surgery:**

- Sandwich Medical Practice
- The Butchery Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Sandwich Junior School

**The site is within 500m of a secondary school:**

- Sandwich Technology School

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Sandwich Industrial Estate

**The site is within 1,200m of a town centre:**

- Sandwich Town Centre

## SA Objective 9: Biodiversity

**SA Effect - Minor negative (-)**

**The site does not intersect an ecological designation.**

**The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:**

- The site intersects with a relevant Site of Special Scientific Interest Impact Risk Zone

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

**SA Effect - Minor negative/Uncertain (-?)**

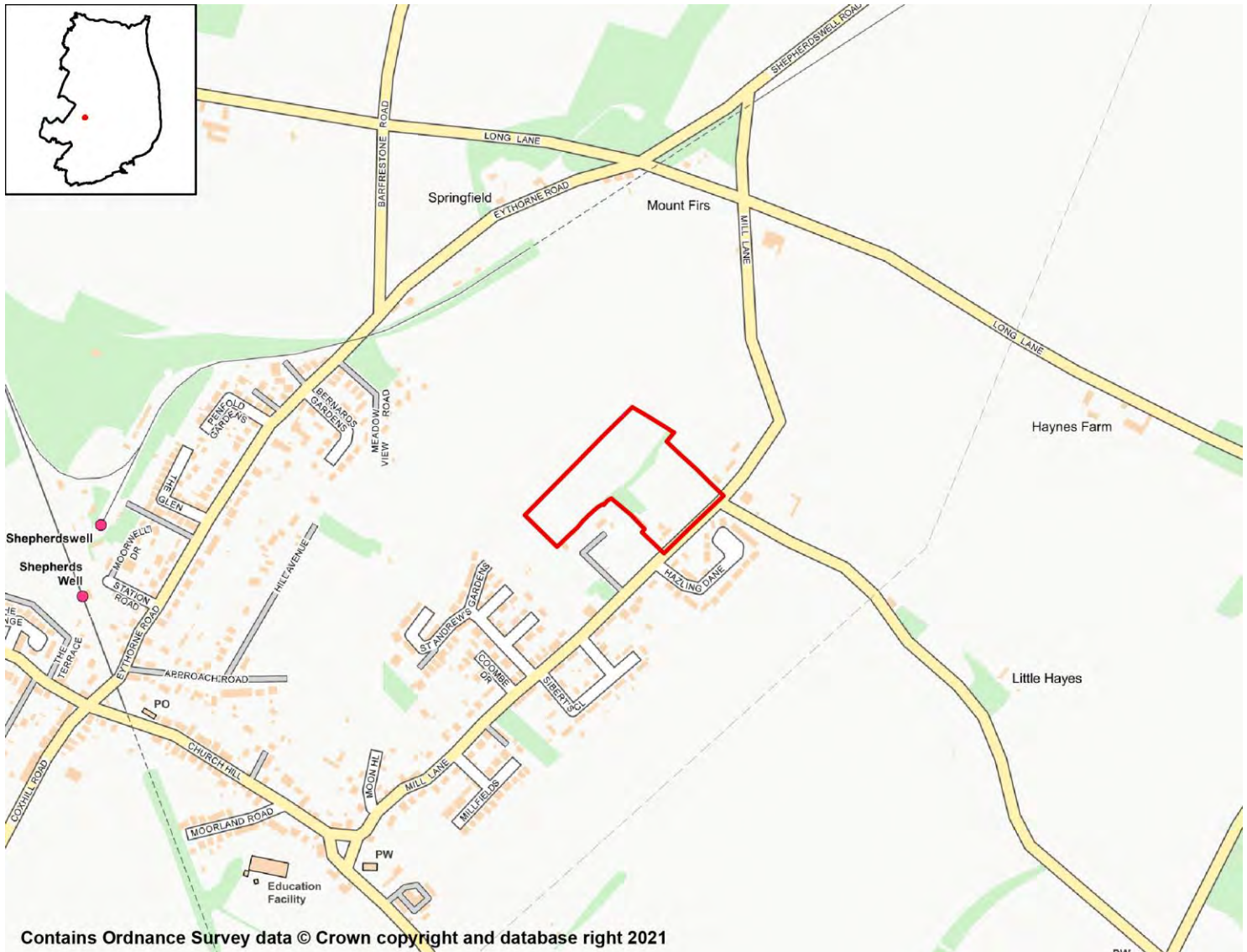
**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**

# Shepherdswell

## Residential Sites

## Land off Mill Lane

## Proposed Use - Residential



### SA Objective 1: Housing

#### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

#### SA Effect - Minor negative (-)

The site is within 400m of an NHS GP Surgery:

- Shepherdswell Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.



**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Sibertswold Church of England Primary School at Shepherdswell

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor positive (+)**

**The site is within 1,000m of a railway station:**

- Shepherds Well
- Shepherdswell

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Shepherdswell Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Sibertswold Church of England Primary School at Shepherdswell

**The site is not within 2,000m of a secondary school.**

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Minor negative (-)

The site is not located within Source Protection Zone 1, 2 or 3.

None of the site is classified as Grade 1 or 2 Agricultural Land.

Over 25% of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor positive (+)

The site is within 1,000m of a railway station:

- Shepherds Well
- Shepherdswell

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Shepherdswell Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 800m of a primary or middle school:

- Sibertswold Church of England Primary School at Shepherdswell

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

The site does not intersect an ecological designation.

The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.

The site is not within 250m of a designated site.

The site does not intersect with notable ecological habitats.

The site does not contain a geological site.

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.

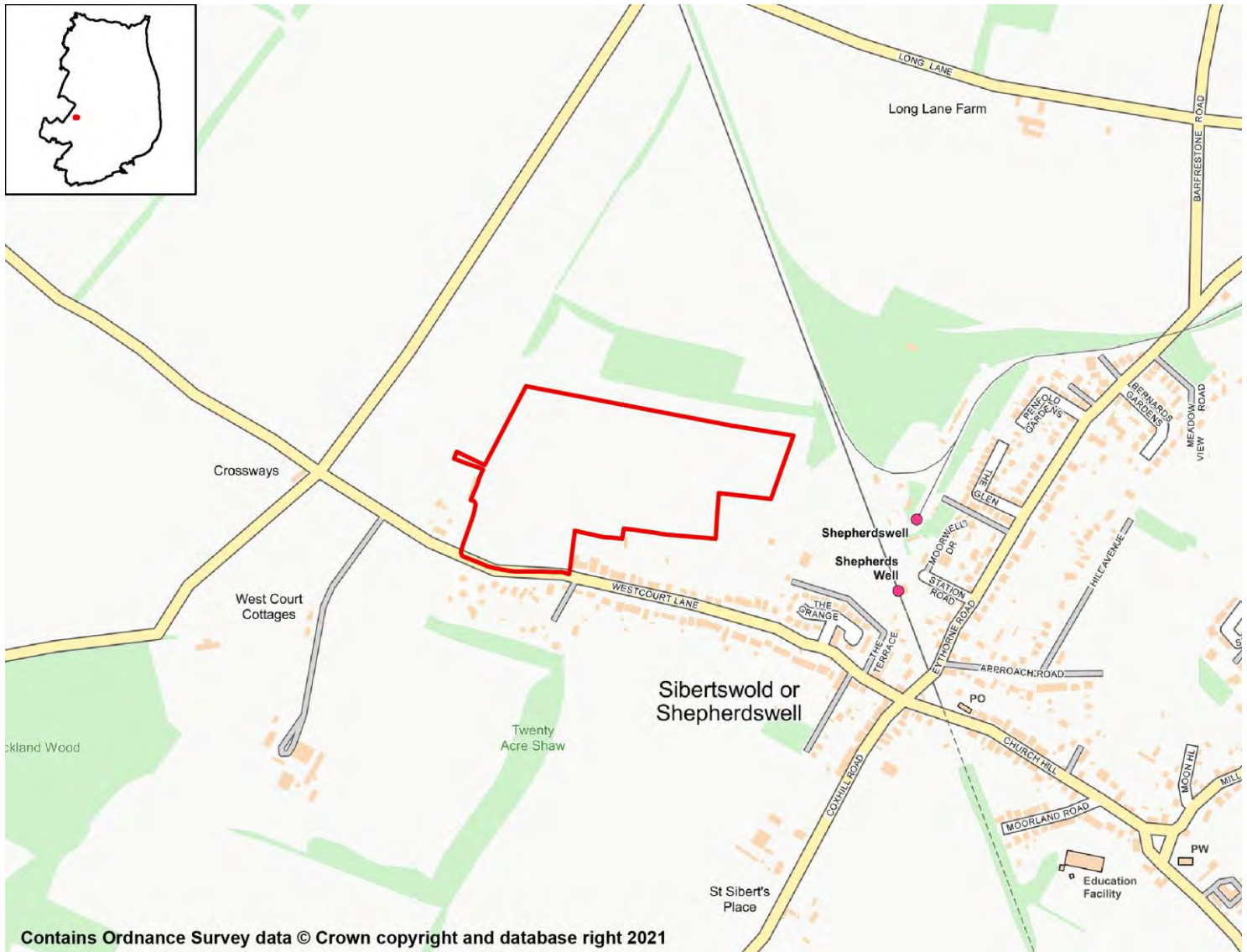
## SA Objective 11: Landscape

SA Effect - Minor negative/Uncertain (-?)

The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.

## Land to the north of Westcourt Lane, Shepherdswell

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor negative (-)

The site is within 1,200m of an NHS GP Surgery:

- Shepherdswell Surgery

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a primary or middle school:**

- Sibertswold Church of England Primary School at Shepherdswell

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Five Oaks Business Park, Geddinge Lane, Wootton

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

**The site is within 500m of a railway station:**

- Shepherds Well
- Shepherdswell

**The site is within 300m of a bus stop.**

**The site is within 1,200m of an NHS GP Surgery:**

- Shepherdswell Surgery

**The site is within 800m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a primary or middle school:**

- Sibertswold Church of England Primary School at Shepherdswell

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Five Oaks Business Park, Geddinge Lane, Wootton

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

**The site is located within Source Protection Zone 2 or 3.**

**Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site contains land with a 1 in 30 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

**The site is within 500m of a railway station:**

- Shepherds Well
- Shepherdswell

**The site is within 300m of a bus stop.**

**The site is within 1,200m of an NHS GP Surgery:**

- Shepherdswell Surgery

**The site is within 800m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a primary or middle school:**

- Sibertswold Church of England Primary School at Shepherdswell

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Five Oaks Business Park, Geddinge Lane, Wootton

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

**SA Effect - Minor negative (-)**

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is less than 250m from the following designated sites:**

- The Knees and Disused Railway Line, Shepherdswell
- Woods near Shepherdswell

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**

## Land at Shepherdswell, between St Andrew's Gardens, Mill Lane and Meadow View Road

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor negative (-)

The site is within 400m of an NHS GP Surgery:

- Shepherdswell Surgery



**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Sibertswold Church of England Primary School at Shepherdswell

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Minor positive (+)

**The site is within 500m of a railway station:**

- Shepherds Well
- Shepherdswell

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Shepherdswell Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Sibertswold Church of England Primary School at Shepherdswell

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Minor negative (-)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**Over 25% of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Negligible (0)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site is not located in an area of notable surface water flood risk.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor positive (+)**

**The site is within 500m of a railway station:**

- Shepherds Well
- Shepherds Well

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Shepherds Well Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Sibertswold Church of England Primary School at Shepherds Well

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## **SA Objective 9: Biodiversity**

**SA Effect - Minor negative (-)**

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is less than 250m from the following designated sites:**

- The Knees and Disused Railway Line, Shepherdswell

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

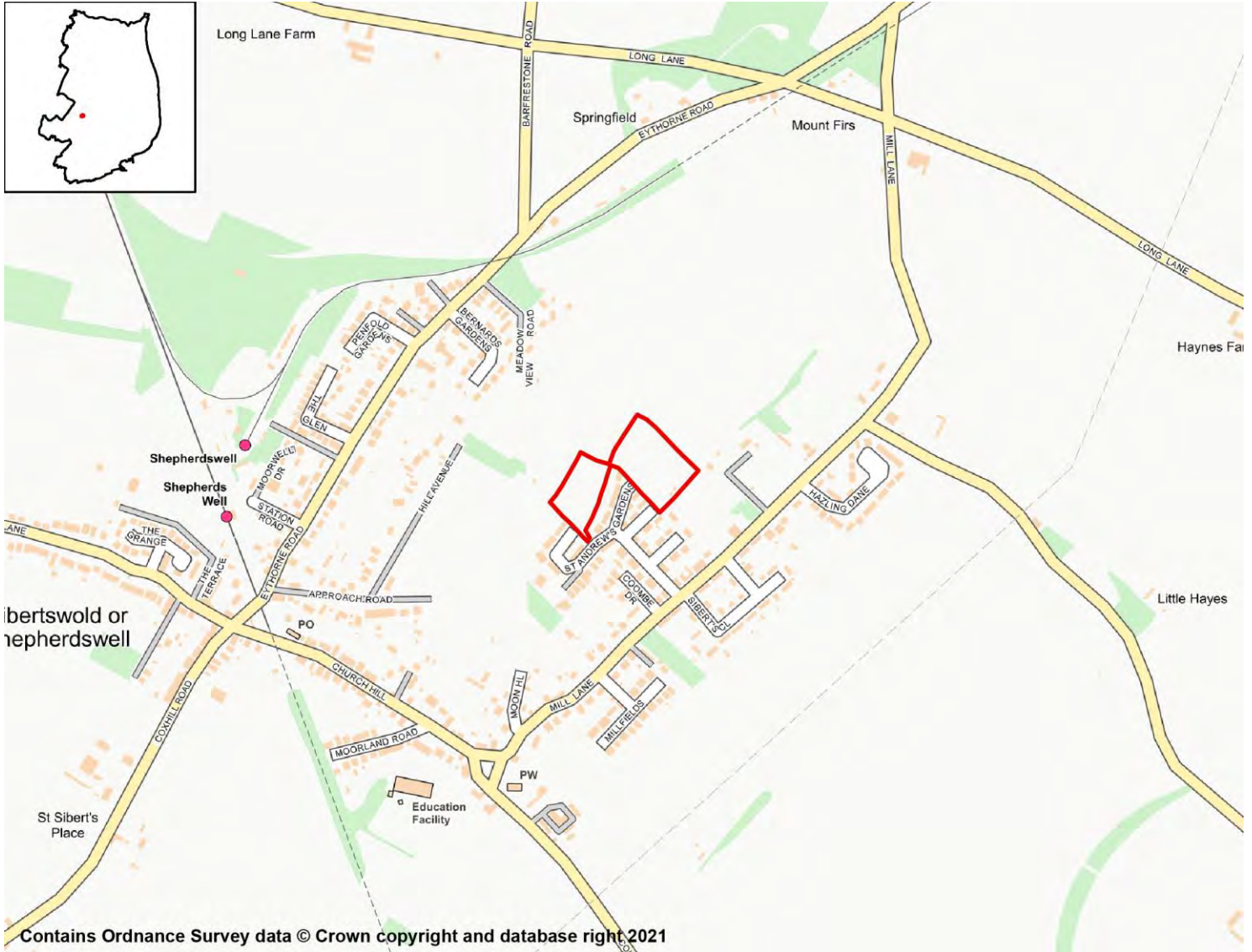
## **SA Objective 11: Landscape**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**

## Land at Shepherdswell, between St Andrew's Gardens, Mill Lane and Meadow View Road

### Proposed Use - Residential



### SA Objective 1: Housing

**SA Effect - Minor Positive (+)**

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

**SA Effect - Minor negative (-)**

The site is within 400m of an NHS GP Surgery:

- Shepherdswell Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Sibertswold Church of England Primary School at Shepherdswell

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Minor positive (+)

**The site is within 500m of a railway station:**

- Shepherdswell

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Shepherdswell Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Sibertswold Church of England Primary School at Shepherdswell

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Minor negative (-)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**Over 25% of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Negligible (0)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site is not located in an area of notable surface water flood risk.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor positive (+)**

**The site is within 500m of a railway station:**

- Shepherdswell

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Shepherdswell Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Sibertswold Church of England Primary School at Shepherdswell

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Minor negative (-)

The site does not intersect an ecological designation.

The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.

The site is less than 250m from the following designated sites:

- The Knees and Disused Railway Line, Shepherdswell

The site does not intersect with notable ecological habitats.

The site does not contain a geological site.

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.

## SA Objective 11: Landscape

SA Effect - Minor negative/Uncertain (-?)

The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.

## Land at Shepherdswell, between St Andrew's Gardens, Mill Lane and Meadow View Road

### Proposed Use - Residential



### SA Objective 1: Housing

#### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

#### SA Effect - Minor negative (-)

The site is within 400m of an NHS GP Surgery:

- Shepherdswell Surgery



**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Sibertswold Church of England Primary School at Shepherdswell

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Minor positive (+)

**The site is within 500m of a railway station:**

- ShepherdswellSHE004r2

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Shepherdswell Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Sibertswold Church of England Primary School at Shepherdswell

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Minor negative (-)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**Over 25% of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Negligible (0)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site is not located in an area of notable surface water flood risk.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor positive (+)**

**The site is within 500m of a railway station:**

- ShepherdswellSHE004r2

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Shepherdswell Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Sibertswold Church of England Primary School at Shepherdswell

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Minor negative (-)

The site does not intersect an ecological designation.

The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.

The site is less than 250m from the following designated sites:

- The Knees and Disused Railway Line, Shepherdswell

The site does not intersect with notable ecological habitats.

The site does not contain a geological site.

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.

## SA Objective 11: Landscape

SA Effect - Minor negative/Uncertain (-?)

The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.

## Land west of Coxhill Road, Shepherdswell

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor negative (-)

The site is within 1,200m of an NHS GP Surgery:

- Shepherdswell Surgery

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Sibertswold Church of England Primary School at Shepherdswell

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Five Oaks Business Park, Geddinge Lane, Wootton

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Negligible (0)

**The site is within 500m of a railway station:**

- Shepherds Well
- Shepherdswell

**The site is within 300m of a bus stop.**

**The site is within 1,200m of an NHS GP Surgery:**

- Shepherdswell Surgery

**The site is within 800m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Sibertswold Church of England Primary School at Shepherdswell

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Five Oaks Business Park, Geddinge Lane, Wootton

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site contains land with a 1 in 30 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Negligible (0)**

**The site is within 500m of a railway station:**

- Shepherds Well
- Shepherdswell

**The site is within 300m of a bus stop.**

**The site is within 1,200m of an NHS GP Surgery:**

- Shepherdswell Surgery

**The site is within 800m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Sibertswold Church of England Primary School at Shepherdswell

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Five Oaks Business Park, Geddinge Lane, Wootton

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

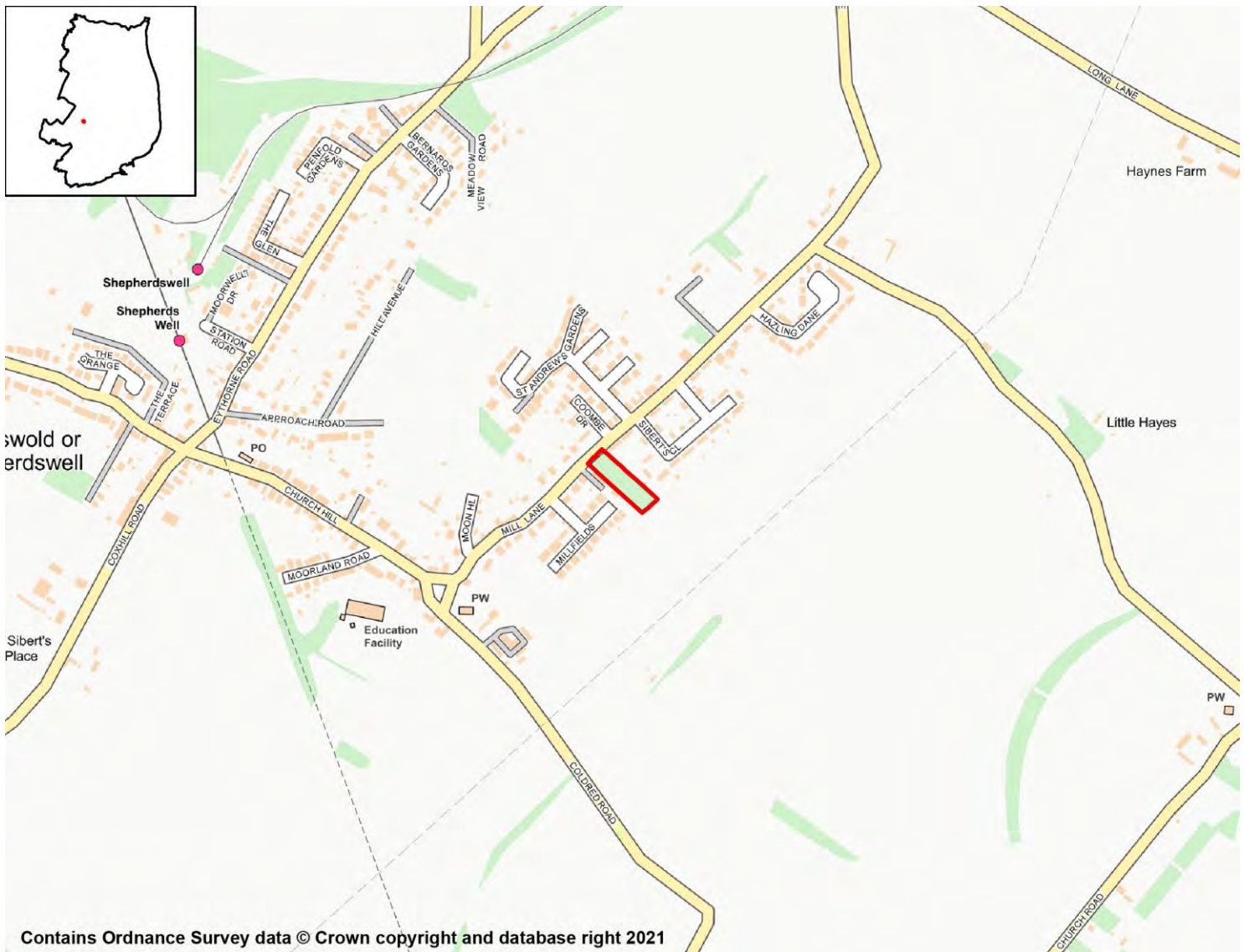
## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Land off Mill Lane, Shepherdswell

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

#### SA Effect - Negligible (0)

The site is within 400m of an NHS GP Surgery:

- Shepherdswell Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.



