

Draft Canterbury District  
Local Plan to 2045

# **SUSTAINABILITY APPRAISAL OF STRATEGIC LAND AVAILABILITY ASSESSMENT**

(JULY 2022)

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# 1. Introduction

- 1.1. The council has been evaluating the sites put forward for the Strategic Land Availability Assessment (SLAA) to inform the evidence base for the emerging Local Plan, and to support the delivery of sufficient land for housing, employment, leisure, community uses, open space and biodiversity to meet the needs of the District.
- 1.2. This document provides an appraisal of the sustainability effects of the sites that were submitted and the sites from the 2017 Local Plan that will be rolled forward.
- 1.3. This appraisal is part of the ongoing Sustainability Appraisal (SA) work to ensure that the requirements of the Strategic Environmental Assessment (SEA) Regulations<sup>1</sup> are met in the development of the Local Plan.
- 1.4. The outputs of this appraisal will be used in the SA Report that will be produced at a later date, to accompany the Consultation Draft Local Plan. The information in this technical note will in particular be used to outline the consideration of reasonable alternatives of possible sites when developing the Local Plan.
- 1.5. The SA objectives and the approach to the appraisal of the sites is based on the SA Framework set out within the Canterbury City Council Scoping Report (2019), and was revised to reflect comments received on the Scoping Report during the subsequent consultation period. Further information on the SA Framework, baseline information, plans, policies and programs can be found within the [Canterbury District Local Plan Review Options Document 2021](#).
- 1.6. This document should also be read alongside the SLAA (July 2022) and Development Topic Paper (October 2022), which provides more detail on the assessment of the submitted sites.

## Purpose of this Technical Note

- 1.7. This document aims to highlight the high level sustainability issues of each of the 221 SLAA sites and 29 2017 Local Plan sites. It is anticipated that the information collected, in conjunction with the final SLAA Report and other factors such as availability, achievability and local site information will help inform and guide decision makers to identify the most appropriate sites that may be brought forward to the plan-making process.

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<sup>1</sup> HMSO (2004), Statutory Instrument No.1633 - The Environmental Assessment of Plans and Programmes Regulations 2004, July 2004

- 1.8. It will form part of the evidence base that underpins the SA Report that accompanies the Draft Local Plan when issued for consultation.
- 1.9. This report is structured as follows:
- **Chapter 1: Introduction.** This section provides a background to the SA process and requirements for SA.
  - **Chapter 2: Strategic Land Availability Assessment.** This section sets out the SLAA policy background, the call for sites process undertaken and provides an overview of the SLAA sites and 2017 Local Plan sites.
  - **Chapter 3: Approach to Sustainability Appraisal.** This section sets out the SA objectives and the appraisal criteria used to assess the development options.
  - **Chapter 4: The Assessment of Effects.** This section identifies the assessment of the effects of the 221 SLAA sites and 29 sites from the 2017 Local Plan.
  - **Chapter 5: Conclusions and Recommendations.** This section provides the conclusions of the appraisal.
  - **Appendix A: Sites not included.** This section lists which sites have not been assessed and why.
  - **Appendix B: Scoring matrix of sites.** This section is a separate spreadsheet which sets out the individual sites' scoring matrix.
  - **Appendix C: Sites Summary.** This section provides a summary of the matrix outputs for each site.

## 2. Strategic Land Availability Assessment

### Policy Context

2.1. Strategic Land Availability Assessments (SLAAs) are studies that form part of the evidence base for the preparation of the Local Plan.

2.2. The NPPF requires local authorities to ensure:

*“Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:*

*a) specific, deliverable sites for years one to five of the plan period; and  
b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan. (para 68)*

2.3. The housing and economic land availability assessment Planning Practice Guidance then clarifies that a land availability assessment should include economic development uses as well as housing over the plan period (para 1).

2.4. Although the purpose of the SLAA is to identify sites that could be allocated for future development, the inclusion of potential sites in a SLAA Report (and therefore this document) does not mean the sites will be allocated for new development in the Local Plan or that planning permission is secured for the sites.

2.5. Before being taken further in the Local Plan process, the proposed sites need to be considered further by the local authority in terms of the Local Plan growth aspirations and the suitability, availability, achievability and sustainability of the sites.

### Canterbury SLAA

2.6. The council carried out three separate Call for Sites to inform the production of the SLAA.

2.7. The first two Call for Sites were open between 7 February - 30 June 2020, and 12 May - 9 July 2021. Sites could be submitted for a variety of uses:

- Housing (including affordable housing and specialist accommodation for students);

- A variety of accommodation for older persons (including retirement properties/villages, care homes, extra care, sheltered housing);
- A variety of accommodation for disabled and specialist needs housing;
- Self and custom-build housing (including community led housing and co-housing groups);
- Economic development (including offices, storage, distribution centres, industrial uses, leisure, retail and tourism uses);
- Community facilities and uses;
- Land for biodiversity habitats, open space and Local Green Spaces; or
- Gypsy, Traveller and Travelling Showpersons pitches (including transit and stopping places).

2.8. The third Call for Sites was between 9 February - 11 March 2022 and was a bespoke Natural Environment and Renewable Energy Call for Sites. This specifically sought sites which could be used to help boost and diversify the natural environment or to produce renewable energy including:

- increasing and enhancing wildlife species and habitats and their connectivity;
- accessible open and green spaces including for parks, allotments, play or outdoor sports;
- tree planting to take carbon out of the atmosphere, known as sequestration, and to increase connectivity between woodlands; or
- solar arrays, onshore wind turbines and related infrastructure that could include battery storage and hydrogen generation.

## SLAA Submissions

- 2.9. Through the three Call for Sites **310<sup>2</sup> sites** were submitted through 298 submissions. Not all of these sites have been assessed in this document.
- 2.10. Sites proposed for natural environment uses or renewable energy have not been assessed using this framework. A separate and bespoke assessment has been undertaken to determine their suitability as the proposed use.
- 2.11. The draft Local Plan does not propose to allocate any renewable energy sites, therefore it was determined unnecessary to undertake an SA of them or reasonable alternative sites.
- 2.12. Some submissions were duplicates or withdrawn, and some were below the minimum threshold size for consideration as set out in Table 1.1.

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<sup>2</sup> Two submissions were split into 6 sites, and two submissions were split into 2 sites.

*Table 1.1 - Minimum Site Size requirements*

Type of Use Proposed	Minimum Size
Housing	0.18ha (0.07ha for sites suitable for flatted development)* or 5 dwellings
Commercial Development including employment, retail, leisure, tourism uses	0.25ha or 500m <sup>2</sup> of floorspace
Gypsy, Traveller and Travelling Showperson	1 pitch (1 mobile home & 1 touring caravan)
Community uses	No minimum
Open space/wildlife habitats	No minimum

\*Site area required for 5 dwellings, calculated on the basis of a 78% developable site area with a dwelling density of 35 per hectare for houses and 88% developable site area with a dwelling density of 80 per hectare for sites suitable for flatted development.