**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Sibertswold Church of England Primary School at Shepherdswell

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor positive (+)**

**The site is within 1,000m of a railway station:**

- Shepherds Well
- Shepherdswell

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Shepherdswell Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Sibertswold Church of England Primary School at Shepherdswell

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Minor negative (-)

**The site is not located within Source Protection Zone 1, 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**Over 25% of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site is not located in an area of notable surface water flood risk.**

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor positive (+)

**The site is within 1,000m of a railway station:**

- Shepherds Well
- Shepherdswell

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Shepherdswell Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Sibertswold Church of England Primary School at Shepherdswell

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## **SA Objective 9: Biodiversity**

**SA Effect - Negligible (0)**

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## **SA Objective 11: Landscape**

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Land opposite the Connifers; Coldred Proposed Use - Residential



### SA Objective 1: Housing

#### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

#### SA Effect - Minor negative (-)

The site is within 1,200m of an NHS GP Surgery:

- Shepherdswell Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a primary or middle school:**

- Sibertswold Church of England Primary School at Shepherdswell

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor negative (-)**

**The site is within 2,000m of a railway station:**

- Shepherds Well
- Shepherdswell

**The site is within 300m of a bus stop.**

**The site is within 1,200m of an NHS GP Surgery:**

- Shepherdswell Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a primary or middle school:**

- Sibertswold Church of England Primary School at Shepherdswell

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Minor negative (-)

**The site is not located within Source Protection Zone 1, 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**Over 25% of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site is not located in an area of notable surface water flood risk.**

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

**The site is within 2,000m of a railway station:**

- Shepherds Well
- Shepherdswell

**The site is within 300m of a bus stop.**

**The site is within 1,200m of an NHS GP Surgery:**

- Shepherdswell Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a primary or middle school:**

- Sibertswold Church of England Primary School at Shepherdswell

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## **SA Objective 9: Biodiversity**

**SA Effect - Negligible (0)**

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

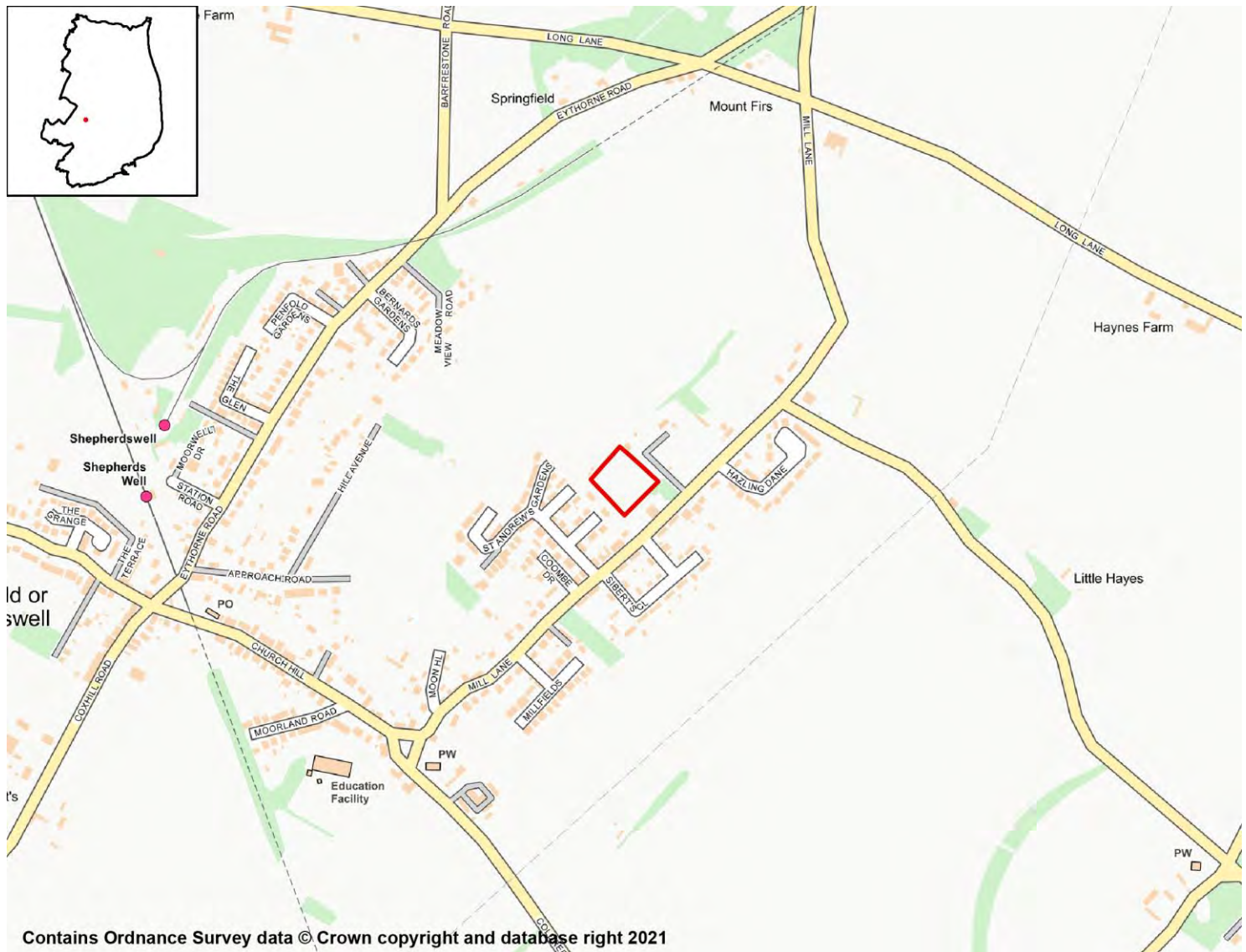
**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## **SA Objective 11: Landscape**

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor negative (-)

The site is within 400m of an NHS GP Surgery:

- Shepherdswell Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.



**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Sibertswold Church of England Primary School at Shepherdswell

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor positive (+)**

**The site is within 1,000m of a railway station:**

- Shepherds Well
- Shepherdswell

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Shepherdswell Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Sibertswold Church of England Primary School at Shepherdswell

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Minor negative (-)

**The site is not located within Source Protection Zone 1, 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**Over 25% of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site is not located in an area of notable surface water flood risk.**

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor positive (+)

**The site is within 1,000m of a railway station:**

- Shepherds Well
- Shepherdswell

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Shepherdswell Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Sibertswold Church of England Primary School at Shepherdswell

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## **SA Objective 9: Biodiversity**

**SA Effect - Negligible (0)**

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's historic environment.**

## **SA Objective 11: Landscape**

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

# St Margaret's at Cliffe

## Residential Sites

## Land adjacent to Reach Road bordering Reach Court Farm and rear of properties on Roman Way

### Proposed Use - Residential



## SA Objective 1: Housing

**SA Effect - Minor Positive (+)**

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

**SA Effect - Minor negative (-)**

The site is within 800m of an NHS GP Surgery:

- St Margarets Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- St Margaret's-at-Cliffe Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

**The site is not within 2,000m of a railway station.**

**The site is within 600m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- St Margarets Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- St Margaret's-at-Cliffe Primary School

**The site is not within 2,000m of a secondary school.**

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Significant negative (--)

The site is located within Source Protection Zone 2 or 3.

None of the site is classified as Grade 1 or 2 Agricultural Land.

Over 25% of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 600m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- St Margarets Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 800m of a primary or middle school:

- St Margaret's-at-Cliffe Primary School

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Minor negative (-)

**The site does not intersect an ecological designation.**

**The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:**

- The site intersects with a relevant Site of Special Scientific Interest Impact Risk Zone

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's historic environment.**

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**



## Land at New Townsend Farm, Station Road, St Margaret's Proposed Use - Residential



### SA Objective 1: Housing

**SA Effect - Minor Positive (+)**

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

**SA Effect - Minor negative (-)**

The site is within 1,200m of an NHS GP Surgery:

- St Margarets Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- St Margaret's-at-Cliffe Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor negative (-)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is within 1,200m of an NHS GP Surgery:**

- St Margarets Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- St Margaret's-at-Cliffe Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

The site is located within Source Protection Zone 1.

None of the site is classified as Grade 1 or 2 Agricultural Land.

Over 25% of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is within 1,200m of an NHS GP Surgery:

- St Margarets Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 800m of a primary or middle school:

- St Margaret's-at-Cliffe Primary School

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## **SA Objective 11: Landscape**

**SA Effect - Negligible/Uncertain (0?)**

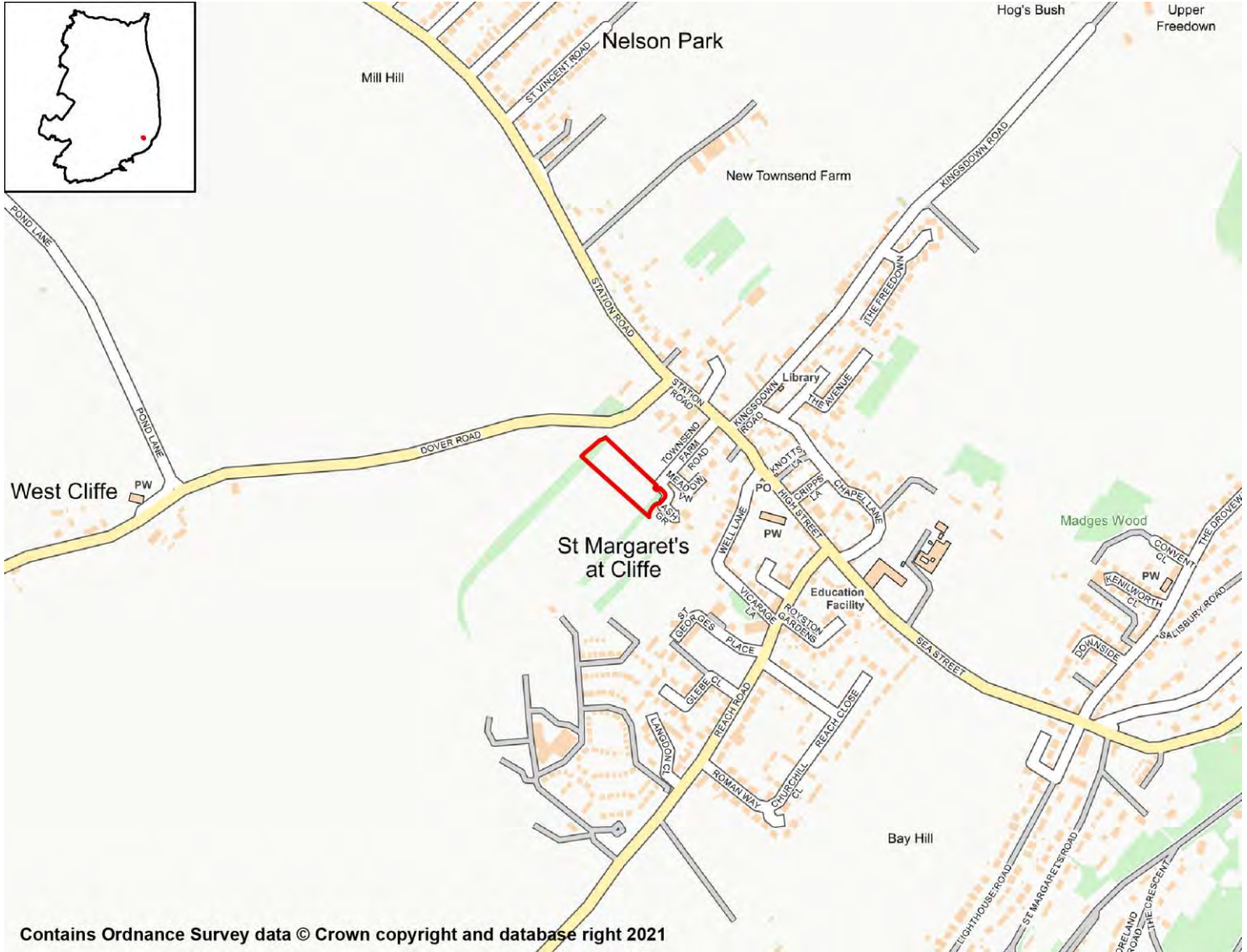
**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

# STM007 (SAP39)

# St Margaret's at Cliffe

## Land to the west of Townsend Farm Road, St Margaret's at Cliffe (Site B)

### Proposed Use - Residential



Contains Ordnance Survey data © Crown copyright and database right 2021

## SA Objective 1: Housing

**SA Effect - Minor Positive (+)**

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

**SA Effect - Minor negative (-)**

The site is within 800m of an NHS GP Surgery:

- St Margarets Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- St Margaret's-at-Cliffe Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- St Margarets Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- St Margaret's-at-Cliffe Primary School

**The site is not within 2,000m of a secondary school.**

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

The site is located within Source Protection Zone 1.

None of the site is classified as Grade 1 or 2 Agricultural Land.

Over 25% of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- St Margarets Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 800m of a primary or middle school:

- St Margaret's-at-Cliffe Primary School

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Significant negative/Uncertain (--?)

**The site has been judged by Council officers to have the potential to significantly affect the District's historic environment.**

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**



## Land to the west of Townsend Farm Road, St Margarets at Cliffe (Site A)

### Proposed Use - Residential



Contains Ordnance Survey data © Crown copyright and database right 2021

### SA Objective 1: Housing

**SA Effect - Minor Positive (+)**

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

**SA Effect - Minor negative (-)**

The site is within 800m of an NHS GP Surgery:

- St Margarets Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- St Margaret's-at-Cliffe Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- St Margarets Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- St Margaret's-at-Cliffe Primary School

**The site is not within 2,000m of a secondary school.**

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

The site is located within Source Protection Zone 1.

None of the site is classified as Grade 1 or 2 Agricultural Land.

Over 25% of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- St Margarets Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 800m of a primary or middle school:

- St Margaret's-at-Cliffe Primary School

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Significant negative/Uncertain (--?)

**The site has been judged by Council officers to have the potential to significantly affect the District's historic environment.**

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Land located between Salisbury Road and The Drove Way, St Margaret's at Cliffe

### Proposed Use - Residential



## SA Objective 1: Housing

**SA Effect - Minor Positive (+)**

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

**SA Effect - Minor negative (-)**

The site is within 800m of an NHS GP Surgery:

- St Margarets Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- St Margaret's-at-Cliffe Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

**The site is not within 2,000m of a railway station.**

**The site is within 1,000m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- St Margarets Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- St Margaret's-at-Cliffe Primary School

**The site is not within 2,000m of a secondary school.**

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Minor negative (-)

The site is not located within Source Protection Zone 1, 2 or 3.

None of the site is classified as Grade 1 or 2 Agricultural Land.

Over 25% of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 1,000m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- St Margarets Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 800m of a primary or middle school:

- St Margaret's-at-Cliffe Primary School

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

### SA Effect - Minor negative (-)

**The site does not intersect an ecological designation.**

**The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:**

- The site intersects with a relevant Site of Special Scientific Interest Impact Risk Zone

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

### SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

### SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**



# STM011\*

# St Margaret's at Cliffe

## Land to the north of Salisbury Road, St Margaret's at Cliffe

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor negative (-)

The site is within 800m of an NHS GP Surgery:

- St Margarets Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a primary or middle school:**

- St Margaret's-at-Cliffe Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

**The site is not within 2,000m of a railway station.**

**The site is within 1,000m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- St Margarets Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a primary or middle school:**

- St Margaret's-at-Cliffe Primary School

**The site is not within 2,000m of a secondary school.**

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Minor negative (-)

The site is not located within Source Protection Zone 1, 2 or 3.

None of the site is classified as Grade 1 or 2 Agricultural Land.

Over 25% of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 1,000m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- St Margarets Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 1,200m of a primary or middle school:

- St Margaret's-at-Cliffe Primary School

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

### SA Effect - Minor negative (-)

**The site does not intersect an ecological designation.**

**The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:**

- The site intersects with a relevant Site of Special Scientific Interest Impact Risk Zone

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

### SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

### SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**

Land to the south of The Droveaway; north of Salisbury Road; St Margaret's at Cliffe

Proposed Use - Residential



Contains Ordnance Survey data © Crown copyright and database right 2021

## SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

2a – Access to Local Services and Facilities

SA Effect - Minor negative (-)

The site is within 800m of an NHS GP Surgery:

- St Margarets Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- St Margaret's-at-Cliffe Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

**The site is not within 2,000m of a railway station.**

**The site is within 1,000m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- St Margarets Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- St Margaret's-at-Cliffe Primary School

**The site is not within 2,000m of a secondary school.**

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Minor negative (-)

The site is not located within Source Protection Zone 1, 2 or 3.

None of the site is classified as Grade 1 or 2 Agricultural Land.

Over 25% of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 1,000m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- St Margarets Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 800m of a primary or middle school:

- St Margaret's-at-Cliffe Primary School

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

### SA Effect - Minor negative (-)

**The site does not intersect an ecological designation.**

**The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:**

- The site intersects with a relevant Site of Special Scientific Interest Impact Risk Zone

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

### SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

### SA Effect - Minor negative/Uncertain (-?)

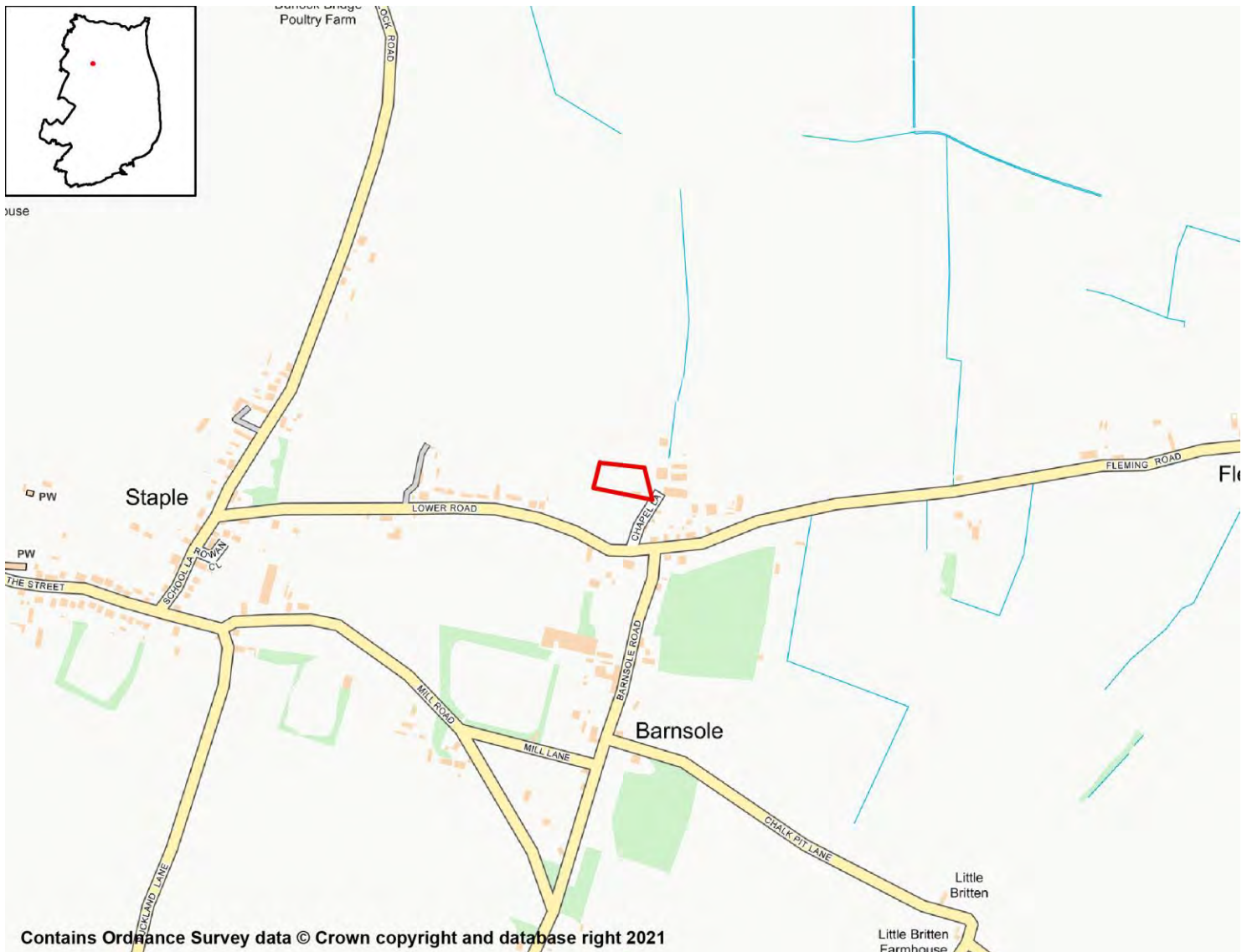
**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**



# Staple Residential Sites

## The Barn, Chapel Lane, Barnsole

### Proposed Use - Residential



### SA Objective 1: Housing

**SA Effect - Minor Positive (+)**

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

**SA Effect - Significant negative (--)**

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 400m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA Objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA Objective 4: Sustainable Transport

SA Effect - Significant negative (--)

The site is not within 2,000m of a railway station.

The site is not within 1,000m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 400m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Significant negative (--)

The site is located within Source Protection Zone 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

### SA Effect - Significant negative (--)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site contains land with a 1 in 30 year risk of surface water flooding.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Significant negative (--)

The site is not within 2,000m of a railway station.

The site is not within 1,000m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 400m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

The site does not intersect an ecological designation.

The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.

The site is not within 250m of a designated site.

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's historic environment.**

## **SA Objective 11: Landscape**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**

## Land at Durlock Road, Staple

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA Objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is not within 1,000m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Significant negative (--)

The site is not located within Source Protection Zone 1, 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is not within 1,000m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

The site does not intersect an ecological designation.

The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.

The site is not within 250m of a designated site.



The site does not intersect with notable ecological habitats.

The site does not contain a geological site.

## SA Objective 10: Historic Environment

**SA Effect - Significant negative/Uncertain (--?)**

The site has been judged by Council officers to have the potential to significantly affect the District's historic environment.

## SA Objective 11: Landscape

**SA Effect - Minor negative/Uncertain (-?)**

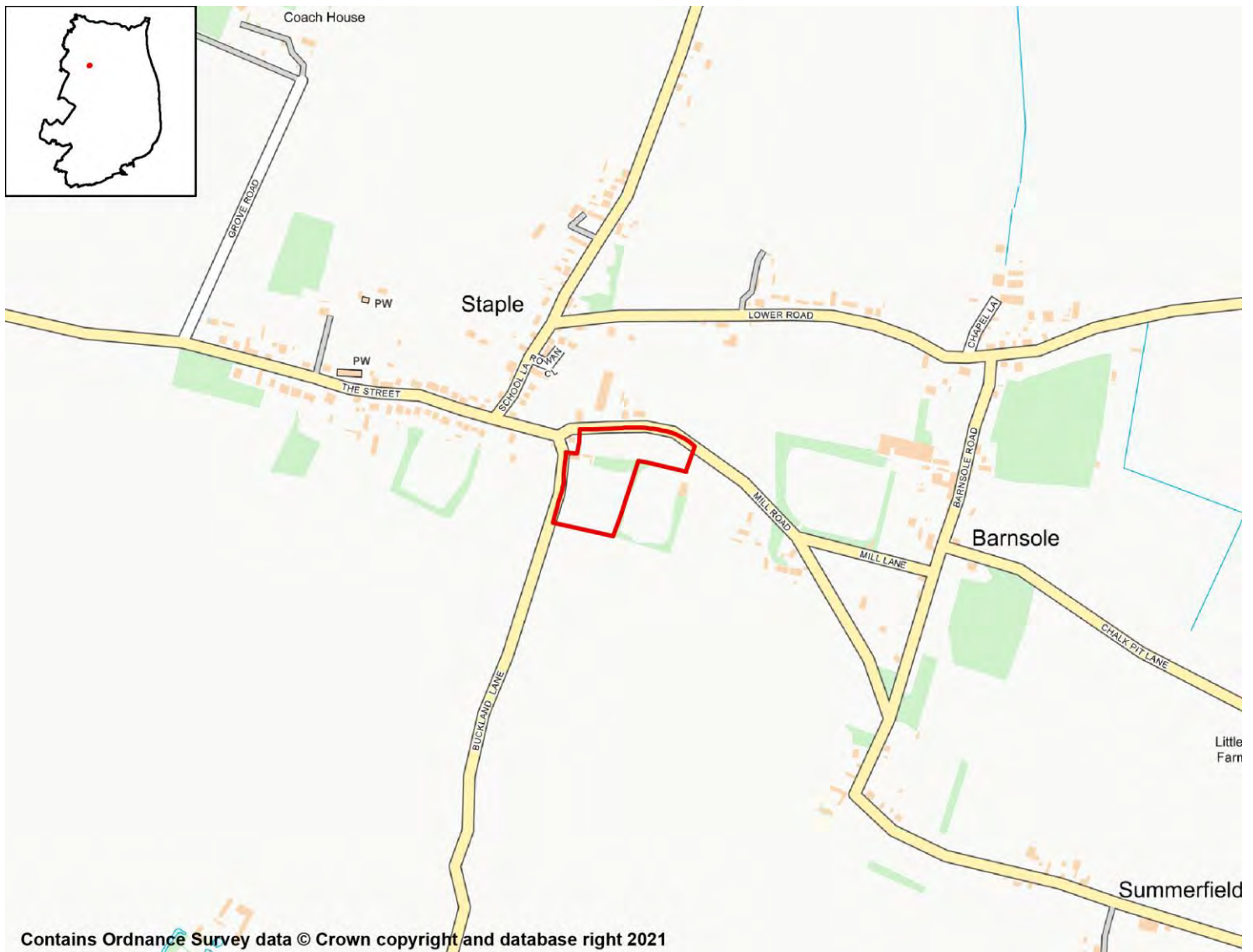
The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.

# STA008\*

Staple

## Mill Road, Staple - smaller site

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Significant negative (--)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA Objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA Objective 4: Sustainable Transport

SA Effect - Significant negative (--)

The site is not within 2,000m of a railway station.

The site is not within 1,000m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Significant negative (--)

The site is not located within Source Protection Zone 1, 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Significant negative (--)

The site is not within 2,000m of a railway station.

The site is not within 1,000m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

The site does not intersect an ecological designation.

The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.

The site is not within 250m of a designated site.

The site does not intersect with notable ecological habitats.

The site does not contain a geological site.

## SA Objective 10: Historic Environment

**SA Effect - Significant negative/Uncertain (--?)**

The site has been judged by Council officers to have the potential to significantly affect the District's historic environment.

## SA Objective 11: Landscape

**SA Effect - Minor negative/Uncertain (-?)**

The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.



### SA Objective 1: Housing

#### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

#### SA Effect - Significant negative (--)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA Objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA Objective 4: Sustainable Transport

SA Effect - Significant negative (--)

The site is not within 2,000m of a railway station.

The site is not within 1,000m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Significant negative (--)

The site is not located within Source Protection Zone 1, 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Significant negative (--)

The site is not within 2,000m of a railway station.

The site is not within 1,000m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

The site does not intersect an ecological designation.

The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.

The site is not within 250m of a designated site.



The site does not intersect with notable ecological habitats.

The site does not contain a geological site.

## SA Objective 10: Historic Environment

**SA Effect - Significant negative/Uncertain (--?)**

The site has been judged by Council officers to have the potential to significantly affect the District's historic environment.

## SA Objective 11: Landscape

**SA Effect - Minor negative/Uncertain (-?)**

The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.

# STA009\*

Staple

## Land North of Lower Road and to the East of Durlock Road, Staple (SUT03)

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is not within 1,200m of a primary or middle school.**

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor negative (-)**

**The site is not within 2,000m of a railway station.**

**The site is not within 1,000m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is not within 1,200m of a primary or middle school.**

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Significant negative (--)

The site is not located within Source Protection Zone 1, 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

### SA Effect - Significant negative (--)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site contains land with a 1 in 30 year risk of surface water flooding.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is not within 1,000m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

The site does not intersect an ecological designation.

The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.

The site is not within 250m of a designated site.

The site does not intersect with notable ecological habitats.

The site does not contain a geological site.

## SA Objective 10: Historic Environment

**SA Effect - Significant negative/Uncertain (--?)**

The site has been judged by Council officers to have the potential to significantly affect the District's historic environment.

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

The site is not likely to affect Dover's landscapes, townscapes or seascapes.

# STA010\*

Staple

Land between Fairview and Chapel Lane, Lower Road/Fleming Road, Barnsole

Proposed Use - Residential



## SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is not within 1,200m of a primary or middle school.**

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Significant negative (--)**

**The site is not within 2,000m of a railway station.**

**The site is not within 1,000m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 800m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is not within 1,200m of a primary or middle school.**

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Significant negative (--)

The site is located within Source Protection Zone 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

### SA Effect - Significant negative (--)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site contains land with a 1 in 30 year risk of surface water flooding.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Significant negative (--)

The site is not within 2,000m of a railway station.

The site is not within 1,000m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

The site does not intersect an ecological designation.

The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.

The site is not within 250m of a designated site.



**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's historic environment.**

## **SA Objective 11: Landscape**

SA Effect - Negligible/Uncertain (0?)

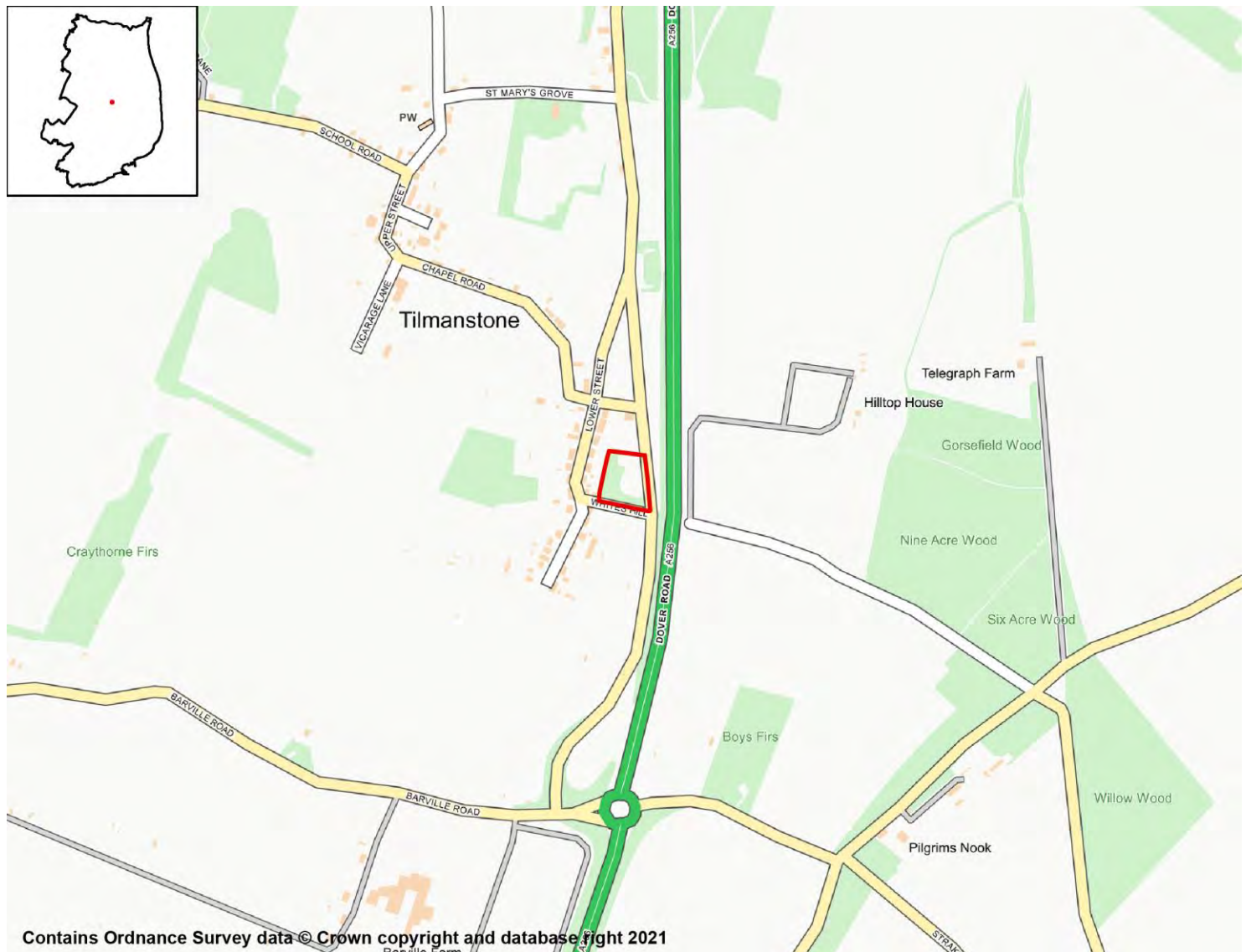
**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

# Tilmanstone

## Residential Sites

## Land on the west side of Dover Road

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:

- Pike Road Industrial Estate, Eythorne

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

### SA Effect - Significant negative (--)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is in close proximity to a road/railway line that generates noise pollution above 50/55dB at night.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA Objective 3: Economy

### SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA Objective 4: Sustainable Transport

### SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:

- Pike Road Industrial Estate, Eythorne

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Minor negative (-)

**The site is not located within Source Protection Zone 1, 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**Over 25% of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site is not located in an area of notable surface water flood risk.**

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is not within 1,200m of a primary or middle school.**

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Pike Road Industrial Estate, Eythorne

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## **SA Objective 11: Landscape**

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

# West Hougham

## Residential Sites

Land to the north east of Broadside Lane and to the rear of Jubilee Cottage, West Hougham

Proposed Use - Residential



## SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

2a – Access to Local Services and Facilities

SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.



**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is not within 1,200m of a primary or middle school.**

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor negative (-)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 800m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is not within 1,200m of a primary or middle school.**

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Significant negative (--)

The site is located within Source Protection Zone 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

The site does not intersect an ecological designation.

The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.

The site is not within 250m of a designated site.

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's historic environment.**

## **SA Objective 11: Landscape**

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA Objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Significant negative (--)

- The site is located within Source Protection Zone 2 or 3.**
- None of the site is classified as Grade 1 or 2 Agricultural Land.**
- Over 25% of the site is classified as Grade 3 Agricultural Land.**
- The site is located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

### SA Effect - Negligible/Uncertain (0?)

- In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

### SA Effect - Negligible (0)

- The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**
- The site is not located in an area of notable surface water flood risk.**

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

- The site is not within 2,000m of a railway station.**
- The site is within 300m of a bus stop.**
- The site is not within 1,200m of an NHS GP Surgery.**
- The site is within 800m of open space, sport, recreation facilities, open country or registered common land.**
- The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**
- The site is within 200m of a Public Right of Way/Cycle Path.**
- The site is not within 1,200m of a primary or middle school.**
- The site is not within 2,000m of a secondary school.**
- The site is not within 2,000m of further/higher education facilities.**
- The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**
- The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

### SA Effect - Negligible (0)

- The site does not intersect an ecological designation.**
- The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**
- The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## **SA Objective 11: Landscape**

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

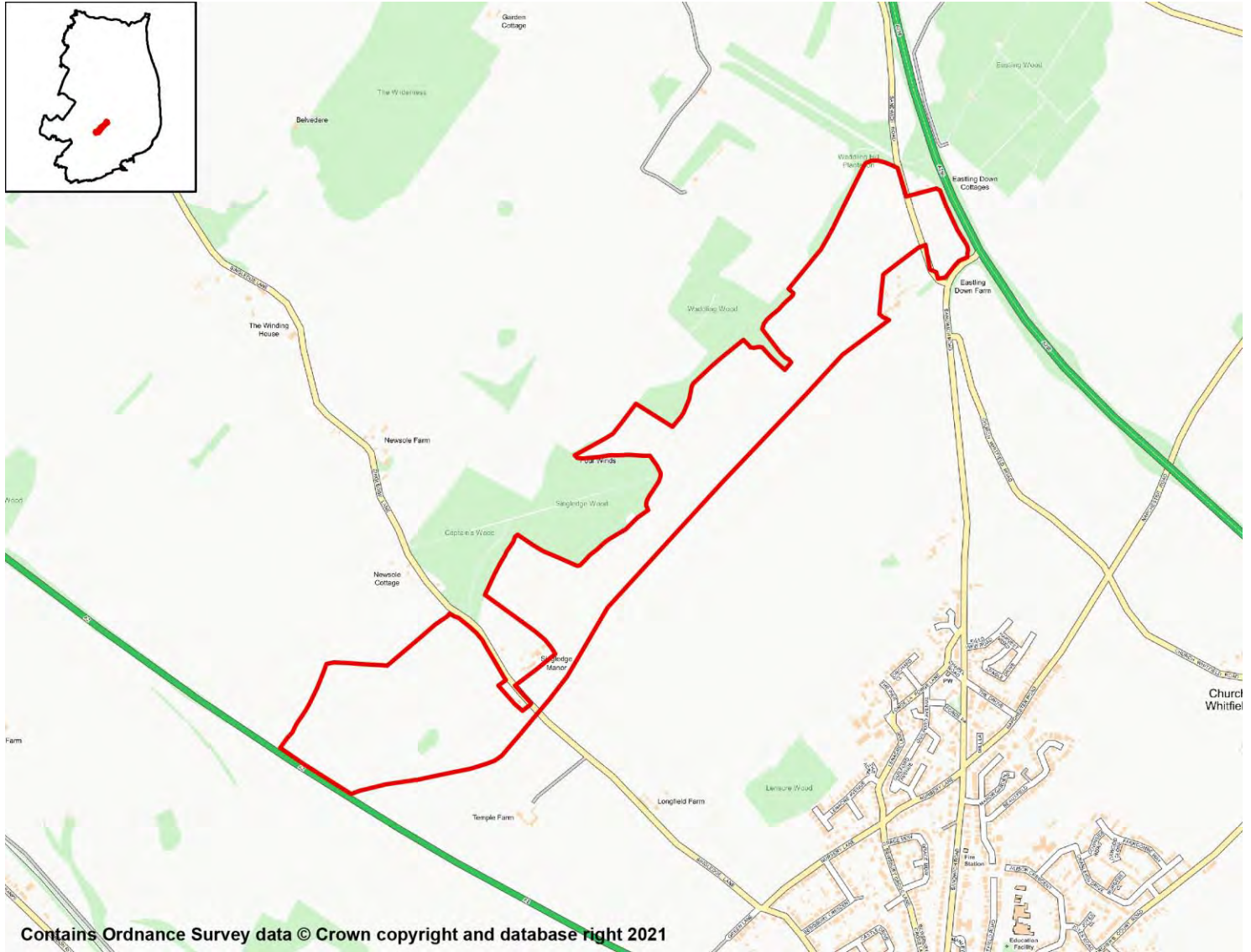
# Whitfield

## Residential Sites



## Land to the north west of Whitfield's current housing land allocation

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is not within 1,200m of a primary or middle school.**

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- The Port Zone, Old Park, Dover

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

### SA Effect - Significant negative (--)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is in close proximity to a road/railway line that generates noise pollution above 50/55dB at night.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

### SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

### SA Effect - Minor negative (-)

**The site is within 2,000m of a railway station:**

- Kearsney

**The site is within 1,000m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 800m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is not within 1,200m of a primary or middle school.**

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- The Port Zone, Old Park, Dover

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

The site is located within Source Protection Zone 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

Over 25% of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site contains land with a 1 in 30 year risk of surface water flooding.

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

The site is within 2,000m of a railway station:

- Kearsney

The site is within 1,000m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:

- The Port Zone, Old Park, Dover

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

**SA Effect - Significant negative (--)**

**The site does not intersect an ecological designation.**

**The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:**

- The site intersects with a relevant Site of Special Scientific Interest Impact Risk Zone

**The site is less than 250m from the following designated sites:**

- Ancient woodland
- Captain's Wood and Singledge Wood, Whitfield
- Eastling Wood, Ashley

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

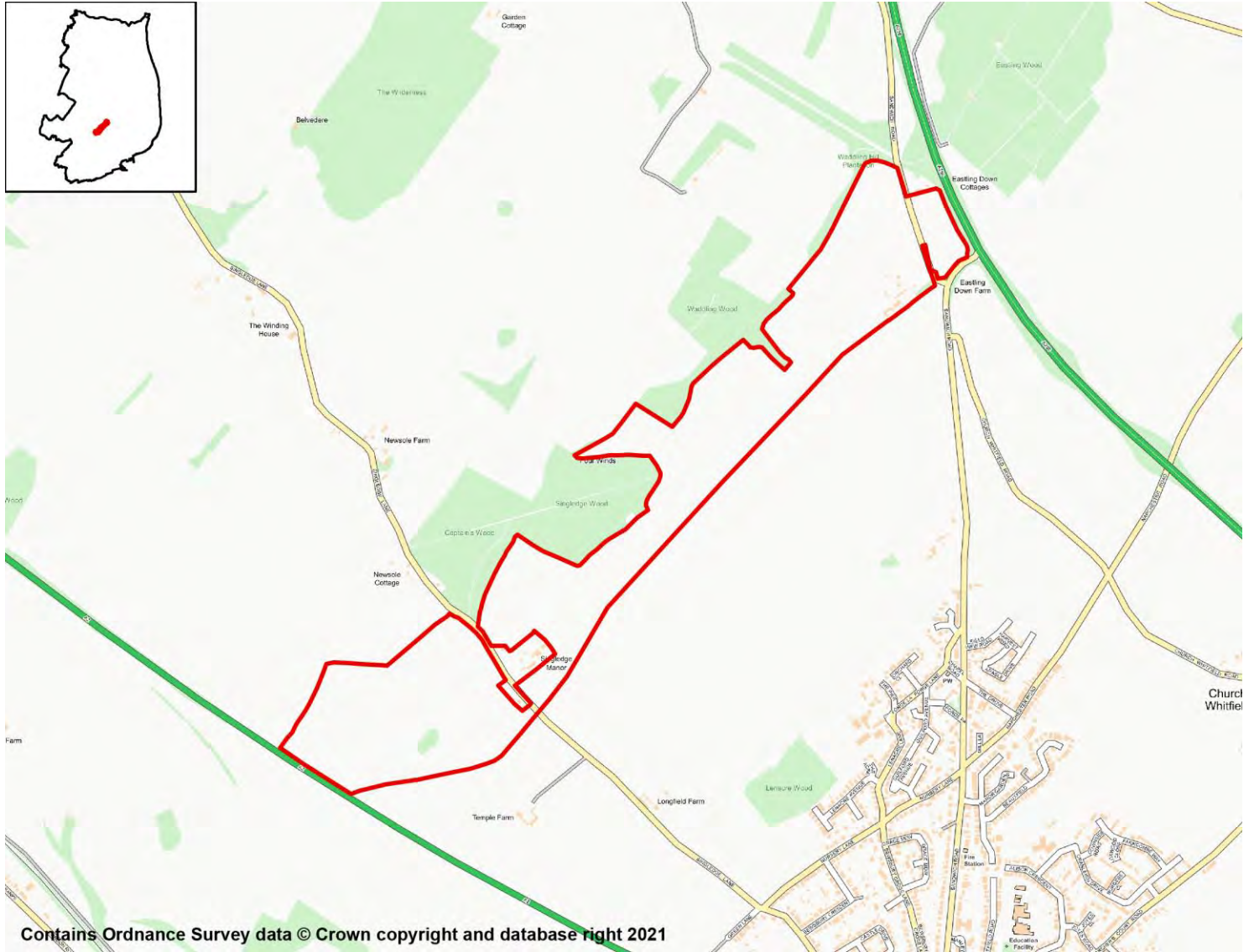
## SA Objective 11: Landscape

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Land to the north west of Whitfield's current housing land allocation

### Proposed Use - Residential



## SA Objective 1: Housing

**SA Effect - Minor Positive (+)**

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

**SA Effect - Minor negative (-)**

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:

- The Port Zone, Old Park, Dover

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

### SA Effect - Significant negative (--)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is in close proximity to a road/railway line that generates noise pollution above 50/55dB at night.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA Objective 3: Economy

### SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA Objective 4: Sustainable Transport

### SA Effect - Minor negative (-)

The site is within 2,000m of a railway station:

- Kearsney

The site is within 1,000m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:

- The Port Zone, Old Park, Dover

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

The site is located within Source Protection Zone 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

Over 25% of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site contains land with a 1 in 30 year risk of surface water flooding.