- 2.13. Sites restricted by high level constraints such as Special Protection Areas, Special Areas of Conservation, RAMSAR or Sites of Special Scientific Interests were determined to be unsuitable for development and are therefore not considered any further.
- 2.14. A full list of sites not assessed in this document is contained in Appendix A.
- 2.15. This document assesses 221 sites, of which 204 sites were submitted to be considered as housing (or mixed development where the main element would be housing) and 17 sites were proposed for employment, commercial, reservoir or transport infrastructure proposals.

### **Housing-led Infill Sites**

- 2.16. Infill sites include all sites within the urban areas of Canterbury, Herne Bay and Whitstable. There are 35 infill sites and as demonstrated by Figure 1.1 the majority (71%) are small sites

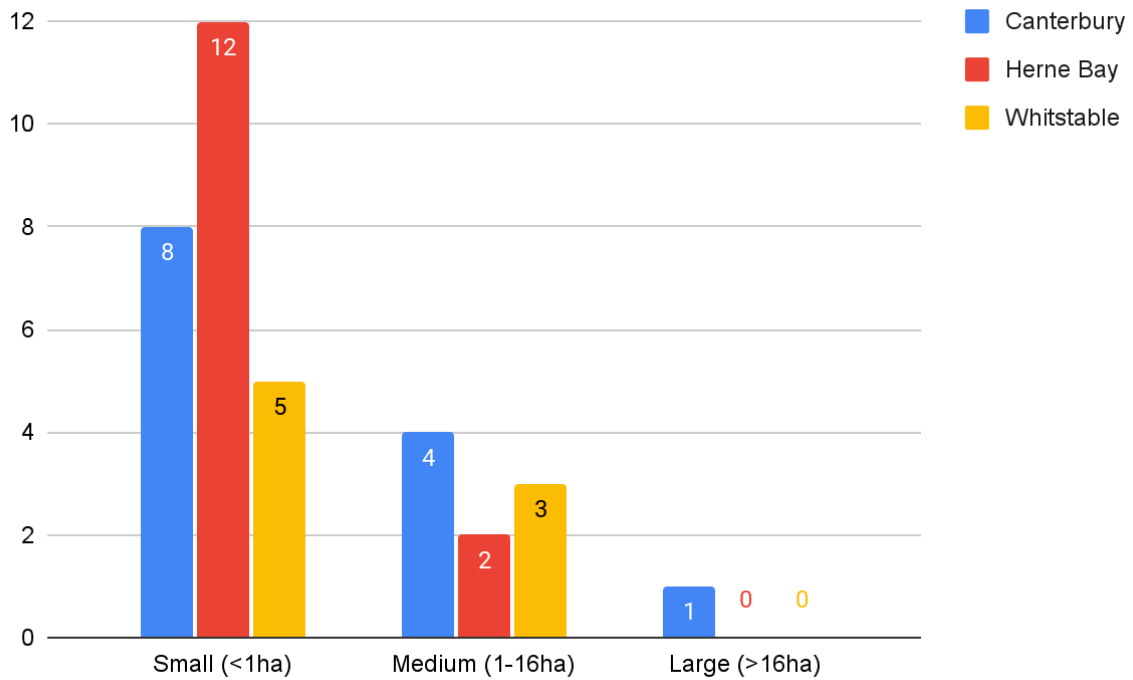


Figure 1.1: Housing infill sites broken down by size.

### Housing-led sites adjacent to Urban Areas

2.17. There are 24 sites adjacent to the existing urban areas of Canterbury, Herne Bay and Whitstable: 11 sites adjacent to Canterbury urban area, 9 sites adjacent to Whitstable urban area and 4 sites adjacent to Herne Bay urban area. The size of these sites is summarised in Figure 1.2. 46% of sites abutting urban areas are large sites (over 16 hectares).

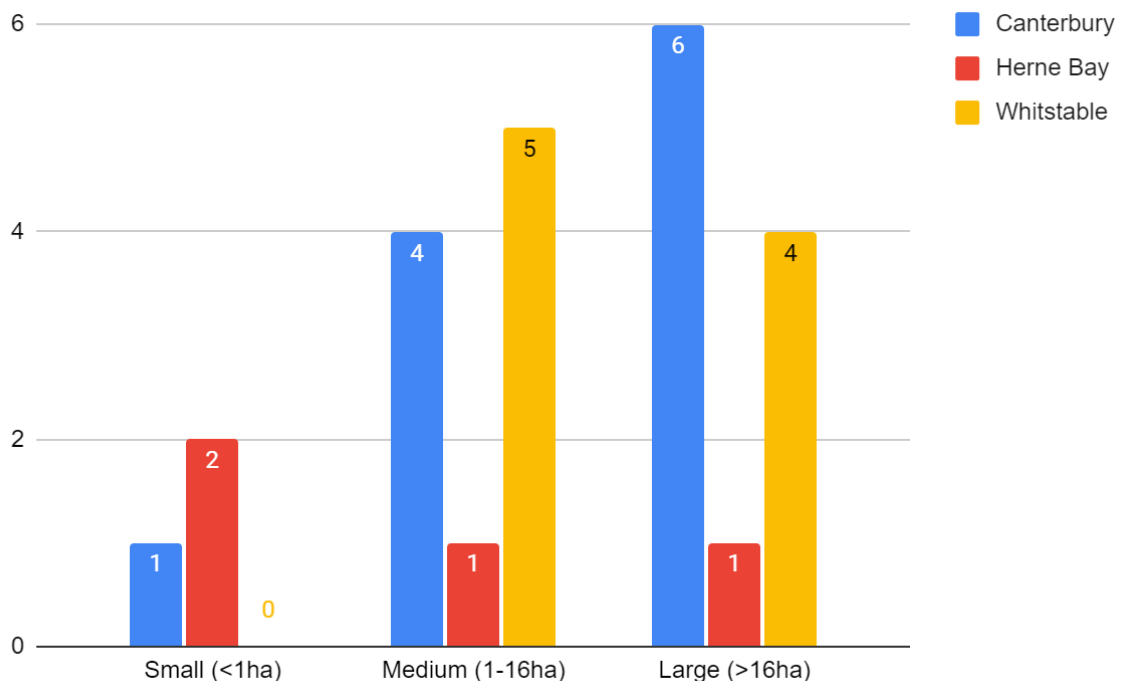


Figure 1.2: Housing sites adjacent to the urban areas of Canterbury, Herne Bay and Whitstable broken down by size.



## Housing-led Rural Sites

2.18. A total of 145 rural sites have been identified. These have been categorised as follows:

- In or adjacent to a Rural Hub or Rural Service Centre<sup>3</sup> - access to all five key<sup>4</sup> services;
- In or adjacent to a Local Service Centre<sup>5</sup> - access to 2 or more key services; or
- Countryside - access to services is limited.