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

The site is within 2,000m of a railway station:

- Kearsney

The site is within 1,000m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:

- The Port Zone, Old Park, Dover

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

**SA Effect - Significant negative (--)**

**The site does not intersect an ecological designation.**

**The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:**

- The site intersects with a relevant Site of Special Scientific Interest Impact Risk Zone

**The site is less than 250m from the following designated sites:**

- Ancient woodland
- Captain's Wood and Singledge Wood, Whitfield
- Eastling Wood, Ashley

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**



# Eastling Down Farm, Sandwich Road, Waldershare

## Proposed Use - Residential



### SA Objective 1: Housing

#### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

#### SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Minor negative (-)**

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is in close proximity to a road/railway line that generates noise pollution above 50/55dB at night and/or 55/60dB during the day.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA Objective 4: Sustainable Transport

**SA Effect - Significant negative (--)**

The site is not within 2,000m of a railway station.

The site is not within 1,000m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Significant negative (--)

- The site is located within Source Protection Zone 2 or 3.
- None of the site is classified as Grade 1 or 2 Agricultural Land.
- Over 25% of the site is classified as Grade 3 Agricultural Land.
- The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

### SA Effect - Negligible/Uncertain (0?)

- In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

### SA Effect - Negligible (0)

- The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.
- The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Significant negative (--)

- The site is not within 2,000m of a railway station.
- The site is not within 1,000m of a bus stop.
- The site is not within 1,200m of an NHS GP Surgery.
- The site is within 800m of open space, sport, recreation facilities, open country or registered common land.
- The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.
- The site is within 200m of a Public Right of Way/Cycle Path.
- The site is not within 1,200m of a primary or middle school.
- The site is not within 2,000m of a secondary school.
- The site is not within 2,000m of further/higher education facilities.
- The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.
- The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

### SA Effect - Minor negative (-)

- The site does not intersect an ecological designation.
- The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.
- The site is less than 250m from the following designated sites:

- Ancient woodland

- Eastling Wood, Ashley

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Minor negative/Uncertain (-?)**

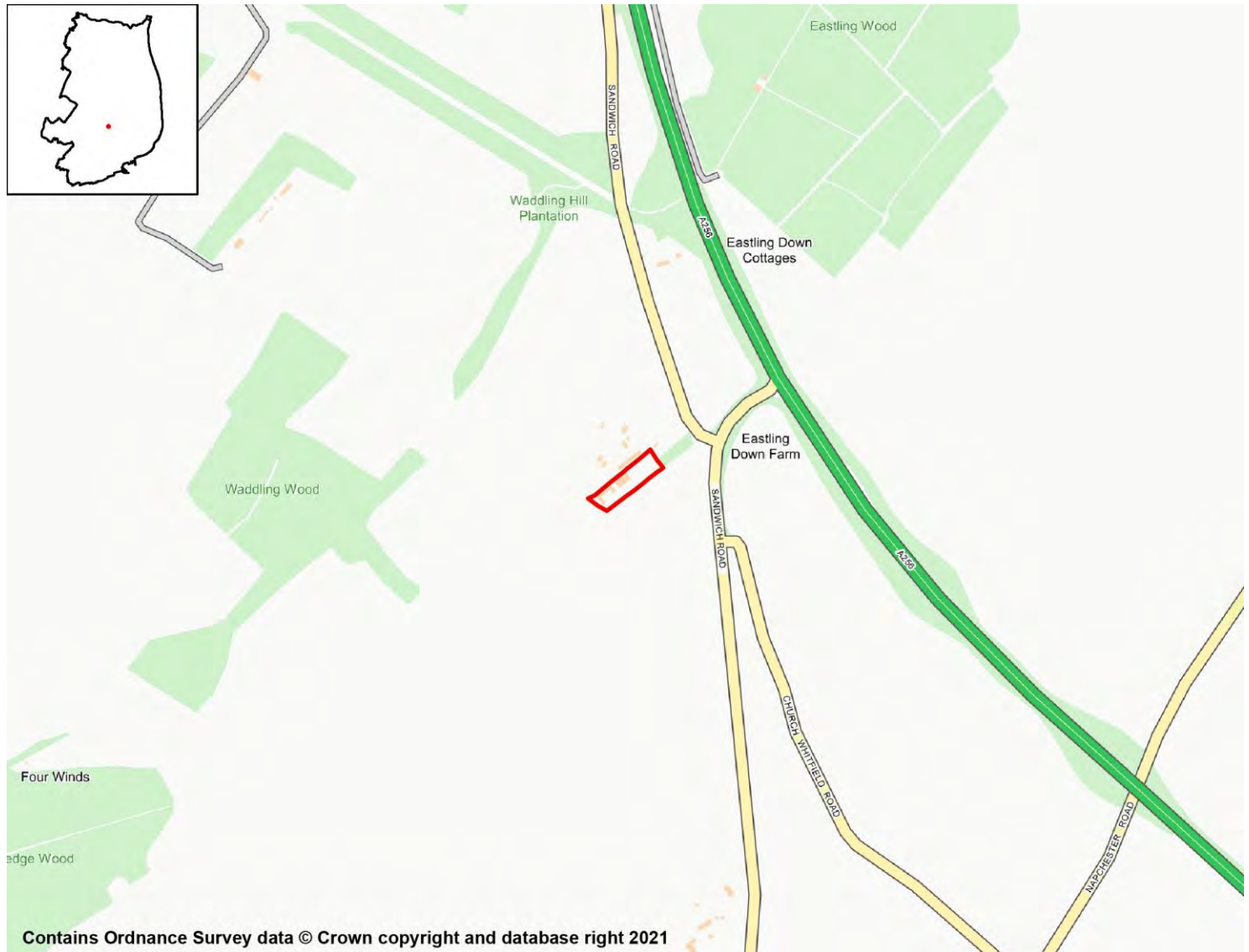
**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

Eastling Down Farm, Sandwich Road, Waldershare  
 Proposed Use - Residential



SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

SA Objective 2: Services and Facilities

2a – Access to Local Services and Facilities

SA Effect - Significant negative (--)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 400m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA Objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA Objective 4: Sustainable Transport

SA Effect - Significant negative (--)

The site is not within 2,000m of a railway station.

The site is not within 1,000m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 400m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Significant negative (--)

- The site is located within Source Protection Zone 2 or 3.**
- None of the site is classified as Grade 1 or 2 Agricultural Land.**
- Over 25% of the site is classified as Grade 3 Agricultural Land.**
- The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

### SA Effect - Negligible/Uncertain (0?)

- In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

### SA Effect - Negligible (0)

- The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**
- The site is not located in an area of notable surface water flood risk.**

## SA Objective 8: Climate Change Mitigation

### SA Effect - Significant negative (--)

- The site is not within 2,000m of a railway station.**
- The site is not within 1,000m of a bus stop.**
- The site is not within 1,200m of an NHS GP Surgery.**
- The site is within 800m of open space, sport, recreation facilities, open country or registered common land.**
- The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**
- The site is within 400m of a Public Right of Way/Cycle Path.**
- The site is not within 1,200m of a primary or middle school.**
- The site is not within 2,000m of a secondary school.**
- The site is not within 2,000m of further/higher education facilities.**
- The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**
- The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

### SA Effect - Negligible (0)

- The site does not intersect an ecological designation.**
- The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**
- The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

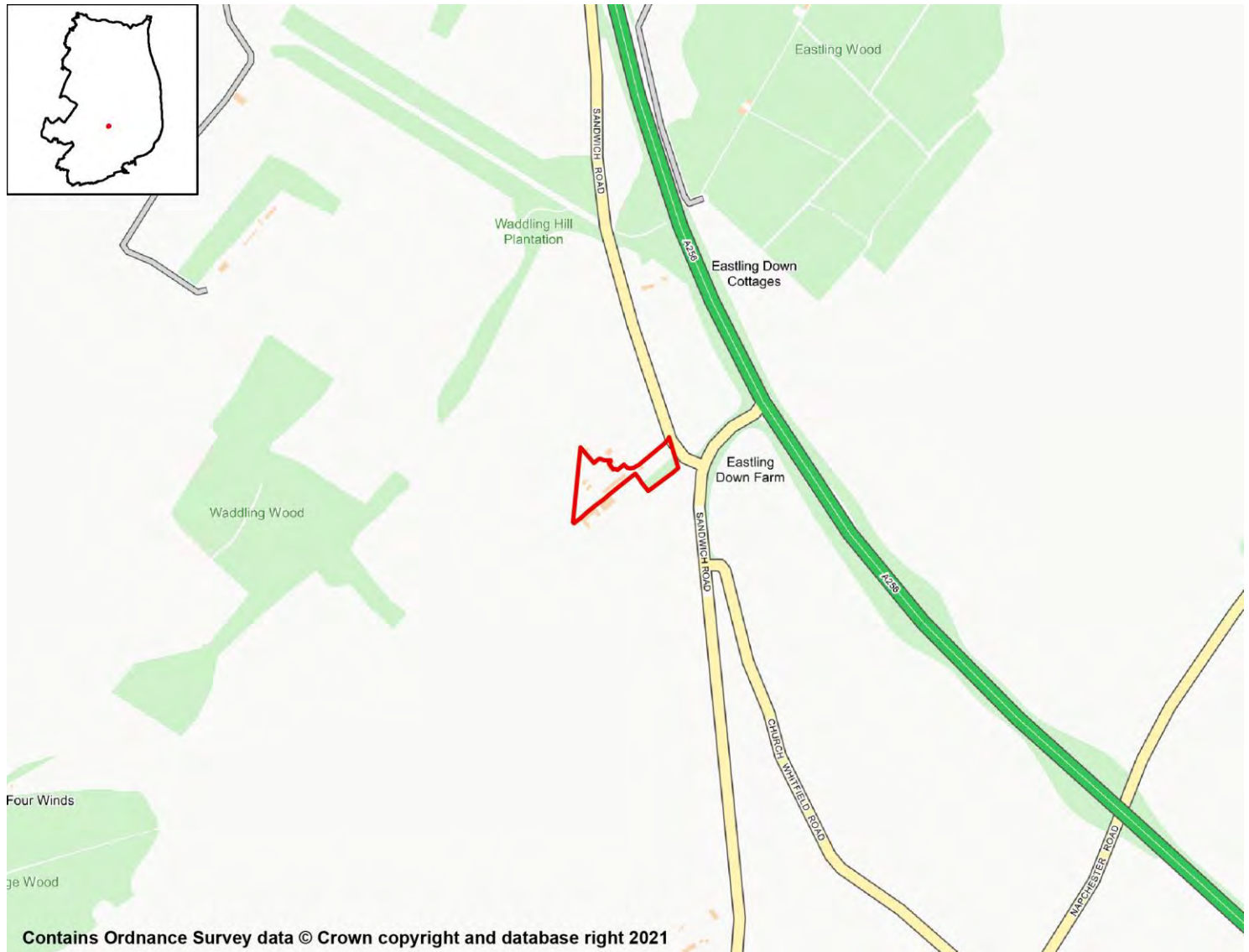
## **SA Objective 11: Landscape**

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**



Eastling Down Farm, Sandwich Road, Waldershare  
 Proposed Use - Residential



SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

SA Objective 2: Services and Facilities

2a – Access to Local Services and Facilities

SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Minor negative (-)**

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is in close proximity to a road/railway line that generates noise pollution above 50/55dB at night and/or 55/60dB during the day.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA Objective 4: Sustainable Transport

**SA Effect - Significant negative (--)**

The site is not within 2,000m of a railway station.

The site is not within 1,000m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Significant negative (--)

- The site is located within Source Protection Zone 2 or 3.
- None of the site is classified as Grade 1 or 2 Agricultural Land.
- Over 25% of the site is classified as Grade 3 Agricultural Land.
- The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

### SA Effect - Negligible/Uncertain (0?)

- In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

### SA Effect - Negligible (0)

- The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.
- The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Significant negative (--)

- The site is not within 2,000m of a railway station.
- The site is not within 1,000m of a bus stop.
- The site is not within 1,200m of an NHS GP Surgery.
- The site is within 800m of open space, sport, recreation facilities, open country or registered common land.
- The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.
- The site is within 200m of a Public Right of Way/Cycle Path.
- The site is not within 1,200m of a primary or middle school.
- The site is not within 2,000m of a secondary school.
- The site is not within 2,000m of further/higher education facilities.
- The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.
- The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

### SA Effect - Negligible (0)

- The site does not intersect an ecological designation.
- The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.
- The site is not within 250m of a designated site.

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## **SA Objective 11: Landscape**

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Field adjacent to Singledge Manor, Singledge Lane, Whitfield

### Proposed Use - Residential



### SA Objective 1: Housing

#### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

#### SA Effect - Significant negative (--)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 1200m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is not within 1,200m of a primary or middle school.**

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Significant negative (--)**

**The site is within 2,000m of a railway station:**

- Kearsney

**The site is not within 1,000m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 1200m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is not within 1,200m of a primary or middle school.**

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Significant negative (--)

The site is located within Source Protection Zone 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

### SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

### SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Significant negative (--)

The site is within 2,000m of a railway station:

- Kearsney

The site is not within 1,000m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 1200m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

### SA Effect - Minor negative (-)

The site does not intersect an ecological designation.

The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.

The site is less than 250m from the following designated sites:

- Ancient woodland
- Captain's Wood and Singledge Wood, Whitfield

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**



## Guide Hut, Sandwich Road, Whitfield

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

#### SA Effect - Negligible (0)

The site is within 800m of an NHS GP Surgery:

- The High Street Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Whitfield Aspen School

**The site is within 2,000m of a secondary school:**

- Dover Christ Church Academy

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- White Cliffs Business Park Phase I, Whitfield, Dover
- The Port Zone, Old Park, Dover
- White Cliffs Business Park Phase II, Whitfield, Dover

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Minor positive (+)

**The site is within 2,000m of a railway station:**

- Kearsney

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- The High Street Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Whitfield Aspen School

**The site is within 2,000m of a secondary school:**

- Dover Christ Church Academy

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- White Cliffs Business Park Phase I, Whitfield, Dover
- The Port Zone, Old Park, Dover
- White Cliffs Business Park Phase II, Whitfield, Dover

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Minor negative (-)**

**The site is located within Source Protection Zone 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Minor negative (-)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site contains land with a 1 in 100 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor positive (+)**

**The site is within 2,000m of a railway station:**

- Kearsney

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- The High Street Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Whitfield Aspen School

**The site is within 2,000m of a secondary school:**

- Dover Christ Church Academy

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- White Cliffs Business Park Phase I, Whitfield, Dover
- The Port Zone, Old Park, Dover
- White Cliffs Business Park Phase II, Whitfield, Dover

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's historic environment.**

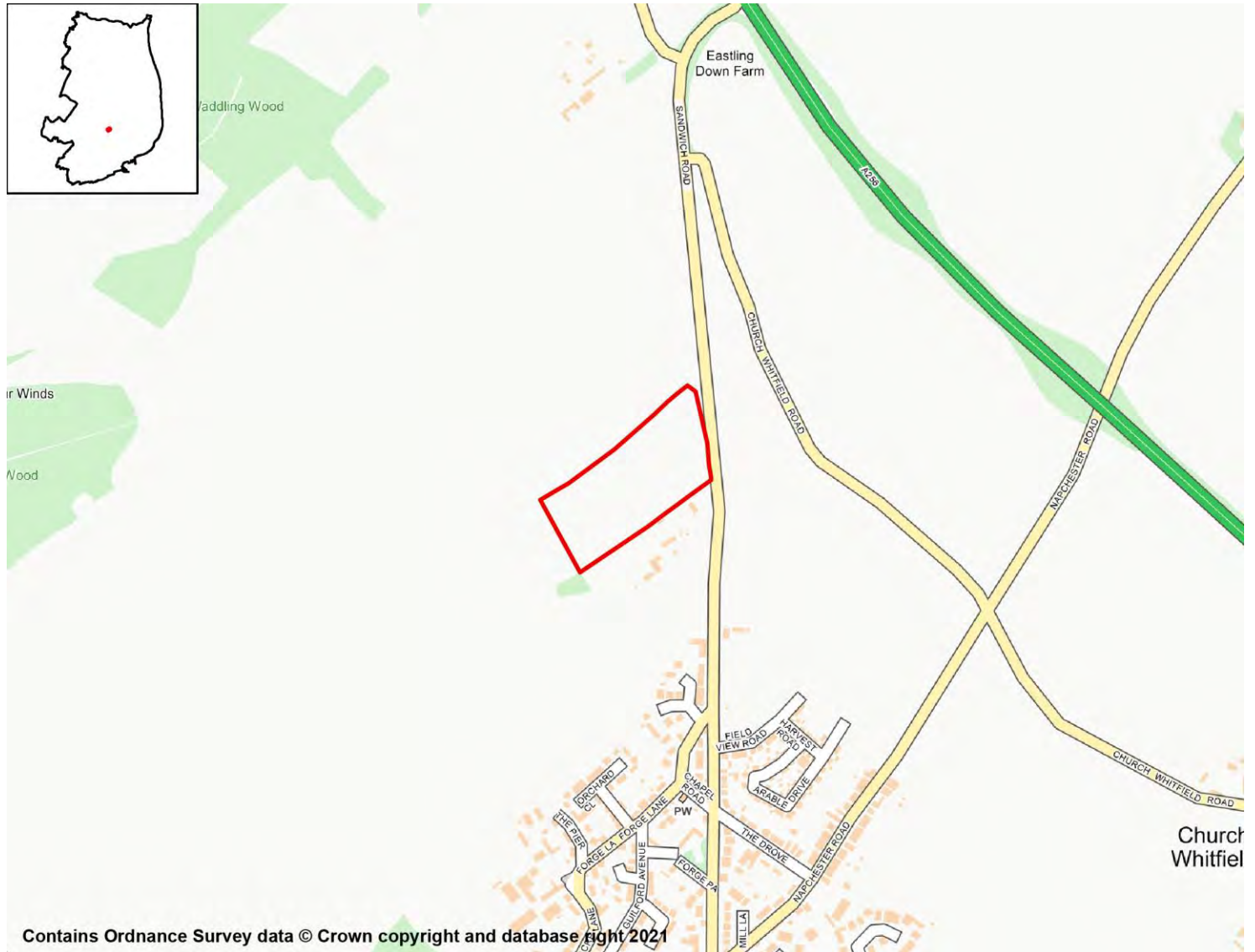
## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

Holly Lodge Retirement Community, Holly Lodge,  
Sandwich Road, Whitfield

Proposed Use - Residential



SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

SA Objective 2: Services and Facilities

2a – Access to Local Services and Facilities

SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a primary or middle school:**

- Whitfield Aspen School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- White Cliffs Business Park Phase I, Whitfield, Dover

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor negative (-)**

**The site is not within 2,000m of a railway station.**

**The site is within 600m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a primary or middle school:**

- Whitfield Aspen School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- White Cliffs Business Park Phase I, Whitfield, Dover

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

The site is located within Source Protection Zone 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site contains land with a 1 in 30 year risk of surface water flooding.

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

The site is not within 2,000m of a railway station.