2.19. There are 35 sites in or adjacent to a Rural Hub or Rural Service Centre, 36 sites in or adjacent to a Local Service Centre and 74 sites in the countryside. Only 7% of all rural submissions are large sites. These are presented in Figure 1.3.

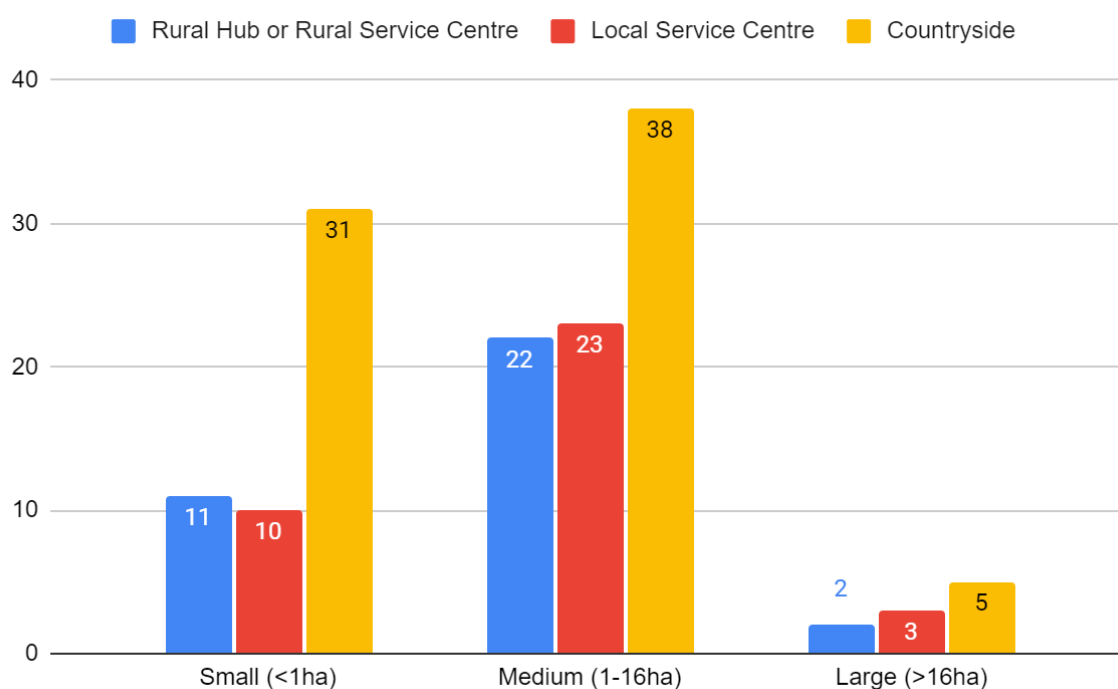


Figure 1.3: Rural housing sites broken down by size.

## Employment Sites

2.20. Of the 17 employment sites 4 are infill, 6 are adjacent to an urban area and 8 are rural. Of the rural sites 1 is in or adjacent to a Rural Hub or Rural Service Centre, 2 are in or adjacent to a Local Service Centre and 4 sites are in the countryside. These are presented in Figure 1.4.

<sup>3</sup> As identified within the [2020 Rural Settlement Study](#) the settlements included are Sturry, Blean, Bridge, Chartham, Hersden and Littlebourne.

<sup>4</sup> As identified within the [2020 Rural Settlement Study](#) the 5 key services are Primary school; Convenience store; Community hall; GP surgery; and Nursery or pre-school.

<sup>5</sup> As identified within the [2020 Rural Settlement Study](#) the settlements included are Adisham, Barham, Broad Oak, Harbledown, Hoath, Lower Hardres, Petham, Rough Common and Westbere.

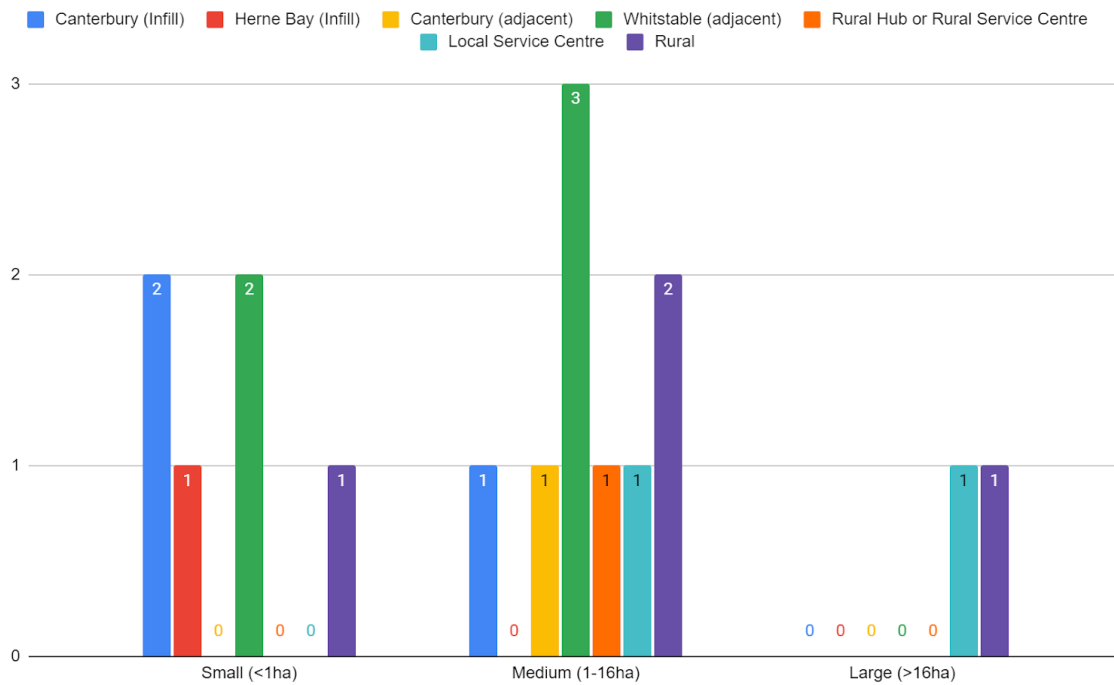


Figure 1.4: Employment sites broken down by location and size.

### Local Plan (2017) sites

- 2.21. In addition to the call for site submissions, sites allocated in the 2017 adopted Local Plan were also assessed.
- 2.22. Appendix A identifies those allocations not assessed and the justification.
- 2.23. This document assesses 29 sites: 1 employment, 3 employment / commercial led with the potential for housing as well, and 25 housing sites<sup>6</sup>.

<sup>6</sup> 3 strategic sites and 22 housing allocations.

### 3. Approach to Sustainability Appraisal

#### Overview

- 3.1. This section outlines the methodology used to appraise the 221 SLAA sites and 29 Local Plan 2017 sites, and sets out the objectives against which the sites have been assessed.
- 3.2. The SA considers both the positive and negative effects of the different SLAA sites in a holistic manner at a strategic level, without considering mitigation.
- 3.3. The SA objectives used for this appraisal are consistent with those developed to appraise other council documents and were consulted upon in the 2019 Scoping Report. For information on the baseline data, key sustainability issues and plans, policies and programmes please see [Canterbury District Local Plan 2040: Draft District Vision and Local Plan Options. Sustainability Appraisal Report May 2021.](#)

#### Appraisal Criteria

- 3.4. Based on the 14 SA objectives, and the sub-objectives, used in the Local Plan Options Consultation an appraisal criteria was designed for each objective. This is provided in Table 2.1.
- 3.5. Other information provided in the table includes identifying when an appraisal criteria is not appropriate, such as SA objective 2 and 8.

Table 2.1: SA sub-objectives and appraisal criteria.

Sub-Objective	Appraisal Criteria	Further information
<b>1. To reduce air pollution and encourage improvements in air quality</b>		
1.1 Minimise poor air quality and encourage improvements 1.2 Minimise and mitigate adverse effects of poor air quality 1.3 Support the achievement of air quality improvement objectives within the designated AQMAs	<b>AQMA</b> Proximity to Canterbury and / or Herne AQMA.	Proximity to AQMA is used as a starting point for this SA.  Further work will be undertaken to assess the air quality impacts of the Local Plan as a whole.
<b>2. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects</b>		
2.1 Minimise greenhouse gas emissions 2.2 Deliver high standards of energy efficiency in new development	It has not been possible to identify specific site level criteria that could be applied for this SA objective given that energy use and carbon emissions relate to construction	This will be considered through other Local Plan evidence documents, the production of the Local Plan and development designs.

2.3 Support the use of renewable energies	techniques / materials which rely on the building regulations, design and consent at planning application stage and subsequent occupation and use.	
2.4 Support increased resilience to climate change		
<b>3. To conserve, connect and enhance biodiversity across the District</b>		
3.1 Support the achievement of biodiversity net gain	<b>International and National Biodiversity Designations</b> Proximity to statutory international/national nature conservation designations (SAC, SPA, SSSI, Ramsar, Marine Conservation Zones, National Nature Reserve, Ancient Woodland).	A HRA will be undertaken for the new Local Plan. This SA includes consideration of known HRA concerns: <ul style="list-style-type: none"> <li>• Thanet Coast and Sandwich Bay SPA or Ramsar Strategic Access Management and Monitoring Strategy;</li> <li>• Swale SPA and Ramsar Strategic Access Management and Monitoring Strategy; and</li> <li>• Water quality concerns relating to the Stodmarsh SAC/SPA/Ramsar</li> </ul>
3.2 Conserve, protect and enhance protected sites in accordance with the protection hierarchy (i.e. international, national or locally designated)		
3.3 Support improvements to biodiversity in non-designated areas of the District		
3.4 Support improvements to ecological networks including connectivity of habitats		
3.5 Support species adaptation and migration to reduce impacts of climate change and ensure resilience		
3.6 Encourage carbon sequestration		
	<b>Local Biodiversity Designations</b> Proximity to local nature conservation designations (Local Nature Reserves (LNR), Local Wildlife Sites (LWS)).	
	<b>Protected Species</b> Presence of protected species.	
	<b>Priority Habitat Inventory site</b> Proximity to sites identified within Natural England's priority habitat inventory site list	
<b>4. To conserve geological sites and safeguard mineral resources within the District</b>		
4.1 Aim to protect and prevent damage to geologically important sites, such as Regionally Important Geological Sites (RIGS)	<b>RIGS</b> Proximity to RIGS	
4.2 Balance the need for development with safeguarding mineral resources and infrastructure	<b>Minerals</b> Development in KCC Minerals Safeguarding Areas.	The KCC Minerals Safeguarding Areas within the district are: <ul style="list-style-type: none"> <li>• Brickearth Other Area;</li> <li>• River Terrace Deposits; and</li> <li>• Sub Alluvial River Terrace Deposits.</li> </ul>
<b>5. To conserve and enhance the landscapes of the District for people and wildlife</b>		
5.1 Conserve, protect and enhance protected sites in accordance with the protection hierarchy (i.e. international, national or locally designated)	<b>Landscape</b> Effects on landscape, seascape and townscape character, including consideration of whether the site is within the Kent Downs Area of	

5.2 Support improvements to existing non-designated landscapes	Outstanding Natural Beauty (AONB).	
<b>6. To protect water resources and ensure a high quality of inland and coastal waters</b>		
6.1 Protect and enhance ground and surface water quality	<b>Water Bodies</b> Proximity to water bodies	Informed by available data on the detailed river network.
6.2 Avoid adverse impacts on coastal waters, fisheries and bathing waters	<b>Groundwater</b> Proximity to groundwater protection zones.	
6.3 Promote the sustainable and efficient use of water resources		
<b>7. To reduce the risk of flooding and where appropriate prevent coastal erosion</b>		
7.1 Avoid inappropriate development in areas at risk from flooding and coastal erosion	<b>Flood Zone</b> Presence of Environment Agency Flood Zones (FZ).	
7.2 Support priorities identified within the Isle of Grain to South Foreland Shoreline Management Plan (or subsequent updates or amendments)		
<b>8. To promote sustainable waste management</b>		
8.1 Encourage a reduction in the amount of waste generated	All new development may offer opportunities for incorporating sustainable waste management practises. Consequently, this is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.	
8.2 Ensure the management of waste is consistent with the waste management hierarchy		
<b>9. To preserve, enhance, promote and capitalise on the significant qualities, fabric, setting and accessibility of the District's historic environment</b>		
9.1 Preserve and enhance designated heritage assets including their setting and contribution to local character and distinctiveness.	<b>Heritage</b> Effects on designated heritage assets and non-designated heritage assets.	This is an SA and terminology is used specifically for this assessment and should not be misinterpreted when considering or producing a heritage assessment.
9.2 Support improvements to existing non-designated heritage assets.		
9.3 Aim to promote sustainable access to the historic environment.	<b>Archaeology</b> Proximity to an area of archaeological importance	
9.4 Aim to capitalise on the potential of heritage assets to deliver sustainable benefits.		
9.5 Encourage new developments to contribute to the maintenance and enhancement of the historic character through design, layout and setting.		
<b>10. To ensure the supply of high quality homes, which cater for identified needs</b>		