The site is within 600m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 1,200m of a primary or middle school:

- Whitfield Aspen School

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:

- White Cliffs Business Park Phase I, Whitfield, Dover

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

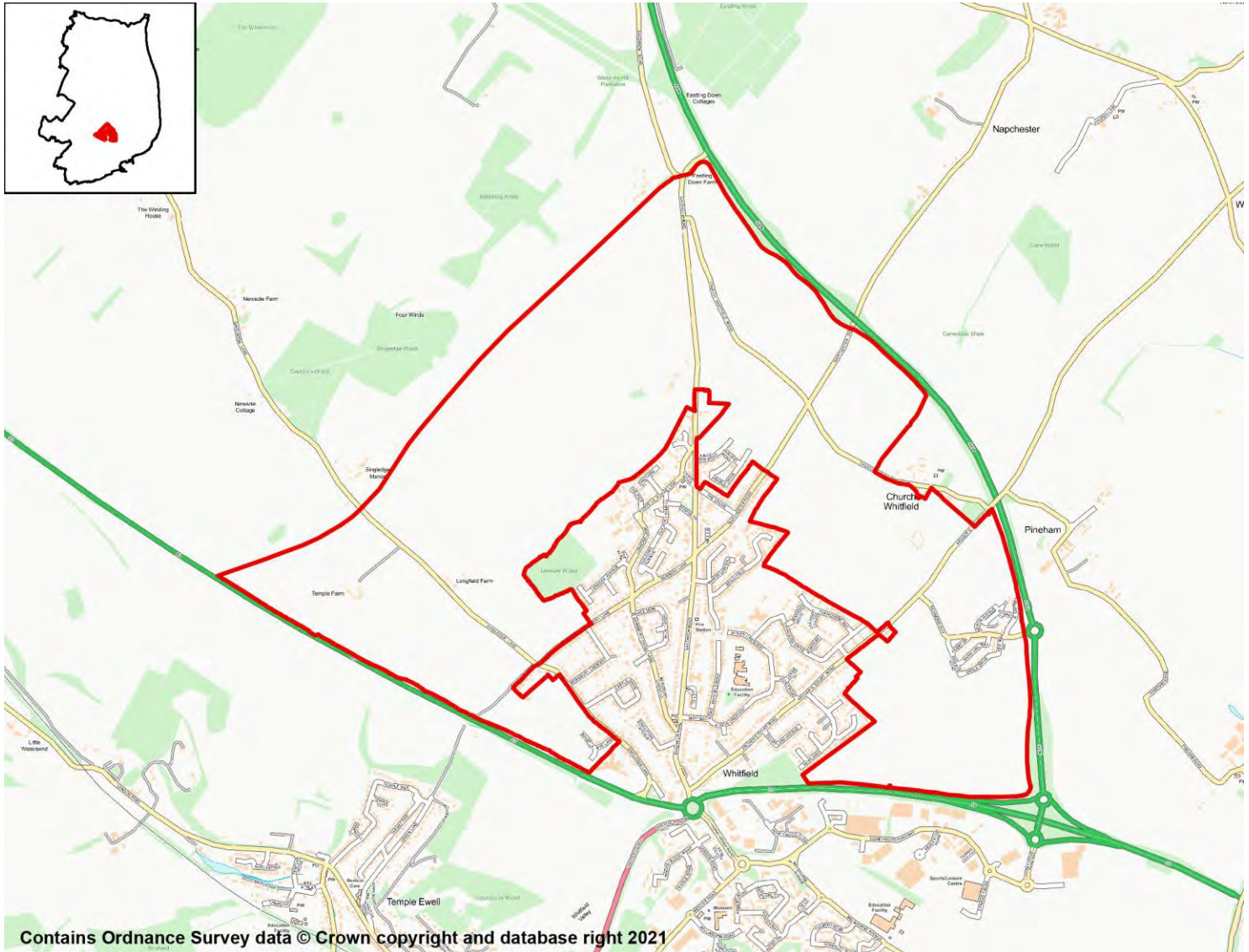


# WHI008 (SAP1)

## Managed Expansion of Whitfield

### Proposed Use - Residential

Whitfield



## SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

The site is within 400m of an NHS GP Surgery:

- The High Street Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a primary or middle school:

- Whitfield Aspen School

The site is within 1,000m of a secondary school:

- Dover Christ Church Academy

The site is not within 2,000m of further/higher education facilities.

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- White Cliffs Business Park Phase I, Whitfield, Dover
- White Cliffs Business Park Phase II, Whitfield, Dover

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Significant negative (--)**

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is in close proximity to a road/railway line that generates noise pollution above 50/55dB at night.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA Objective 4: Sustainable Transport

**SA Effect - Minor positive (+)**

The site is within 2,000m of a railway station:

- Kearsney

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- The High Street Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a primary or middle school:

- Whitfield Aspen School

**The site is within 1,000m of a secondary school:**

- Dover Christ Church Academy

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- White Cliffs Business Park Phase I, Whitfield, Dover
- White Cliffs Business Park Phase II, Whitfield, Dover

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

**The site is located within Source Protection Zone 2 or 3.**

**Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site contains land with a 1 in 30 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor positive (+)**

**The site is within 2,000m of a railway station:**

- Kearsney

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- The High Street Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Whitfield Aspen School

**The site is within 1,000m of a secondary school:**

- Dover Christ Church Academy

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- White Cliffs Business Park Phase I, Whitfield, Dover
- White Cliffs Business Park Phase II, Whitfield, Dover

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

**SA Effect - Significant negative (--)**

**The site does not intersect an ecological designation.**

**The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:**

- The site intersects with a relevant Site of Special Scientific Interest Impact Risk Zone

**The site is less than 250m from the following designated sites:**

- Ancient woodland
- Captain's Wood and Singledge Wood, Whitfield
- Eastling Wood, Ashley
- Temple Ewell and Lydden Downland

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

**SA Effect - Negligible/Uncertain (0?)**

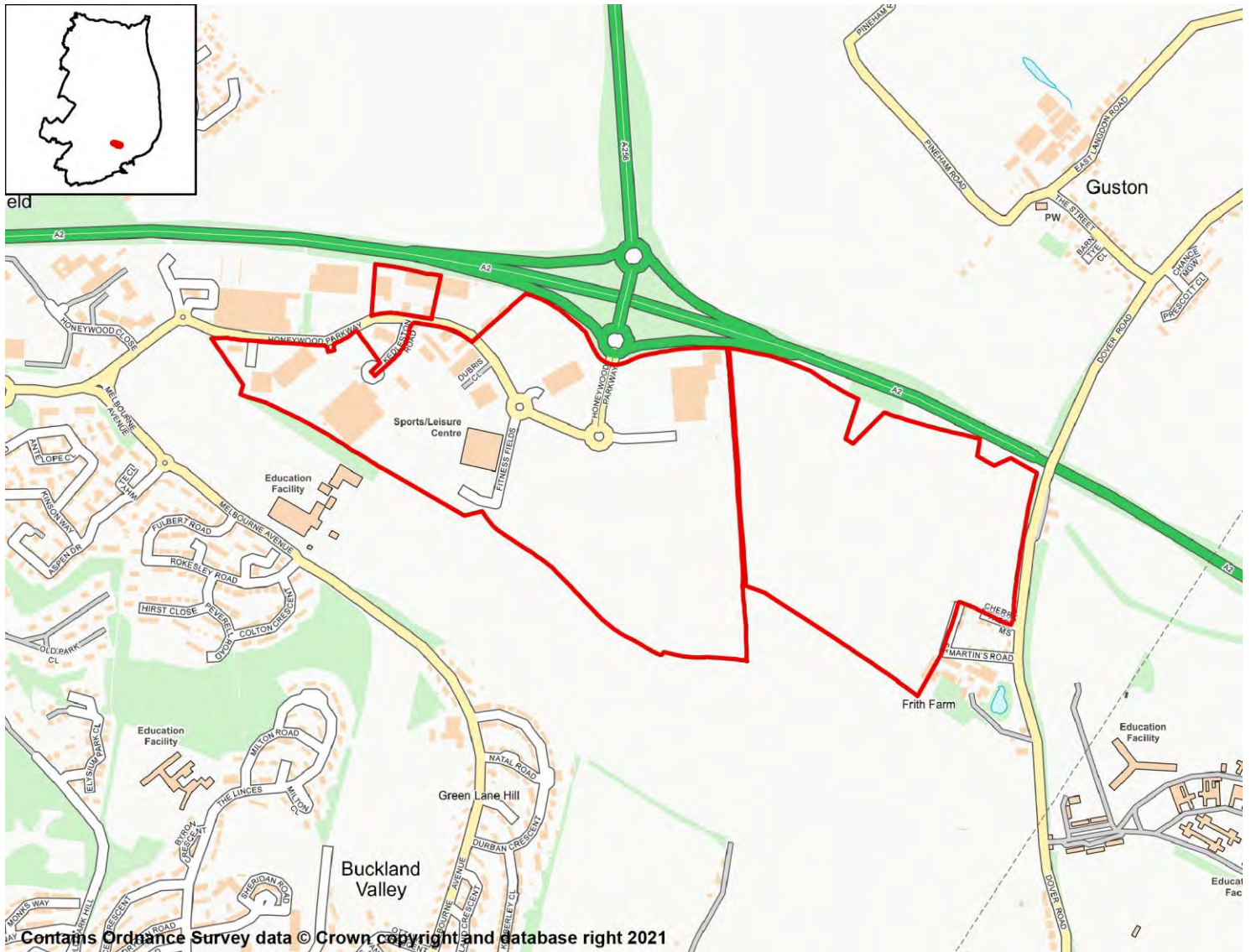
**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

# Whitfield

## Employment Sites

## White Cliffs Business Park Phases I-III

### Proposed use - Employment



### SA objective 1: Housing

SA Effect - Negligible (0)

All employment site options will have a negligible (0) effect on SA Objective 1.

### SA objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

The site is within 1,200m of an NHS GP Surgery:

- The High Street Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA objective 4: Sustainable Transport

SA Effect - Minor positive (+)

The site is within 2,000m of a railway station:

- Kearsney

The site is within 300m of a bus stop.

The site is within 1,200m of an NHS GP Surgery:

- The High Street Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## SA objective 5: Minerals, Soils and Water

SA Effect - Significant negative (--)

The site is located within Source Protection Zone 2 or 3.

Less than 25% of the site is classified as Grade 1 or 2 Agricultural Land.

Over 25% of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA objective 7: Climate Change Adaptation

### SA Effect - Significant negative (--)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site contains land with a 1 in 30 year risk of surface water flooding.

## SA objective 8: Climate Change Mitigation

### SA Effect - Minor positive (+)

The site is within 2,000m of a railway station:

- Kearsney

The site is within 300m of a bus stop.

The site is within 1,200m of an NHS GP Surgery:

- The High Street Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## SA objective 9: Biodiversity

### SA Effect - Significant negative (--)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- Air pollution

The site is less than 250m from the following designated sites:

- Whitfield Down and Buckland Down

The site does not intersect with notable ecological habitats.

The site does not contain a geological site.

## SA Objective 10: Historic Environment

### SA Effect - Minor negative/Uncertain (-?)

The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.

## SA Objective 11: Landscape

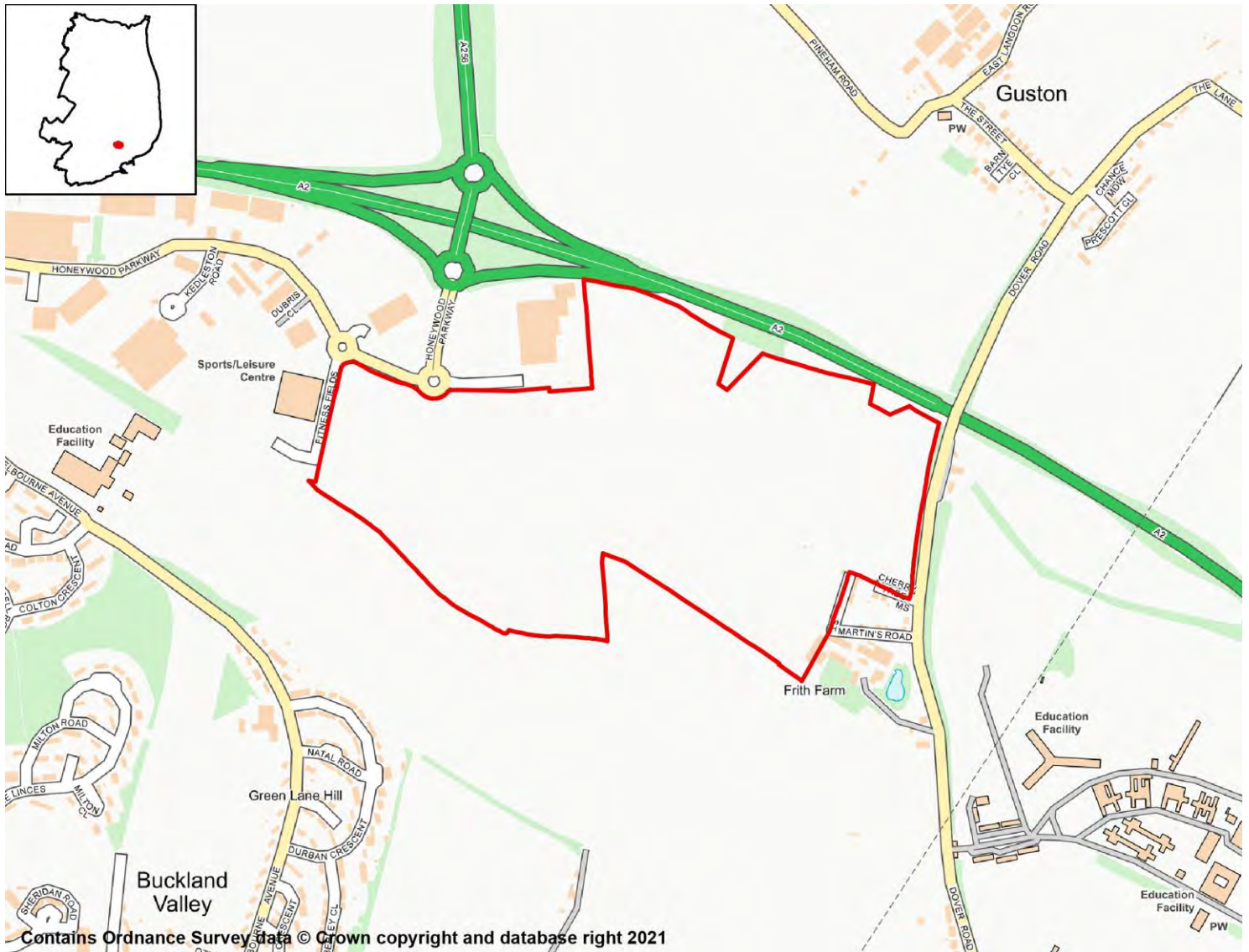
### SA Effect - Minor negative/Uncertain (-?)

The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.



## White Cliffs Business Park Phases I-III

### Proposed use - Employment



### SA objective 1: Housing

SA Effect - Negligible (0)

All employment site options will have a negligible (0) effect on SA Objective 1.

### SA objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

SA Effect - Negligible (0)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open

country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA objective 4: Sustainable Transport

SA Effect - Negligible (0)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## SA objective 5: Minerals, Soils and Water

SA Effect - Significant negative (--)

The site is located within Source Protection Zone 2 or 3.

Less than 25% of the site is classified as Grade 1 or 2 Agricultural Land.

Over 25% of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA objective 7: Climate Change Adaptation

SA Effect - Significant negative (--)

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site contains land with a 1 in 30 year risk of surface water flooding.**

## **SA objective 8: Climate Change Mitigation**

**SA Effect - Negligible (0)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is not within 1,200m of a town centre.**

## **SA objective 9: Biodiversity**

**SA Effect - Minor negative (-)**

**The site does not intersect an ecological designation.**

**The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:**

- Air pollution

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

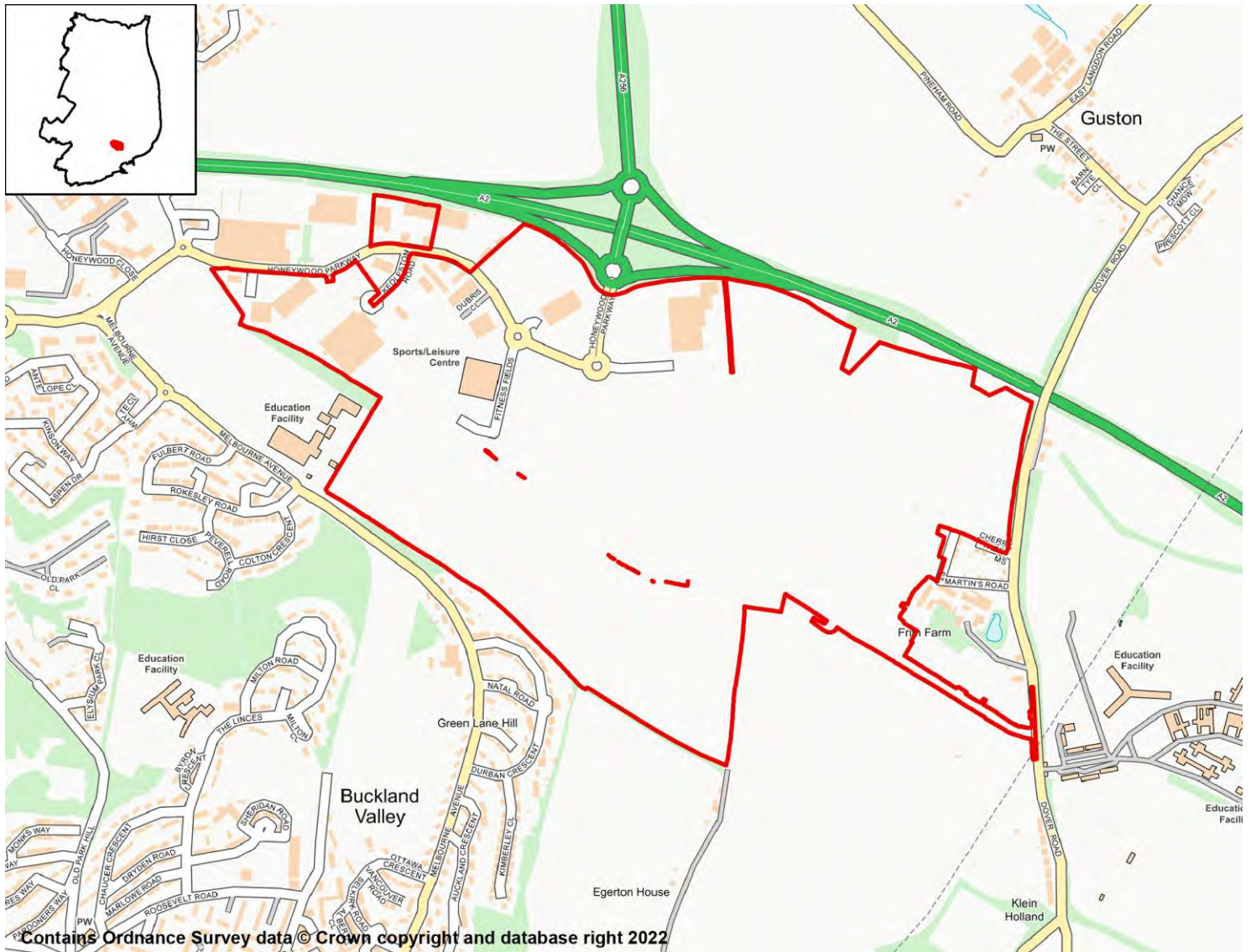
## **SA Objective 11: Landscape**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**

## White Cliffs Business Park

### Proposed use - Employment



### SA objective 1: Housing

SA Effect - Negligible (0)

All employment site options will have a negligible (0) effect on SA Objective 1.

### SA objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

The site is within 1,200m of an NHS GP Surgery:

- The High Street Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA objective 4: Sustainable Transport

SA Effect - Minor positive (+)

The site is within 2,000m of a railway station:

- Kearsney

The site is within 300m of a bus stop.

The site is within 1,200m of an NHS GP Surgery:

- The High Street Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## SA objective 5: Minerals, Soils and Water

SA Effect - Significant negative (--)

The site is located within Source Protection Zone 2 or 3.

Less than 25% of the site is classified as Grade 1 or 2 Agricultural Land.

Over 25% of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA objective 7: Climate Change Adaptation

### SA Effect - Significant negative (--)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site contains land with a 1 in 30 year risk of surface water flooding.

## SA objective 8: Climate Change Mitigation

### SA Effect - Minor positive (+)

The site is within 2,000m of a railway station:

- Kearsney

The site is within 300m of a bus stop.

The site is within 1,200m of an NHS GP Surgery:

- The High Street Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## SA objective 9: Biodiversity

### SA Effect - Significant negative (--)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

The site is less than 250m from the following designated sites:

- Long Hill and Combe Hole, Dover
- Whitfield Down and Buckland Down

The site does not intersect with notable ecological habitats.

The site does not contain a geological site.

## SA Objective 10: Historic Environment

### SA Effect - Minor negative/Uncertain (-?)

The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.