<p>10.1 Promote increased access to affordable housing</p> <p>10.2 Support the timely delivery of market and affordable housing</p> <p>10.3 Support the provision of homes which cater for existing and future residents' needs and the needs of different groups within the community by promoting a mix of new residential development, including, but not limited to, student, care home, gypsy &amp; travellers and self build</p> <p>10.4 Promote an appropriate mix of dwelling types, sizes and tenures</p> <p>10.5 Promote the reduction in the amount of homelessness within the district</p> <p>10.6 Promote high quality design in new housing developments</p>	<p><b>Dwellings</b> Number of (net) new dwellings proposed/loss of dwellings.</p>	
<p><b>11. To promote the sustainable use of land and conserve soil quality</b></p>		
<p>11.1 Encourage the efficient use of previously developed land</p> <p>11.2 Avoid the unnecessary loss of best and most versatile agricultural land</p> <p>11.3 Encourage appropriate building densities within developments</p> <p>11.4 Support the reduction in land contamination</p>	<p><b>Use of Land</b> Type of land being proposed for development:</p> <ul style="list-style-type: none"> <li>● brownfield ;</li> <li>● greenfield - considering whether it is agricultural land including best and most versatile agricultural land (Agricultural Land Classification (ALC) grades 1, 2 and 3);</li> <li>● mixed.</li> </ul>	
<p><b>12. To achieve a strong and sustainable economy, and revitalise town, local and rural centres</b></p>		
<p>12.1 Support the provision of jobs in the right places to meet the identified employment needs</p> <p>12.2 Encourage investment in businesses, people and infrastructure to improve productivity</p> <p>12.3 Support the vitality and viability of town and city centres</p> <p>12.4 Promote sustainable tourism</p> <p>12.5 Support a safe and attractive night economy</p> <p>12.6 Support a sustainable marine and coastal economy</p> <p>12.7 Support a sustainable rural economy</p>	<p><b>Employment Land</b> Net employment land provision/loss.</p> <p><b>Access to employment</b> Proximity to key employment sites.</p>	<p>These are identified as employment areas identified in EMP4 of the 2017 Local Plan:</p> <ul style="list-style-type: none"> <li>- Altria</li> <li>- Canterbury Business Park, Highland Court</li> <li>- Hillborough Business Park</li> <li>- St Augustine's Business Park</li> <li>- John Wilson Business Park</li> <li>- Lakesview Business Park/ Canterbury Industrial Park</li> <li>- Eddington Lane</li> <li>- Barham Business Park</li> </ul>

		- Wraik Hill/ Chaucer Business Park - Barton Business Park - Joseph Wilson Business Park
	<b>Access to centres</b> Proximity to city/town centre, rural service centre, local service centres and local centres.	Based on the <a href="#">2020 Rural Settlement Study</a> and <a href="#">Local Centres Survey Report 2021</a> .
<b>13. To promote and encourage sustainable transport</b>		
13.1 Promote consistency with the sustainable transport hierarchy and improvements to support increased use of sustainable transport methods	<b>Access to public transport</b> Proximity to bus stops and railway stations.	
13.2 Support the reduction in the need to travel	<b>Transport</b> Impact on the highway network.	Based on consideration of: ● the size of the site and potential for new residents to be car dependent; ● surrounding road network; and ● access achievability.
13.3 Support the reduction of traffic congestion and improve road safety.		
13.4 Encourage investment to improve transport infrastructure		
<b>14. To promote safe, healthy, inclusive and sustainable communities</b>		
14.1 Support equal access and improvements to green and blue infrastructure, the countryside and open spaces including parks.	<b>Access to GPs and Open space</b> Proximity to GP surgeries and open space	Open space includes sports and recreational facilities, but not including civic spaces, green corridors or cemeteries
14.2 Support equal access and improvements to community and health infrastructure, services and facilities to meet day-to-day needs	<b>Access to Education</b> Proximity to a Nursery, Primary School and Secondary School	
14.3 Support the delivery of connected communities which maximise social interaction including high quality public realm to create a sense of place	<b>Provision/loss of open space or health/community facilities.</b>	Open space includes sports and recreational facilities, but not including civic spaces, green corridors or cemeteries.
14.4 Minimise light and noise pollution	<b>Neighbouring uses</b> Proximity and quantity of incompatible neighbouring uses.	
14.5 Promote healthy lifestyles including through sport and physical activity		
14.6 Support the reduction of actual levels of crime		

## SA matrix

3.6. A scoring system has been adopted, which is set out in Table 2.2.

Table 2.2: SA scoring system

Score	Description	Symbol
Significant positive effect	The proposed site contributes significantly to the achievement of the objective.	++
Minor positive effect	The proposed site contributes to the achievement of the objective but not significantly.	+
Neutral	The proposed site does not have any effect on the achievement of the objective	0
Minor negative effect	The proposed site detracts from the achievement of the objective but not significantly.	-
Significant negative effect	The proposed site detracts significantly from the achievement of the objective.	--
Uncertain	The proposed site has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.	?

\* Where more than one symbol is presented in a box it indicates that the appraisal has identified both positive and negative effects. If the box is red or green that is considered to have the most impact. Where a box is coloured but also contains a '?', this indicates there are some uncertainties although a professional judgement is expressed in the colour used. A conclusion of uncertainty arises where there is insufficient evidence for expert judgement to conclude an effect.

- 3.7. Based on the appraisal criteria and scoring system, a tailored SA matrix was designed to complete the assessments of the housing, commercial and mixed sites. Table 2.3 sets out the SA matrix, including definitions of significance.
- 3.8. Information provided through SLAA submissions, previous planning applications on the site (if available) and the SLAA assessment (including expert advice) have all been considered when determining a site's score. Possible mitigation measures have not been considered.
- 3.9. To minimise subjectivity, where possible definitions of significance have been based on quantitative data such as distances, and GIS mapping has been used.



Table 2.3: Call for Sites appraisal matrix

SA Objective	Criteria	Significant positive effect (++)	Minor positive effect (+)	Neutral (0)	Minor negative effect (-)	Significant negative effect (--)	Overall objective score <sup>7</sup>
<b>1. To reduce air pollution and encourage improvements in air quality</b>	<b>AQMA</b> Proximity to Canterbury and / or Herne AQMA.	Not used	Not used	In excess of 500m of one of the AQMAs.	Within 500m of one of the AQMAs.	Within an AQMA.	Overall objective as is.
<b>3. To conserve, connect and enhance biodiversity across the District</b>	<b>International and National Biodiversity Designations</b> Proximity to statutory international/national nature conservation designations (SAC, SPA, SSSI, Ramsar, Marine Conservation Zones, National Nature Reserve, Ancient Woodland).	Not used	Not used	No designations affecting the site.	Within the Zone of Influence of the coastal SPAs and Ramsar sites.  OR  Within the Stodmarsh water catchment area  OR  Within 2km but more than 400m of any other internationally / nationally designated site	Within 400m of an internationally / nationally designated site.	<ul style="list-style-type: none"> <li>• If any score a significant negative effect (- -) it scores an overall significant negative effect (- -)</li> <li>• If three or four of the Criteria score a minor negative effects (-) it scores an overall significant negative effect (- -)</li> <li>• If one or two of the Criteria score a minor negative</li> </ul>

<sup>7</sup> Sites may have mixed effects as their overall score.

SA Objective	Criteria	Significant positive effect (++)	Minor positive effect (+)	Neutral (0)	Minor negative effect (-)	Significant negative effect (--)	Overall objective score <sup>7</sup>
	<b>Local Biodiversity Designations</b> Proximity to local nature conservation designations (Local Nature Reserves (LNR), Local Wildlife Sites (LWS)).	Not used	Not used	No designations affecting the site.	Within 100m of a locally designated site (LNR or LWS)	Within a locally designated site (LNR or LWS)	effect (-) it scores an overall minor negative effect (-)  • If all neutral effects (0) it scores an overall neutral effect (0)
	<b>Protected Species</b> Presence of protected species.	Not used	Not used	Does not contain protected species.	Potentially contains protected species but no information at a site specific level (using spatial data e.g. within an orange Great Crested Newt area or a Turtle Dove Zone)	Contains protected species	
	<b>Priority Habitat Inventory site</b> Proximity to sites identified within Natural England's priority habitat Inventory site list	Not used	Not used	No designations affecting the site.	Within 100m of a Priority Habitat Inventory site	Within or intersects with a Priority Habitat Inventory site	

SA Objective	Criteria	Significant positive effect (++)	Minor positive effect (+)	Neutral (0)	Minor negative effect (-)	Significant negative effect (--)	Overall objective score <sup>7</sup>
4. To conserve geological sites and safeguard mineral resources within the District	<b>RIGS</b> Proximity to RIGS	Not used	Not used	No designations affecting the site.	Within 100m of a RIGS	Contains part of a RIGS	Overall objective as is, unless two minor negative effects (-) which equals a significant negative effect (-).
	<b>Minerals</b> Development in Minerals Safeguarding Areas.	Not used	Not used	Outside of a Minerals Safeguarding Area.	Not used	Wholly or partially within a Minerals Safeguarding Area.	
5. To conserve and enhance the landscapes of the District for people and wildlife	<b>Landscape</b> Effects on landscape, seascape and townscape character, including consideration of whether the site is within the Kent Downs Area of Outstanding Natural Beauty (AONB).	Development offers potential to significantly enhance landscape / townscape / seascape character	Development offers potential to enhance landscape / townscape / seascape character	Development is unlikely to have an effect on landscape / townscape / seascape character	Development may have an adverse effect on landscape / townscape / seascape character	Development may have a significant adverse effect on landscape / townscape / seascape character  AND / OR  Site is located within the Kent Downs AONB.	Overall objective as is.
6. To protect water resources and ensure a high quality of inland and coastal waters	<b>Water Bodies</b> Proximity to waterbodies	Not used	Not used	In excess of 50m from a waterbody.	Within 10-50m of a waterbody.	Within 10m of a waterbody.	Overall objective as is, unless two minor negative effects (-) which equals a significant negative effect (-)
	<b>Groundwater</b>	Not used	Not used	No designation affecting the site.	Site falls within Source Protection	Site falls within Source Protection	

SA Objective	Criteria	Significant positive effect (++)	Minor positive effect (+)	Neutral (0)	Minor negative effect (-)	Significant negative effect (--)	Overall objective score <sup>7</sup>
	Proximity to groundwater protection zones.				Zone 2 or 3	Zone 1	-).
<b>7. To reduce the risk of flooding and where appropriate prevent coastal erosion</b>	<b>Flood Zone</b> Presence of Environment Agency Flood Zones (FZ).	Site is wholly within FZ 1 and at low risk of surface water flooding	Majority of site is within FZ 1, with remainder in FZ 2 and/or majority of site at low risk of surface water flooding	Not used	Half or more of site is within FZ 2, with remainder in FZ 1 and/or site is at medium risk of surface water flooding	Site is partially or wholly within flood zone 3a or 3b and/or site is at high risk of surface water flooding	Overall objective as is.
<b>9. To preserve, enhance, promote and capitalise on the significant qualities, fabric, setting and accessibility of the District's historic environment.</b>	<b>Heritage</b> Effects on designated heritage assets and non-designated heritage assets.	Development would enhance the World Heritage Site / nationally designated heritage asset(s) or their settings.  AND / OR  Development would result in an asset(s) being removed from the At Risk Register.	Development would enhance a non-designated heritage asset(s) or its setting.  AND / OR  Development would increase access to heritage assets.	No cultural heritage designations or their settings would be affected by the site.  AND / OR  Development would have negligible impacts on a conservation area	Development would have an adverse effect on a non-designated heritage asset(s) or their setting.	Development would have an adverse effect on the World Heritage Site and its buffer zone.  AND / OR  Development would have an adverse effect on a nationally designated heritage asset(s) or their setting.  AND / OR	Overall objective as is, unless two minor negative effects (-) which equals a significant negative effect (- -).

SA Objective	Criteria	Significant positive effect (++)	Minor positive effect (+)	Neutral (0)	Minor negative effect (-)	Significant negative effect (--)	Overall objective score <sup>7</sup>
						Development would have a significant adverse effect on a non-designated heritage asset(s).	
	<b>Archaeology</b> Proximity to an area of archaeological importance	Not used	Not used	No designation affecting the site.	Within an area of archaeological importance	Not used	
<b>10. To ensure the supply of high quality homes, which cater for identified needs</b>	<b>Dwellings</b> Number of (net) new dwellings proposed/loss of dwellings	Provision of 100+ dwellings or ≥ 2.9ha.	Provision of 1 to 99 dwellings or <2.9ha.	No change in dwellings / residential units	Loss of 1 to 99 dwellings or <2.9ha of residential development.	Loss of 100+ dwellings or ≥2.9ha of residential development.	Overall objective as is.
<b>11. To promote the sustainable use of land and conserve soil quality</b>	<b>Use of Land</b> Development of brownfield / greenfield/ mixed land	Previously developed (brownfield) land ≥1 ha.	Previously developed (brownfield) land <1 ha.	Not used.	Greenfield <3ha (not in ALC Grades 1, 2 or 3).	Greenfield in ALC Grade 1, 2 or 3.  OR  Greenfield ≥3 ha not in ALC Grades 1, 2 or 3.	Overall objective as is.
<b>12. To achieve a strong and sustainable</b>	<b>Employment Land</b> Net employment	Provision of ≥1ha of employment land.	Provision of <1ha of employment land.	No change in employment land	Loss of <1ha of employment land.	Loss of ≥1ha of employment land.	Overall objective is as, unless there are three of the same