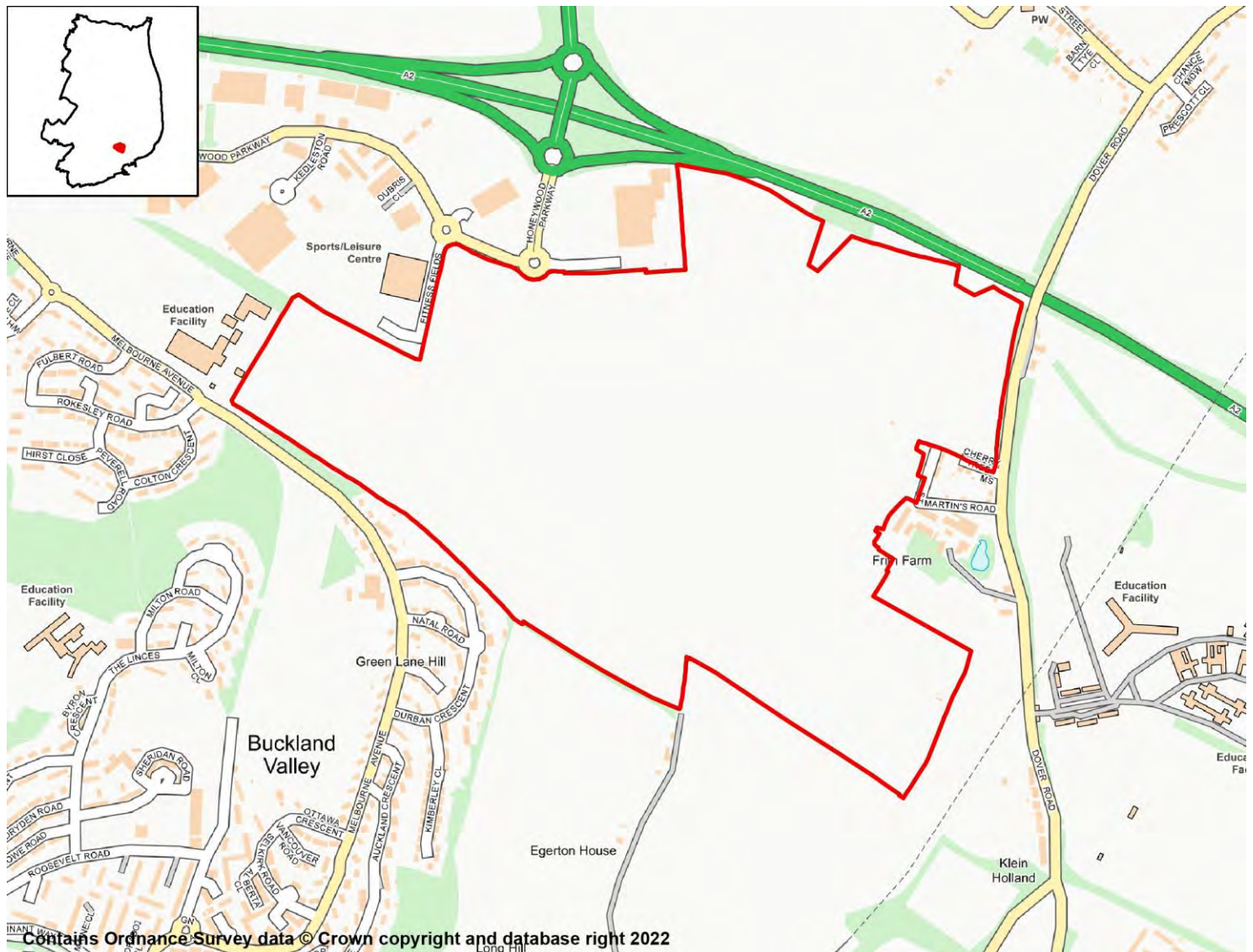
## SA Objective 11: Landscape

### SA Effect - Minor negative/Uncertain (-?)

The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.

## White Cliffs Business Park

### Proposed use - Employment



### SA objective 1: Housing

SA Effect - Negligible (0)

All employment site options will have a negligible (0) effect on SA Objective 1.

### SA objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

SA Effect - Negligible (0)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open

country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA objective 4: Sustainable Transport

SA Effect - Negligible (0)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## SA objective 5: Minerals, Soils and Water

SA Effect - Significant negative (--)

The site is located within Source Protection Zone 2 or 3.

Less than 25% of the site is classified as Grade 1 or 2 Agricultural Land.

Over 25% of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA objective 7: Climate Change Adaptation

SA Effect - Significant negative (--)



The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site contains land with a 1 in 30 year risk of surface water flooding.

## SA objective 8: Climate Change Mitigation

SA Effect - Negligible (0)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## SA objective 9: Biodiversity

SA Effect - Significant negative (--)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- Air pollution

The site is less than 250m from the following designated sites:

- Long Hill and Combe Hole, Dover
- Whitfield Down and Buckland Down

The site does not intersect with notable ecological habitats.

- Deciduous woodland

The site does not contain a geological site.

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.

## SA Objective 11: Landscape

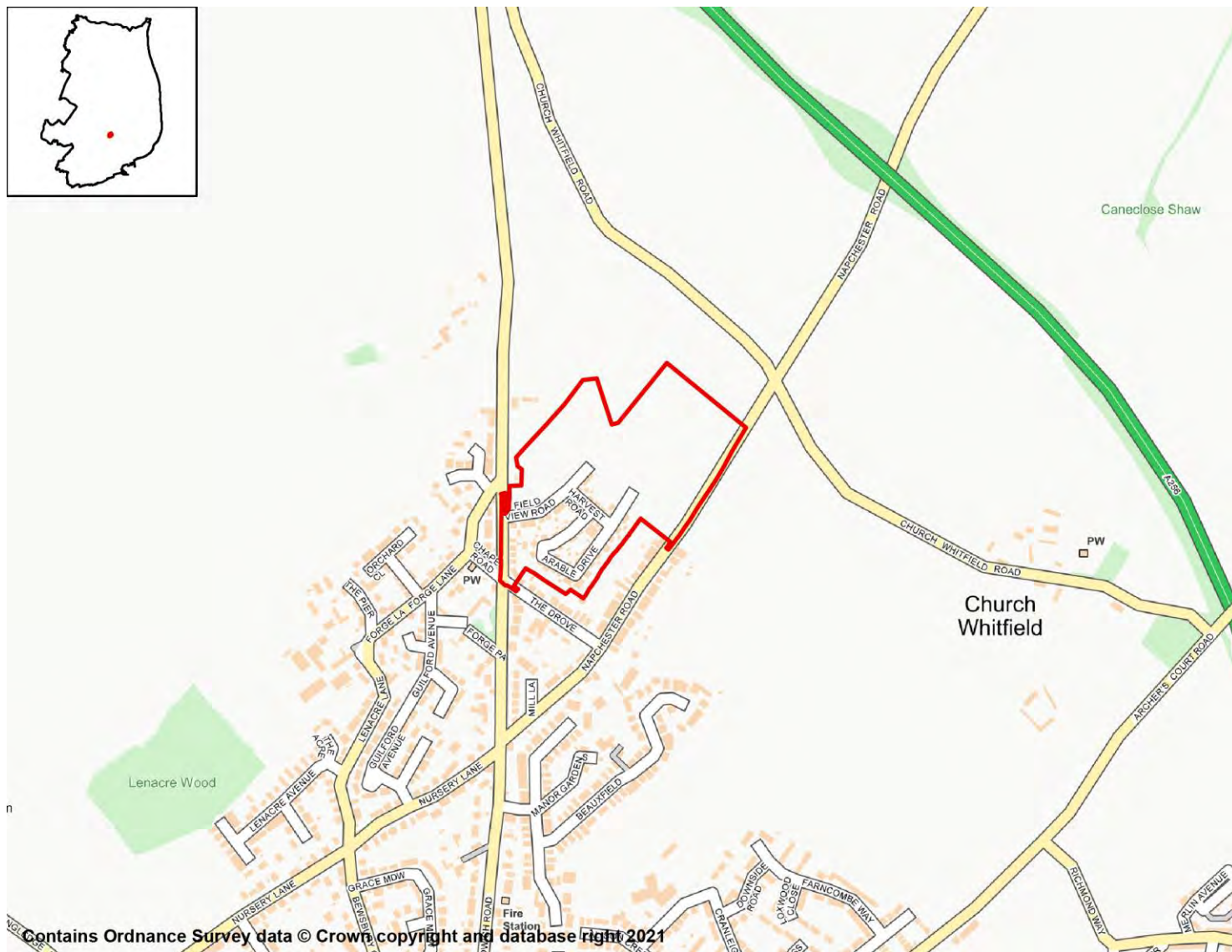
SA Effect - Minor negative/Uncertain (-?)

The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.

## Whitfield Urban Extension(Land To East Of Sandwich Road And North West Of Napchester Road)

WhitfieldDover

### Proposed use - Employment



### SA objective 1: Housing

SA Effect - Negligible (0)

All employment site options will have a negligible (0) effect on SA Objective 1.

### SA objective 2: Services and Facilities

2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

The site is within 1,200m of an NHS GP Surgery:

- The High Street Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA objective 4: Sustainable Transport

SA Effect - Minor positive (+)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is within 1,200m of an NHS GP Surgery:

- The High Street Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## SA objective 5: Minerals, Soils and Water

SA Effect - Significant negative (--)

The site is located within Source Protection Zone 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

Over 25% of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA objective 7: Climate Change Adaptation

### SA Effect - Significant negative (--)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site contains land with a 1 in 30 year risk of surface water flooding.

## SA objective 8: Climate Change Mitigation

### SA Effect - Minor positive (+)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is within 1,200m of an NHS GP Surgery:

- The High Street Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## SA objective 9: Biodiversity

### SA Effect - Minor negative (-)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- Air pollution

The site is not within 250m of a designated site.

The site does not intersect with notable ecological habitats.

The site does not contain a geological site.

## SA Objective 10: Historic Environment

### SA Effect - Minor negative/Uncertain (-?)

The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.

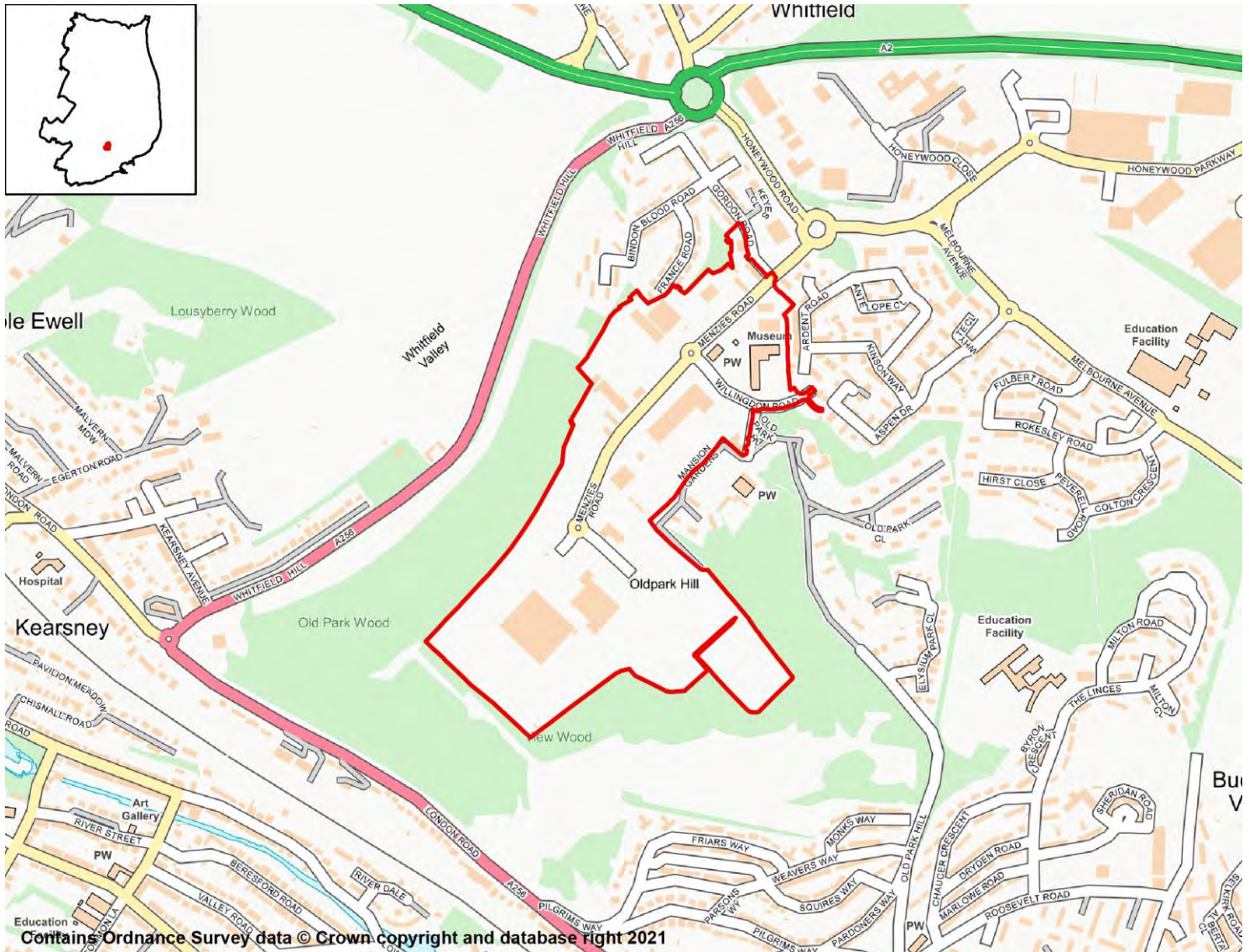
## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

The site is not likely to affect Dover's landscapes, townscapes or seascapes.

## Port Zone, Whitfield

## Proposed use - Employment



## SA objective 1: Housing

SA Effect - Negligible (0)

All employment site options will have a negligible (0) effect on SA Objective 1.

## SA objective 2: Services and Facilities

## 2a – Access to Local Services and Facilities

SA Effect - Minor negative (-)

The site is within 800m of an NHS GP Surgery:

- The High Street Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 400m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA objective 4: Sustainable Transport

SA Effect - Minor positive (+)

The site is within 1,000m of a railway station:

- Kearsney

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- The High Street Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 400m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## SA objective 5: Minerals, Soils and Water

SA Effect - Minor negative (-)

The site is located within Source Protection Zone 2 or 3.

None of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA objective 7: Climate Change Adaptation

### SA Effect - Significant negative (--)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site contains land with a 1 in 30 year risk of surface water flooding.

## SA objective 8: Climate Change Mitigation

### SA Effect - Minor positive (+)

The site is within 1,000m of a railway station:

- Kearsney

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- The High Street Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 400m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## SA objective 9: Biodiversity

### SA Effect - Significant negative (--)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- Air pollution

The site is less than 250m from the following designated sites:

- Whitfield Down and Buckland Down

The site does not intersect with notable ecological habitats.

The site does not contain a geological site.

## SA Objective 10: Historic Environment

### SA Effect - Minor negative/Uncertain (-?)

The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

The site is not likely to affect Dover's landscapes, townscapes or seascapes.

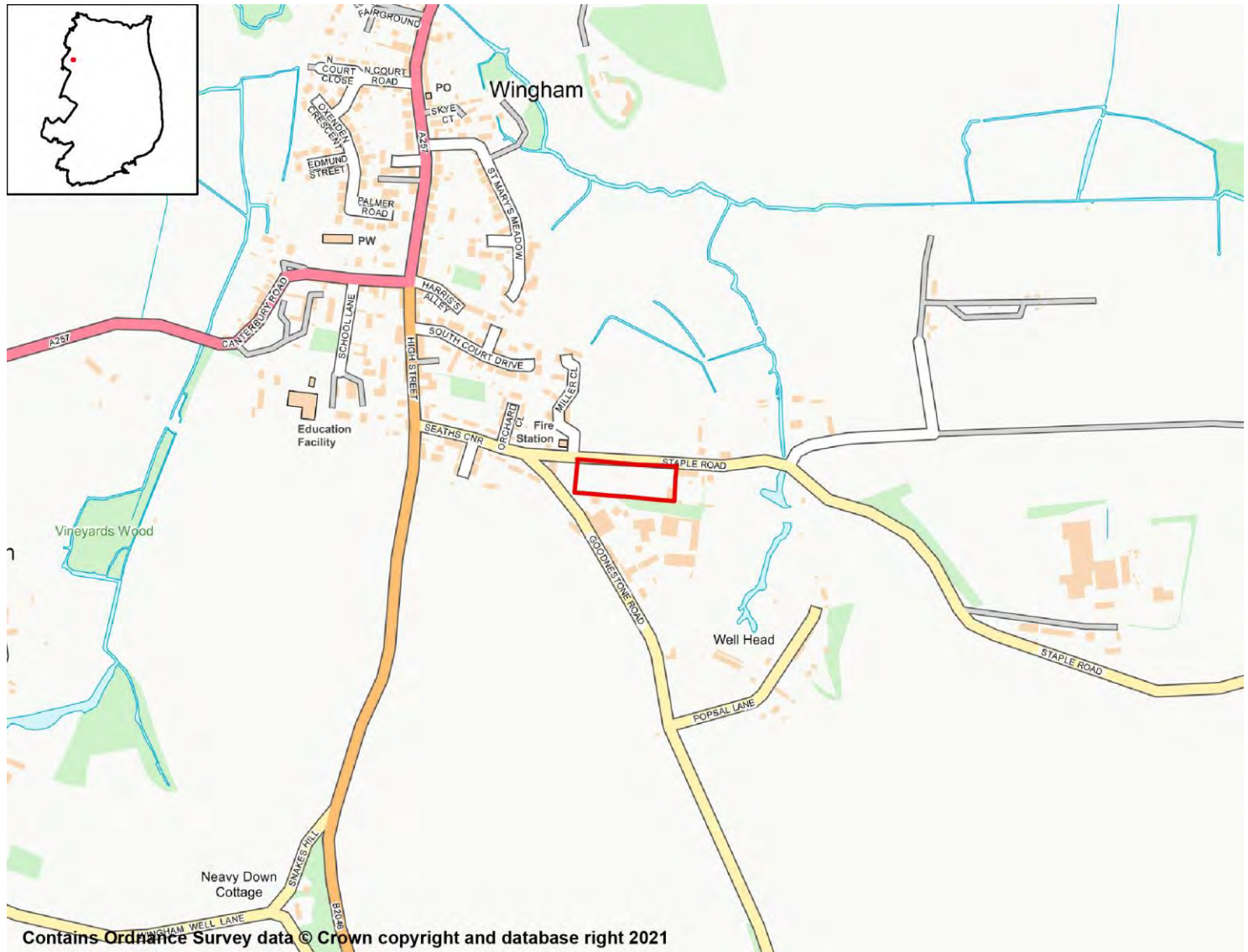
# Wingham

## Residential Sites



## Land adjacent to Staple Road

## Proposed Use - Residential



### SA Objective 1: Housing

#### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

#### SA Effect - Minor negative (-)

The site is within 800m of an NHS GP Surgery:

- Wingham Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Wingham Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor negative (-)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- Wingham Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Wingham Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

The site is not located within Source Protection Zone 1, 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- Wingham Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 800m of a primary or middle school:

- Wingham Primary School

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

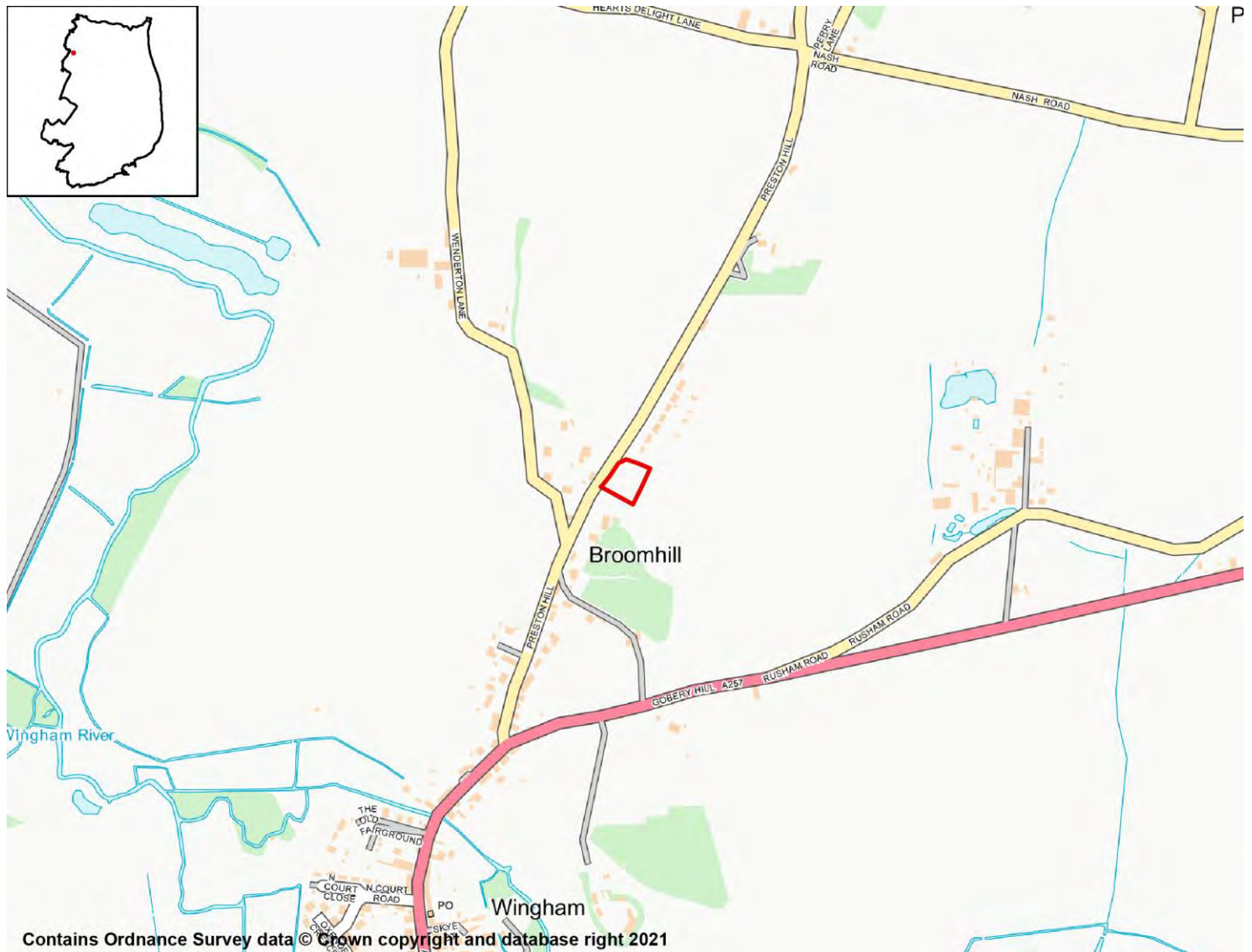
**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's historic environment.**

## **SA Objective 11: Landscape**

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**



### SA Objective 1: Housing

**SA Effect - Minor Positive (+)**

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

**SA Effect - Minor negative (-)**

The site is within 800m of an NHS GP Surgery:

- Wingham Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA Objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- Wingham Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Significant negative (--)

The site is not located within Source Protection Zone 1, 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

### SA Effect - Minor negative (-)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site contains land with a 1 in 100 year risk of surface water flooding.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- Wingham Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

### SA Effect - Minor negative (-)

The site does not intersect an ecological designation.

The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.

The site is not within 250m of a designated site.

**The site intersects with the following ecological habitats:**

- Habitat Inventory - No main habitat but additional habitats present

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**



## Land at Broomhill, Gobery Hill, Wingham

## Proposed Use - Residential



## SA Objective 1: Housing

## SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

## 2a – Access to Local Services and Facilities

## SA Effect - Minor negative (-)

The site is within 400m of an NHS GP Surgery:

- Wingham Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 1,200m of a primary or middle school:

- Wingham Primary School

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

### SA Effect - Significant negative (--)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is in close proximity to a road/railway line that generates noise pollution above 50/55dB at night.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA Objective 3: Economy

### SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA Objective 4: Sustainable Transport

### SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Wingham Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 1,200m of a primary or middle school:

- Wingham Primary School

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

The site is not located within Source Protection Zone 1, 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Wingham Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 1,200m of a primary or middle school:

- Wingham Primary School

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

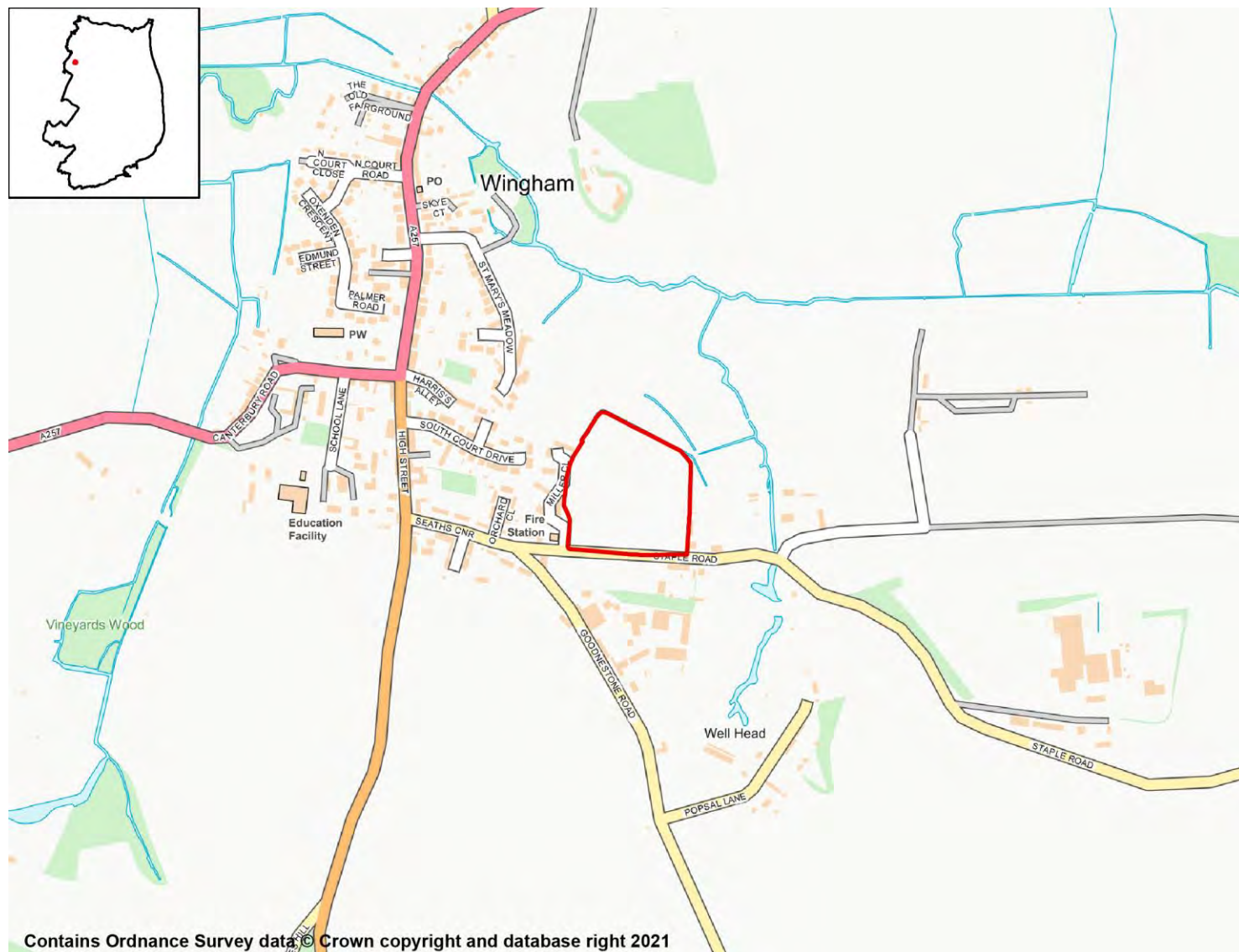
**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## **SA Objective 11: Landscape**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor negative (-)

The site is within 800m of an NHS GP Surgery:

- Wingham Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Wingham Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

### SA Effect - Significant negative (--)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is within 400m of a wastewater treatment works or established safeguarding zone or within 250m of a waste management facility.**

## SA Objective 3: Economy

### SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

### SA Effect - Minor negative (-)

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- Wingham Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Wingham Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

The site is not located within Source Protection Zone 1, 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- Wingham Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 800m of a primary or middle school:

- Wingham Primary School

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's historic environment.**

## SA Objective 11: Landscape

SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**

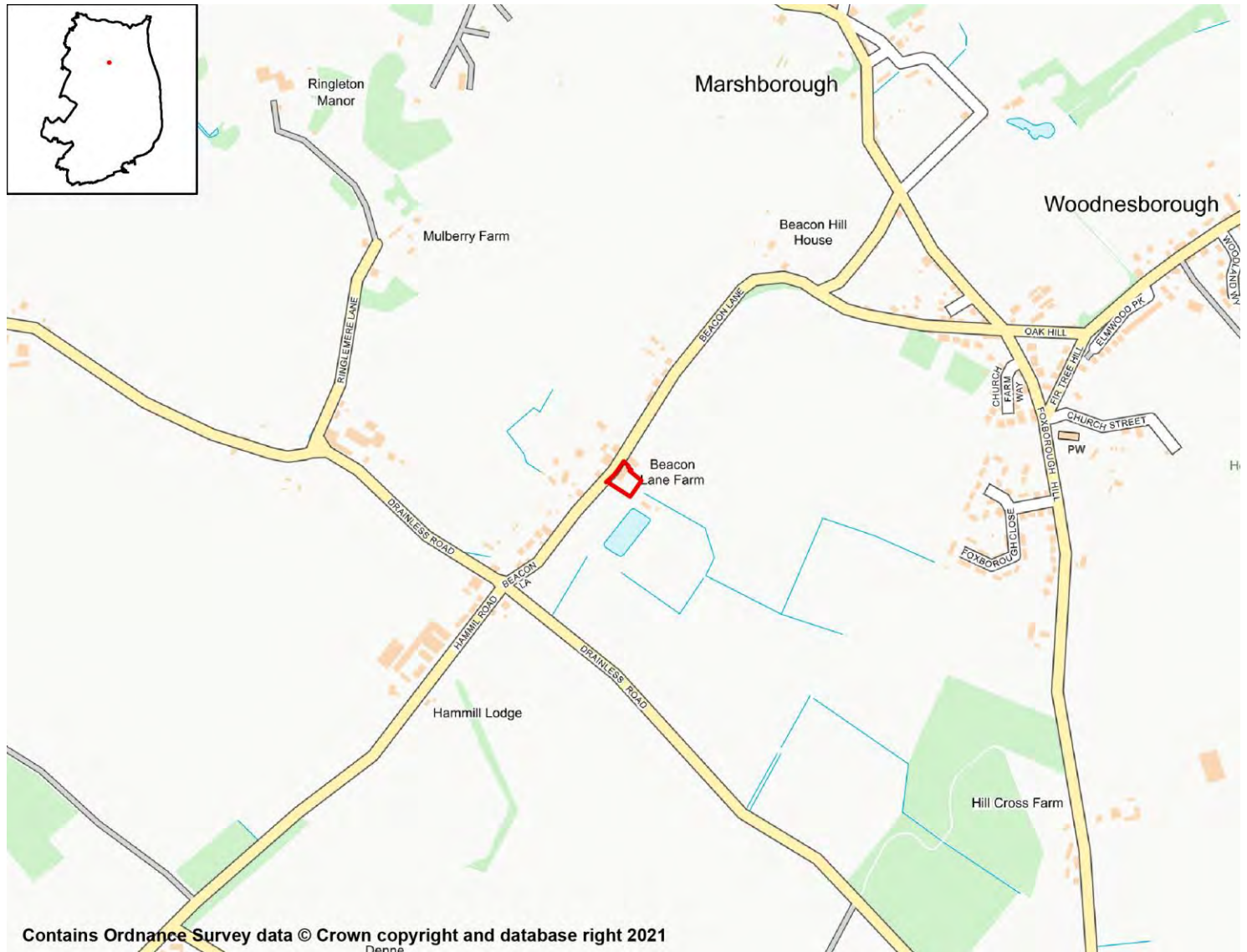


# Woodnesborough

## Residential Sites

## Land at Beacon Lane Farm

## Proposed Use - Residential



### SA Objective 1: Housing

**SA Effect - Minor Positive (+)**

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

**SA Effect - Minor negative (-)**

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA Objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Significant negative (--)

The site is located within Source Protection Zone 1.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

The site does not intersect an ecological designation.

The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.

The site is not within 250m of a designated site.

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

SA Effect - Negligible/Uncertain (0?)

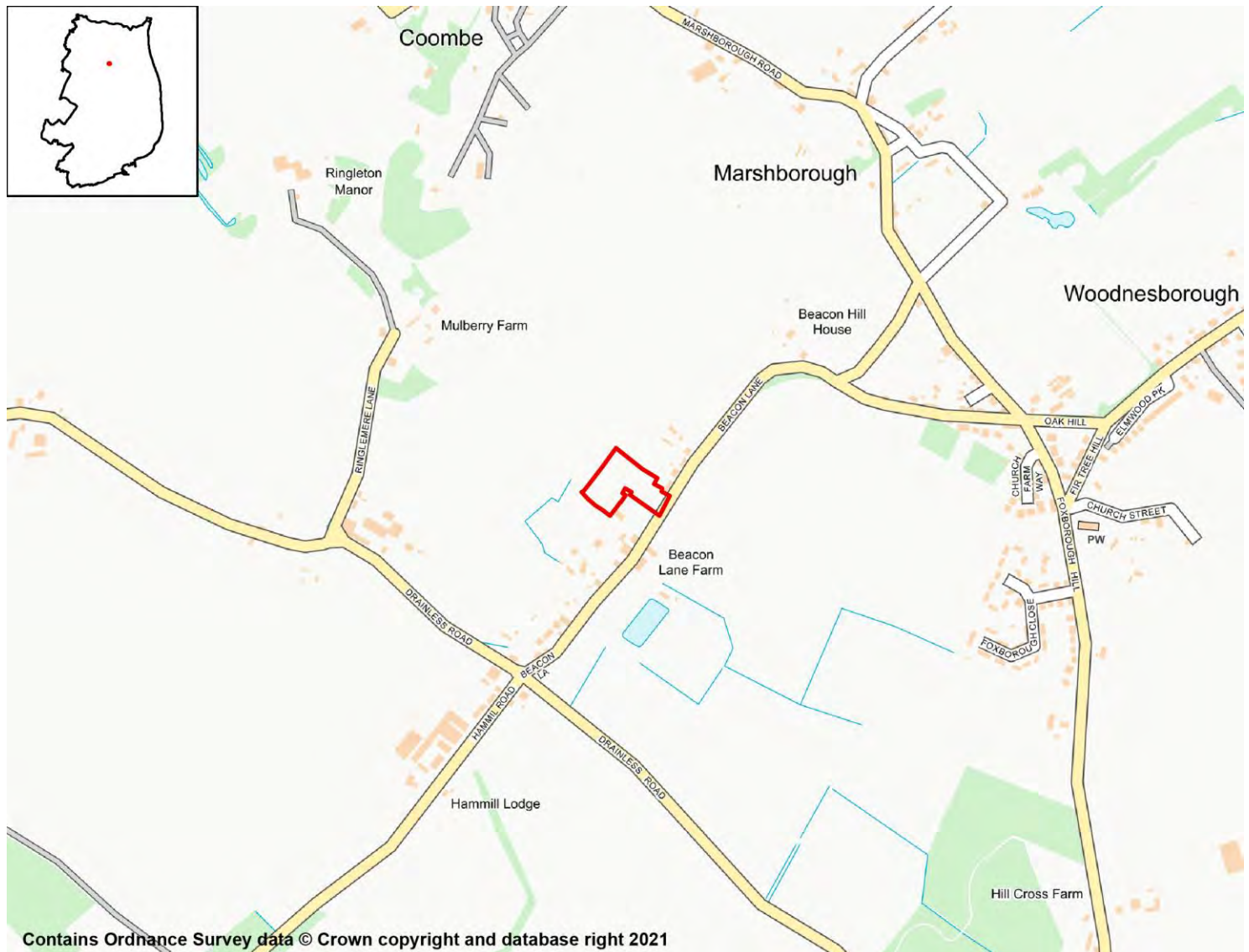
**The site is not likely to affect Dover's historic environment.**

## **SA Objective 11: Landscape**

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Beacon Lane Nursery, Beacon Lane, Woodnesborough Proposed Use - Residential



### SA Objective 1: Housing

**SA Effect - Minor Positive (+)**

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

**SA Effect - Minor negative (-)**

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA Objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Significant negative (--)

The site is located within Source Protection Zone 1.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

The site does not intersect an ecological designation.

The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.

The site is not within 250m of a designated site.



**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

SA Effect - Negligible/Uncertain (0?)

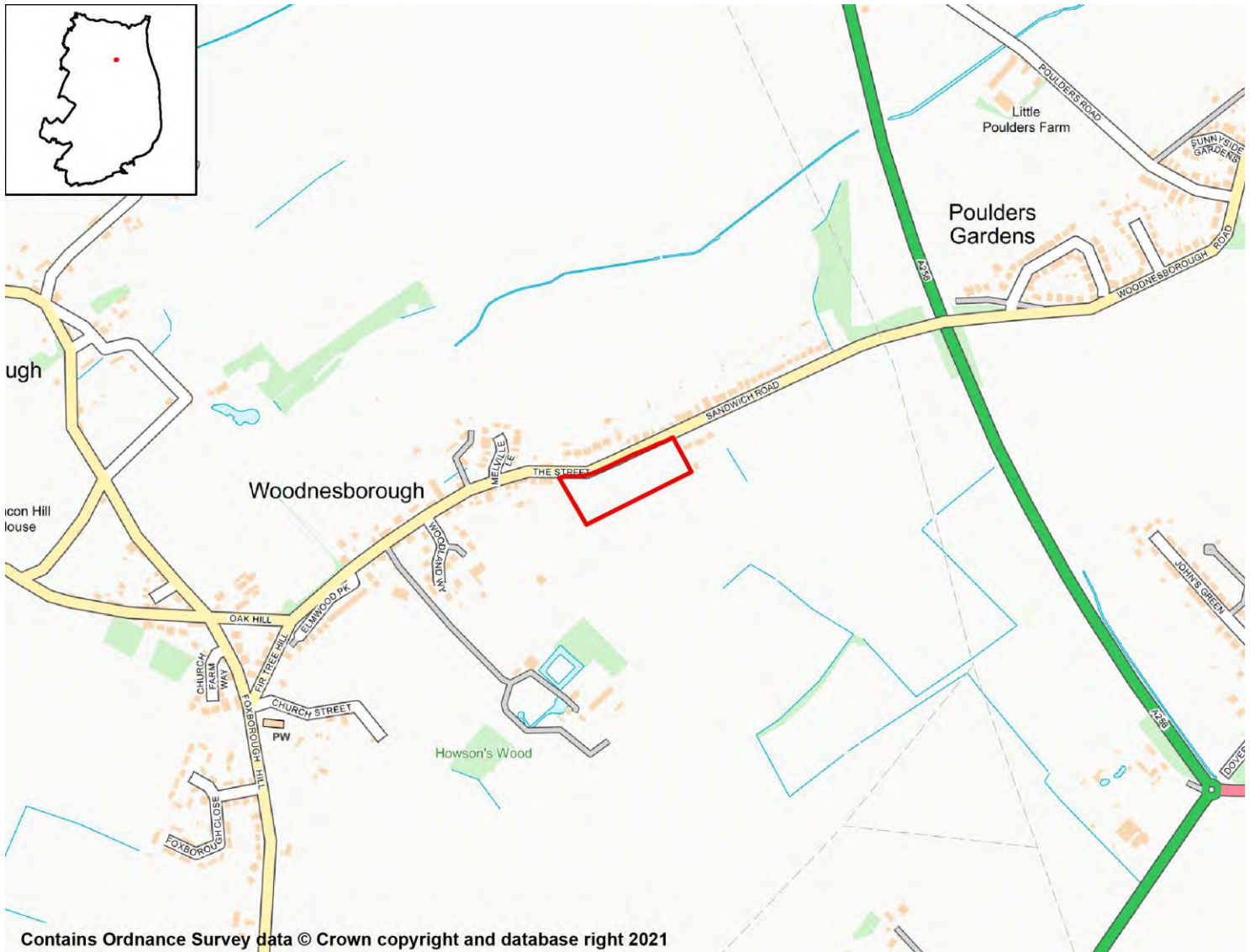
**The site is not likely to affect Dover's historic environment.**

## **SA Objective 11: Landscape**

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Proposed Use - Residential



### SA Objective 1: Housing

**SA Effect - Minor Positive (+)**

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

**SA Effect - Minor negative (-)**

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open

country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is within 2,000m of a secondary school:

- Sandwich Technology School

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA Objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

The site is within 2,000m of a railway station:

- Sandwich

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is within 2,000m of a secondary school:

- Sandwich Technology School

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Significant negative (--)

The site is not located within Source Protection Zone 1, 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

### SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

### SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

The site is within 2,000m of a railway station:

- Sandwich

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is within 2,000m of a secondary school:

- Sandwich Technology School

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

### SA Effect - Minor negative (-)

The site does not intersect an ecological designation.

**The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:**

- The site intersects with a relevant Site of Special Scientific Interest Impact Risk Zone

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Wood Ash Garage at the junction of Beacon Lane and Drainless Road, Woodnesborough

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Significant negative (--)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 1200m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is not within 1,200m of a primary or middle school.**

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor negative (-)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 1200m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is not within 1,200m of a primary or middle school.**

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Significant negative (--)

The site is located within Source Protection Zone 1.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 1200m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

The site does not intersect an ecological designation.

The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.

The site is not within 250m of a designated site.



**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## **SA Objective 11: Landscape**

**SA Effect - Negligible/Uncertain (0?)**

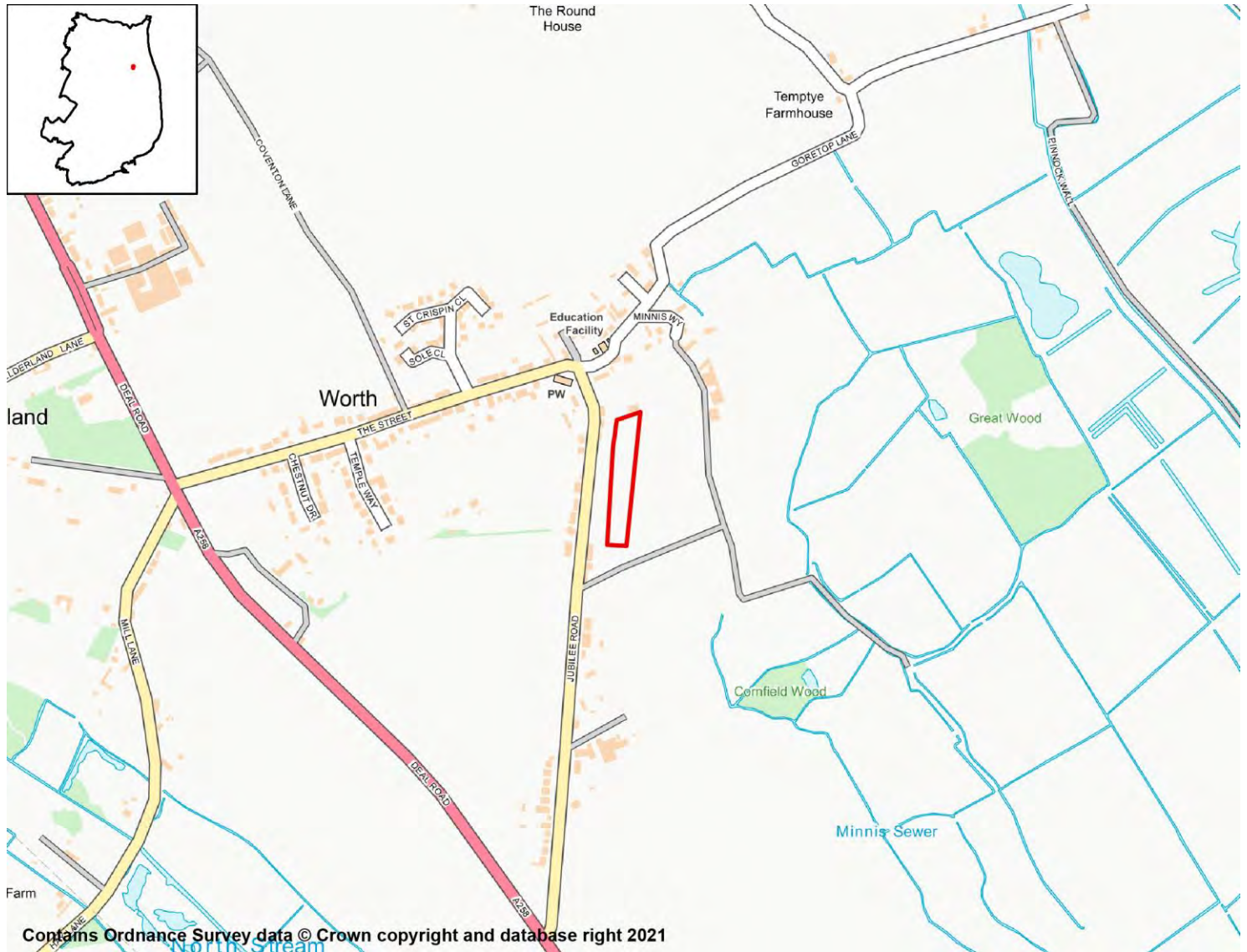
**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

# Worth

## Residential Sites

## Land to the east of Jubilee Road

## Proposed Use - Residential



### SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a primary or middle school:

**The site is within 2,000m of a secondary school:**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor negative (-)**

**The site is within 2,000m of a railway station:**

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

**The site is within 2,000m of a secondary school:**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**The site is located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

SA Effect - Significant negative (--)

Over 25% of the site is classified as Flood Zone 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

SA Effect - Minor negative (-)

The site is within 2,000m of a railway station:

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a primary or middle school:

The site is within 2,000m of a secondary school:

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Minor negative (-)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

The site is not within 250m of a designated site.