SA Objective	Criteria	Significant positive effect (++)	Minor positive effect (+)	Neutral (0)	Minor negative effect (-)	Significant negative effect (--)	Overall objective score <sup>7</sup>
<b>economy, and revitalise town, local and rural centres</b>	land provision/loss <sup>8</sup> .						minor impacts then this becomes a significant impact.
	<b>Access to employment</b> Proximity to key employment sites.	Within 800m (10min walk).	Between over 800m and 2,000m.	In excess of 2,000m.	Not used	Not used	If both negative and positive effects are identified this is reflected within the scoring.
	<b>Access to centres</b> Proximity to city/town centre, rural service centre, local service centres and local centres	Within 400m of: • town/city centre or • rural hub or • rural service centre or • local service centre or • local centre	Between over 400m and 800m of: • town/city centre or • rural hub or • rural service centre or • local service centre or • local centre	Between over 800m and 2,000m of: • town/city centre or • rural hub or • rural service centre or • local service centre or • local centre	In excess of 2,000m of: • town/city centre or • rural hub or • rural service centre or • local service centre or • local centre	Not used	
<b>13. To promote and encourage sustainable transport</b>	<b>Access to public transport</b> Proximity to bus stops and railway stations	Within a 400m of: • bus stop or • railway station	Between over 400m and 800m of: • bus stop or • railway station	Between over 800m and 2,000m of: • bus stop or • railway station	In excess of 2,000m of: • bus stop or • railway station	Not used	Overall objective as is, unless two minor negative effects (-) which equals a significant negative effect (-

<sup>8</sup> This is an employment land use and does not have to be a key employment site.

SA Objective	Criteria	Significant positive effect (++)	Minor positive effect (+)	Neutral (0)	Minor negative effect (-)	Significant negative effect (--)	Overall objective score <sup>7</sup>
	<b>Transport</b> Impact on the highway network.	Not used	Not used	No impact on highway network.	Potential adverse impact on highway network.	Potential significant adverse impact on highway network.	-).
<b>14. To promote safe, healthy, inclusive and sustainable communities</b>	<b>GPs and Open space</b> Proximity to GP surgeries and open space	Within 800m of GP and open space.	Within 800m of GP or open space.	Between over 800m and 2,000m of GP or open space.	Between over 2,000m and 5,000m of GP or open space.	In excess of 5,000m of GP or open space.	Overall objective is as, unless there are three or more of the same minor impacts then this becomes a significant impact.  If both negative and positive effects are identified this is reflected within the scoring.
	<b>Access to Education</b> Proximity to a Nursery, Primary School or Secondary School	Within 800m of two or more education facilities.	Within 800m of at least one education facility.	Between over 800m and 2,000m of at least one education facility.	Between over 2,000m and 5,000m of at least one education facility.	In excess of 5,000m of at least one education facility.	
	<b>Provision/loss of open space or health/community facilities</b>	Would provide open space and / or health / community facilities on site.	Development would contribute to the provision of additional open space and / or health / community facilities.	Would not affect current provision of open space or health / community facilities.	Development would not contribute to the provision of additional open space and / or health / community facilities and would increase pressure on existing open space and / or	Would result in the loss of open space and / or health / community facilities without their replacement elsewhere within the District.	

SA Objective	Criteria	Significant positive effect (++)	Minor positive effect (+)	Neutral (0)	Minor negative effect (-)	Significant negative effect (--)	Overall objective score <sup>7</sup>
					health / community facilities.		
	<b>Neighbouring uses</b> Neighbouring uses.	Not used	Developing on a site where is would make the use more compatible with the surrounding area	Not located in close proximity to unsuitable neighbouring uses.	Located in close proximity to unsuitable neighbouring uses and which could have an adverse effect on human health.	Located in close proximity to unsuitable neighbouring uses and which could have a significant adverse effect on human health.  OR  Located in close proximity to several unsuitable neighbouring uses and cumulatively could have a significant adverse effect on human health.	



## Uncertainties and Assumptions

- 3.10. The following uncertainties and assumptions were made throughout the appraisal of the SLAA sites:
- For Housing, 2.9ha has been assumed to accommodate 100 homes based on 35 dwellings per hectare and a basic layout. However, when determining which sites to allocate other factors, densities and / or developable areas may be used based on robust and site specific information.
  - For Transport highways it has been assumed that 100 dwellings (2.9ha as per the bullet point above) will have at least minor negative impacts and inline with the SLAA methodology of large sites, sites over 300 homes (8.5ha using the same methodology as the bullet point above) are likely to have significant negative impacts.
  - For Sustainable communities, under provision/loss of open space or health/community facilities it is assumed that for open space:
    - employment sites will not contribute (Neutral impacts, 0);
    - student accommodation will not contribute to but will increase pressure on (Minor negative effects, -);
    - housing for less than 100 dwellings (less than 2.9ha as set out above) are unlikely to provide open space on site but as a minimum will contribute to the provision of open space through financial contributions (minor positive effects, +); and
    - housing for 100 dwellings or more (2.9ha or more as set out above) will, as a minimum, provide some open space typologies on site (significant positive effects, + +) .
  - For Sustainable communities, under provision/loss of open space or health/community facilities, health and community facilities include GPs, hospitals, community centres, pubs, places of worship or leisure facilities.
  - Where site specific biodiversity evidence was not provided there are uncertainties about whether protected species are on the sites. Assumptions were made based on available spatial data relating to protected species Great Crested Newts and Turtle Doves.
  - Where site specific agricultural land classification information was not provided there are uncertainties about whether the land use is best and most versatile agricultural land. Assumptions were made based on available national spatial data on agricultural land classification.
  - The identification of Flood Zones is based on the Flood Maps produced by the Environmental Agency.
  - For International and National Biodiversity Designations, any site within the catchment of Thanet Coast and Sandwich Bay SPA or Ramsar Strategic Access

Management and Monitoring Strategy; Swale SPA and Ramsar Strategic Access Management and Monitoring Strategy; or the catchment area for water quality concerns relating to the Stodmarsh SAC/SPA/Ramsar will score a minimum of minor negative impacts. This decision was made because between them, these designations cover the entire district. By recording these as minor negative impacts it meant those sites within 400m of an internationally / nationally designated site could be distinguished as having more significant negative impacts. A HRA of the Local Plan will be undertaken to fully assess the possible impacts on these designated sites.

- The threshold distances used for Employment, Transport and Sustainable communities is based on best practice and available guidance:
  - 800m (10 minute walk time) has been used as a significant positive for access to employment, access to GPs / open space and access to education as the Planning for Walking guidance<sup>9</sup> (page 29) states “*land use patterns most conducive to walking are thus mixed in use and resemble patchworks of “walkable neighbourhoods”, with a typical catchment of around 800m, or a 10 minute walk*”.
  - 400m for Access to Centres has been used based on Guidelines for Providing for Journeys on Foot<sup>10</sup> which states in table 3.2 that 400m to a town centre is acceptable.
  - 400m for access to public transport is used based on best practice advice for bus stops<sup>11</sup>.
- When mapping the buffers are taken from the edge of sites and extended the prescribed distance in all directions as there are uncertainties over vehicle and pedestrian access points.
- Uncertainties arise for sites on the edge of the district as only facilities within the district boundary were considered.
- The score of ‘Neutral’ does not always mean that there is no impact/effect predicted on the sustainability objective. In some cases, the score ‘Neutral’ has been adopted where the positive effects and the negative effects balance each other out, or where the effect does not contribute or detract from the achievement of the sustainability objective.