The site does not intersect with notable ecological habitats.

The site does not contain a geological site.

## SA Objective 10: Historic Environment

SA Effect - Negligible/Uncertain (0?)

The site is not likely to affect Dover's historic environment.

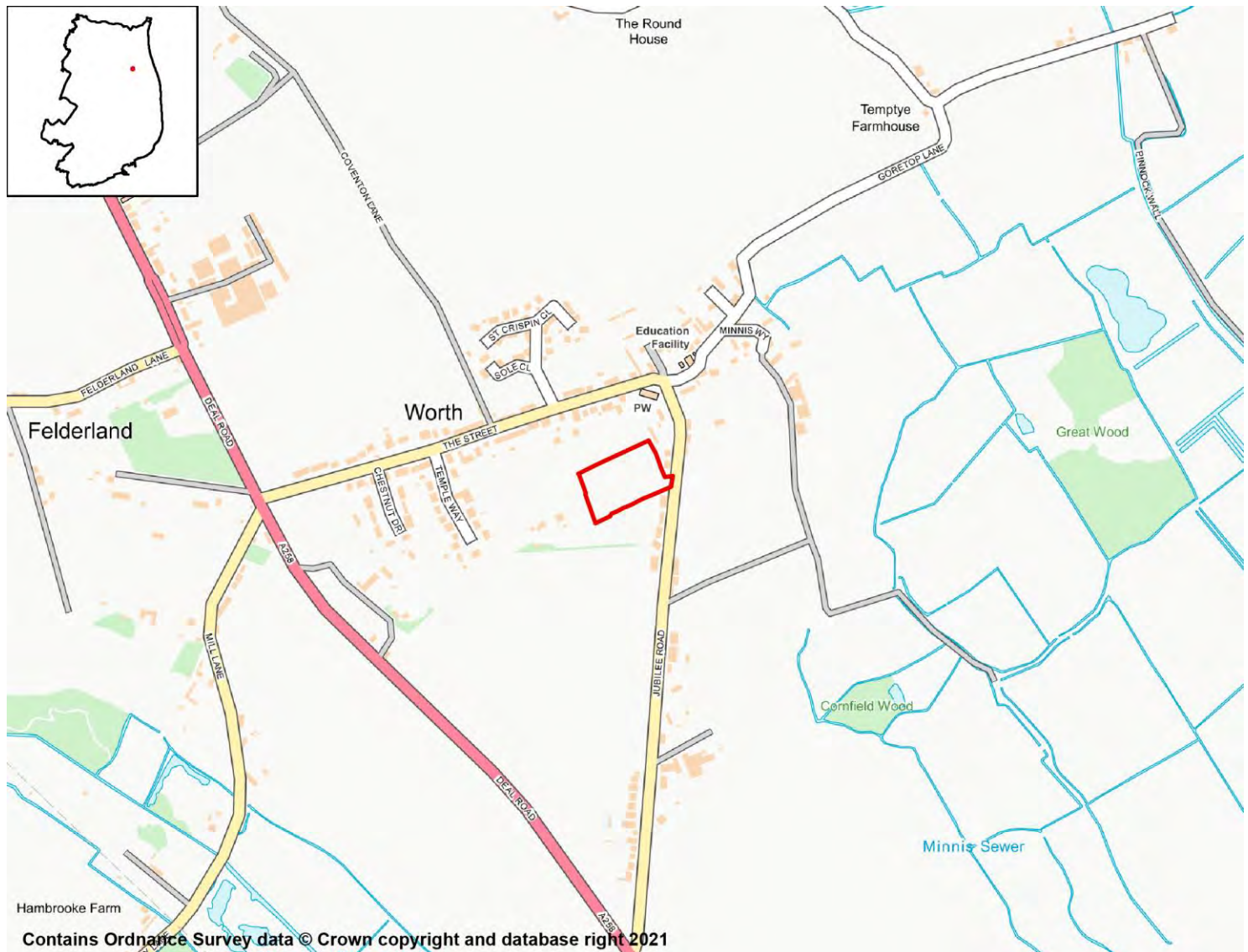
## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

The site is not likely to affect Dover's landscapes, townscapes or seascapes.

## Land to the rear of Jubilee Road, Worth

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Worth Primary School

**The site is within 2,000m of a secondary school:**

- Sandwich Technology School
- Sir Roger Manwood's School

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor negative (-)**

**The site is within 2,000m of a railway station:**

- Sandwich

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Worth Primary School

**The site is within 2,000m of a secondary school:**

- Sandwich Technology School

- Sir Roger Manwood's School

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Negligible (0)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site is not located in an area of notable surface water flood risk.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

**The site is within 2,000m of a railway station:**

- Sandwich

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Worth Primary School

**The site is within 2,000m of a secondary school:**

- Sandwich Technology School
- Sir Roger Manwood's School

**The site is not within 2,000m of further/higher education facilities.**



**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

**SA Effect - Minor negative (-)**

**The site does not intersect an ecological designation.**

**The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:**

- **The site intersects with a relevant Site of Special Scientific Interest Impact Risk Zone**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

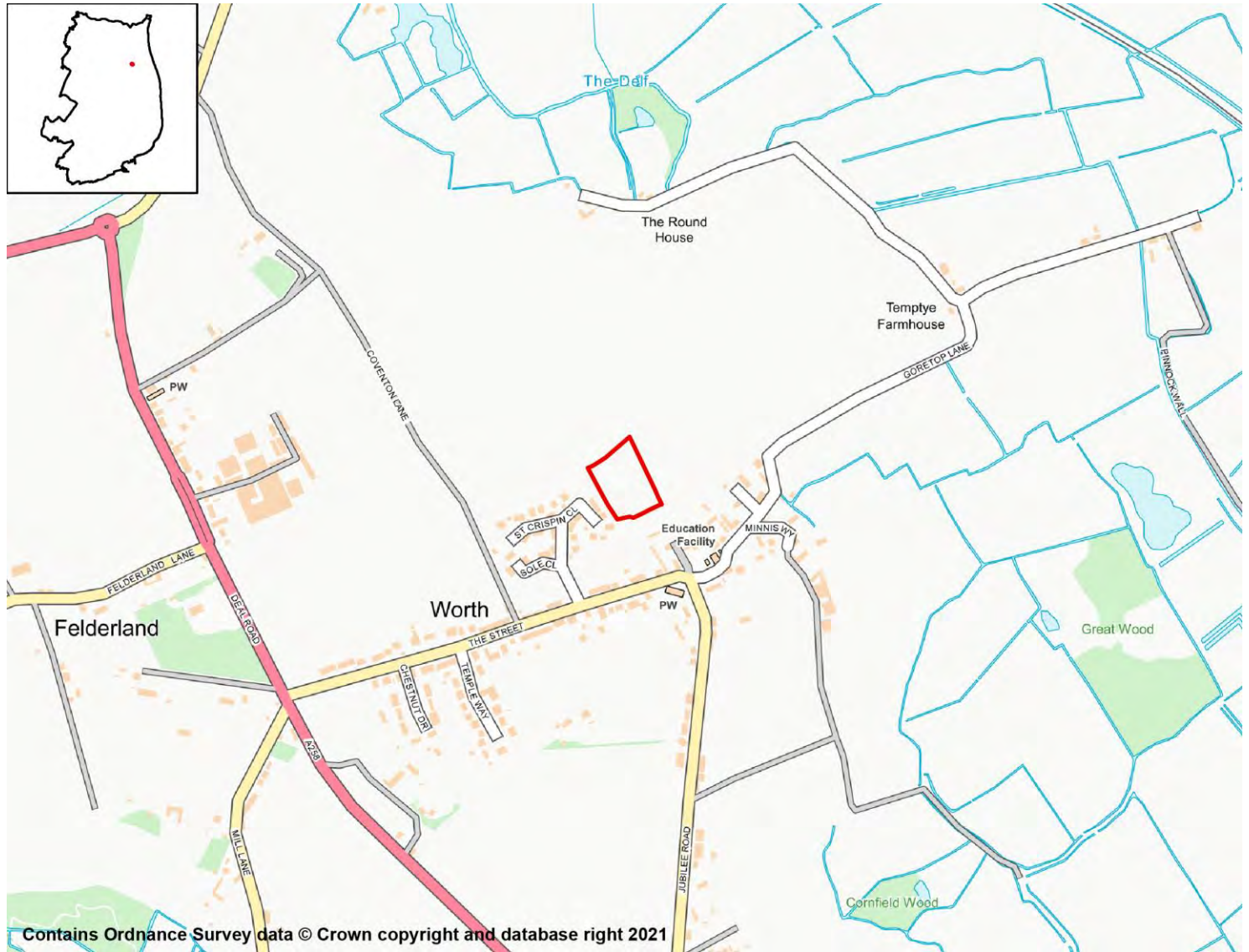
## SA Objective 11: Landscape

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Land to the East of former Bisley Nursery, The Street, Worth

### Proposed Use - Residential



### SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Worth Primary School

**The site is within 2,000m of a secondary school:**

- Sandwich Technology School
- Sir Roger Manwood's School

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

**The site is within 2,000m of a railway station:**

- Sandwich

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Worth Primary School

**The site is within 2,000m of a secondary school;**

- Sandwich Technology School
- Sir Roger Manwood's School

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Negligible (0)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site is not located in an area of notable surface water flood risk.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

**The site is within 2,000m of a railway station:**

- Sandwich

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Worth Primary School

**The site is within 2,000m of a secondary school:**

- Sandwich Technology School
- Sir Roger Manwood's School

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

**SA Effect - Minor negative (-)**

**The site does not intersect an ecological designation.**

**The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:**

- The site intersects with a relevant Site of Special Scientific Interest Impact Risk Zone

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

**SA Effect - Negligible/Uncertain (0?)**

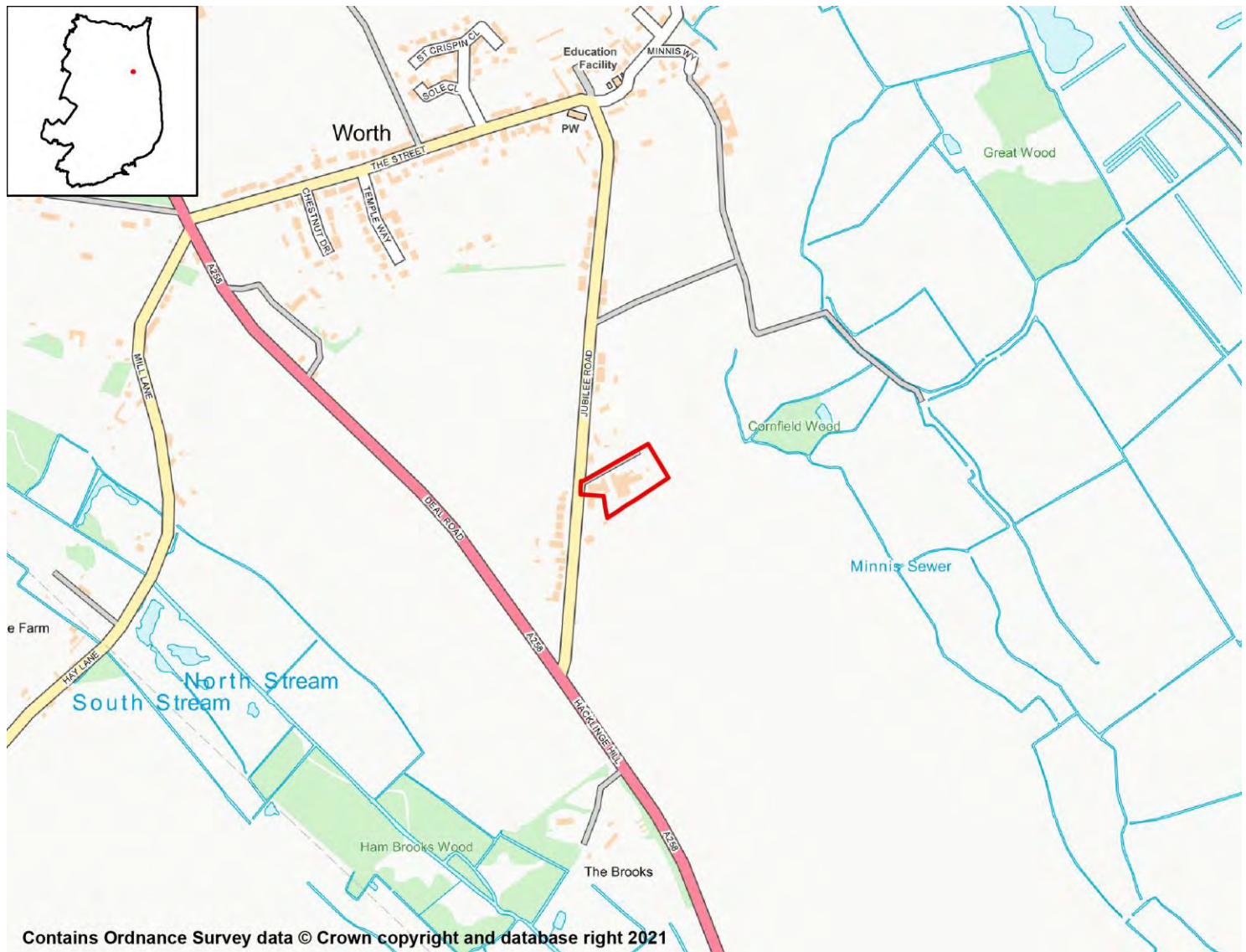
**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

# Worth

## Employment Sites

## The Worth Centre, 1 Jubilee Road, Worth

### Proposed use - Employment



#### SA objective 1: Housing

SA Effect - Negligible (0)

All employment site options will have a negligible (0) effect on SA Objective 1.

#### SA objective 2: Services and Facilities

##### 2a – Access to Local Services and Facilities

SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open

country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA objective 4: Sustainable Transport

SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## SA objective 5: Minerals, Soils and Water

SA Effect - Significant negative (--)

The site is not located within Source Protection Zone 1, 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is located within a Mineral Safeguarding Area.

## SA objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA objective 7: Climate Change Adaptation

SA Effect - Significant negative (--)



Over 25% of the site is classified as Flood Zone 3.

The site contains land with a 1 in 30 year risk of surface water flooding.

## SA objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## SA objective 9: Biodiversity

**SA Effect - Significant negative (--)**

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- Air pollution
- Rural non-residential
- Water supply

The site is less than 250m from the following designated sites:

- Ancient woodland

The site does not intersect with notable ecological habitats.

The site does not contain a geological site.

## SA Objective 10: Historic Environment

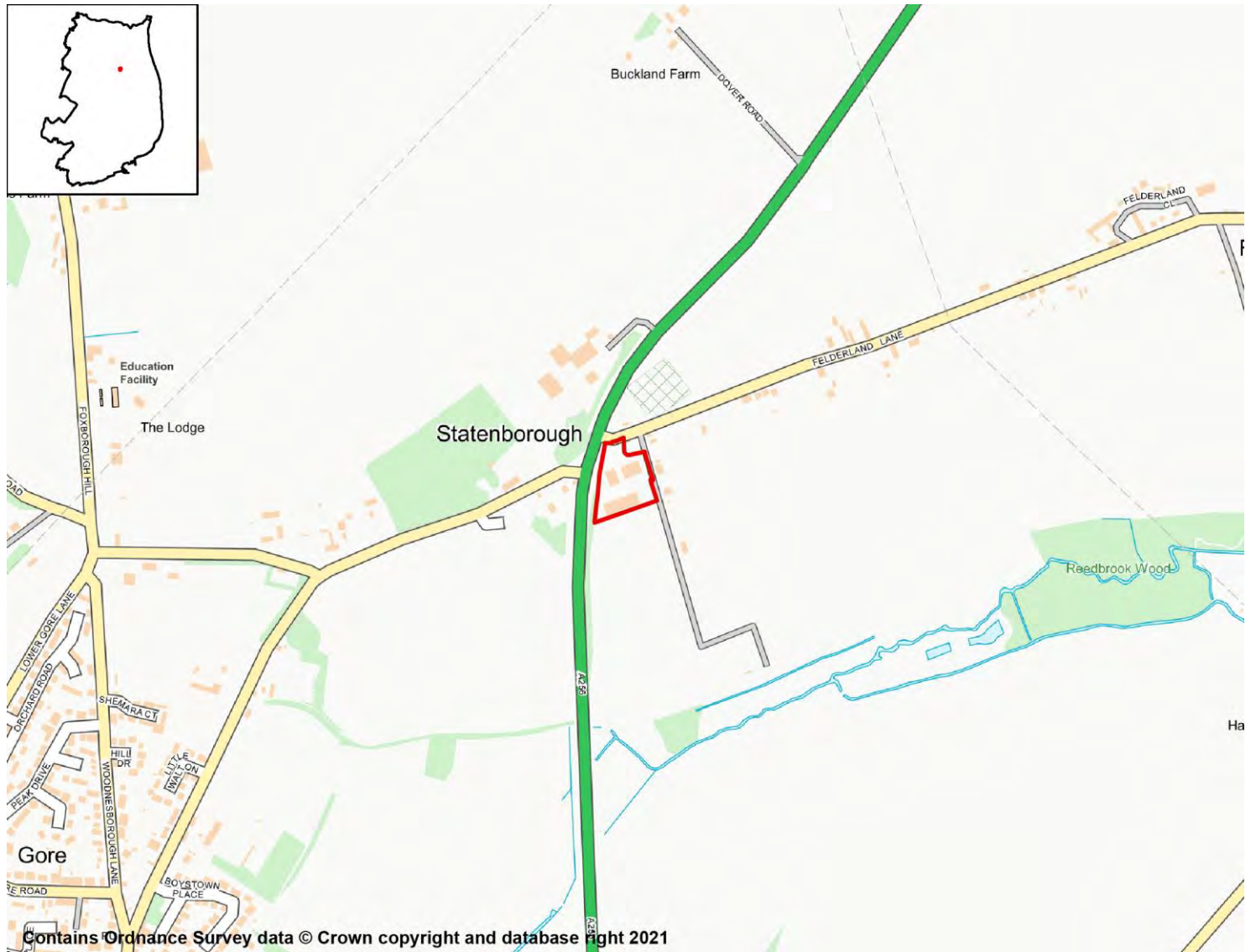
**SA Effect - Minor negative/Uncertain (-?)**

The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.

## SA Objective 11: Landscape

**SA Effect - Negligible/Uncertain (0?)**

The site is not likely to affect Dover's landscapes, townscapes or seascapes.



## SA objective 1: Housing

SA Effect - Negligible (0)

All employment site options will have a negligible (0) effect on SA Objective 1.

## SA objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open

country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Significant negative (--)**

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is within 400m of a wastewater treatment works or established safeguarding zone or within 250m of a waste management facility.

## SA objective 3: Economy

**SA Effect - Minor positive (+)**

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA objective 4: Sustainable Transport

**SA Effect - Minor negative (-)**

The site is not within 2,000m of a railway station.

The site is within 600m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## SA objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

The site is not located within Source Protection Zone 1, 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is located within a Mineral Safeguarding Area.

## SA objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA objective 8: Climate Change Mitigation

SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 600m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## SA objective 9: Biodiversity

SA Effect - Significant negative (--)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- Air pollution
- Rural non-residential
- Water supply

The site is not within 250m of a designated site.

The site intersects with the following ecological habitats:

- Good quality semi-improved grassland

The site does not contain a geological site.

## SA Objective 10: Historic Environment

SA Effect - Negligible/Uncertain (0?)

The site is not likely to affect Dover's historic environment.

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

The site is not likely to affect Dover's landscapes, townscapes or seascapes.