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<sup>9</sup> The Chartered Institution of Highways & Transportation, 2015. Planning for Walking, available at: [https://www.ciht.org.uk/media/4465/planning\\_for\\_walking\\_-\\_long\\_-\\_april\\_2015.pdf](https://www.ciht.org.uk/media/4465/planning_for_walking_-_long_-_april_2015.pdf)

<sup>10</sup> Institution of Highways & Transportation, 2000. Guidelines for Providing for Journeys on Foot, available at: <http://www.hwa.uk.com/site/wp-content/uploads/2017/09/NR.4.3F-CIHT-Guidelines-for-Providing-Journeys-on-Foot-Chapter-3.pdf>

<sup>11</sup> The Chartered Institution of Highways & Transportation, 2018. Buses in Urban Developments, available at: [https://www.ciht.org.uk/media/4459/buses\\_ua\\_tp\\_full\\_version\\_v5.pdf](https://www.ciht.org.uk/media/4459/buses_ua_tp_full_version_v5.pdf) and Stagecoach, 2017. Bus Services and New Residential Developments, available at: <https://www.stagecoachgroup.com/~media/Files/S/Stagecoach-Group/Attachments/pdf/bus-services-and-new-residential-developments.pdf>

## **Mitigation and enhancement**

- 3.11. Mitigation measures and enhancement opportunities are not identified within this document as the assessment is done without considering mitigation.
- 3.12. Any site progressed to allocation will need to consider what mitigation measures it should provide, in line with national and local guidance, to make it suitable and sustainable.

## **Secondary, Cumulative and Synergistic Effects**

- 3.13. The SEA Regulations require that the secondary, cumulative and synergistic effects of the Local Plan are assessed. In particular, it will be important to consider the combined sustainability effects of the policies and proposals of the Local Plan both alone and in-combination with other plans and programmes.
- 3.14. At this early stage sites are being assessed individually prior to determining whether a site is appropriate to be allocated in the Local Plan. Therefore, it has not been possible to consider the cumulative effects as a whole or in combination with other plans and programmes, because key decisions relating to the quantum and location of future development have yet to be made and policies are still to be developed. A detailed appraisal of cumulative effects will therefore be undertaken at the draft Local Plan consultation stage.

## 4. Site selection (reasonable alternatives)

- 4.1. There is a requirement to consider all reasonable alternatives so the scoring matrix for each of the 221 SLAA sites and 29 Local Plan 2017 sites, is available in Appendix B.
- 4.2. A summary has also been produced for each site and these can be found in Appendix C. The objective of the summary is to detail the following information:
  - A description of the site characteristics such as size, land use type and location;
  - An overview of the development proposed for the site;
  - An outline of the likely sustainability effects.
- 4.3. Sites have been identified for allocation based on Sustainability Appraisal scoring, the SLAA assessment and the district's growth strategy. This is set out in the Development Topic Paper (October 2022)
- 4.4. A summary of the justification for allocation or rejection is set out in Table 4.1 for the SLAA sites and Table 4.2 for the 2017 Local Plan sites.

Table 4.1: Summary of justification for allocation or rejection of SLAA sites.

Site reference	Site name	Allocation Status	Reason for allocation or rejection
<b>Canterbury</b>			
SLAA151	Merton Park	Allocated	SLAA151, SLAA259 and SLAA128 are identified as suitable and available in the SLAA and are allocated as part of a strategic development area in South-West Canterbury. While the SA has identified significant and minor negative impacts across all three sites, it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. SLAA259 is included in the existing 2017 allocation at Cockerling Farm, however was not included in the planning submission boundary for the approved outline development. The SDA will consolidate growth on the southern side of the city, to build on and integrate with planned growth at the 2017 strategic site at Cockerling Farm. The allocation of these sites will also unlock opportunities to deliver significant infrastructure investment, including a South West Canterbury Link Road, with direct access to the potential new Kent and Canterbury Hospital in SLAA151. This key infrastructure will facilitate the implementation of the Canterbury Circulation Plan which will significantly reduce traffic in existing neighbourhoods, enabling “shared streets” and supporting more active and sustainable travel.
SLAA128	Land at Langton Lane	Allocated	
SLAA259	Land on the west side of Hollow Lane	Allocated	
SLAA090	Milton Manor House	Allocated	The site was identified as suitable and available in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site is proposed for a residential allocation as part of the South-West Canterbury strategic development area.
SLAA137B	Land North of Cockerling Road	Allocated	The site was identified as suitable and available in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. An allocation is proposed for residential development as part of the South-West Canterbury strategic development area. The site is included in the existing 2017 allocation at Cockerling Farm, however was not included in the planning submission boundary for the approved outline development.

Site reference	Site name	Allocation Status	Reason for allocation or rejection
SLAA122	Land south of Littlebourne Road	Allocated	SLAA122 is identified as suitable in the SLAA and although SLAA105 and SLAA266 were identified as unsuitable in isolation due to accessibility issues and accessibility and landscape concerns respectively, together these sites present an opportunity for the creation of a new community. While the SA has identified significant and minor negative impacts across all three sites, it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation/design, and the opportunity for all three sites together to bring forward highway improvements in the area, that the majority of these impacts can be addressed. SLAA105 and SLAA266 have subsequently been assessed to be available and achievable and the sites are proposed with SLAA122 for allocation as part of a new strategic development area (SDA) in East Canterbury. The SDA will consolidate growth on the southern side of the city, to build on and integrate with planned growth at the 2017 strategic site at South Canterbury. The allocation of these sites will also unlock opportunities to deliver significant infrastructure investment, including an Eastern Movement Corridor which will facilitate the implementation of the Canterbury Circulation Plan which will significantly reduce traffic in existing neighbourhoods, enabling “shared streets” and supporting more active and sustainable travel.
SLAA105	Land to the north of the railway line and south of Bekesbourne Lane	Allocated	
SLAA266	Land on Bekesbourne Lane at Hoath Farm/ Land north of Bekesbourne Lane	Allocated	
SLAA183	Canterbury Golf Club	Allocated	Site is identified as unsuitable in the SLAA as the majority of the site consists of priority habitat. However the site has a well established use as a driving range and it is considered that the impacts of a modest amount of residential development on the remaining priority habitat could be mitigated. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site has subsequently been assessed to be available and achievable and is proposed for allocation as part of the East Canterbury strategic development area. The development of the site would also allow for the enhancement of existing sport facilities.
SLAA099	43-45 St George's Place	Allocated	The site was identified as suitable and available in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site is

Site reference	Site name	Allocation Status	Reason for allocation or rejection
			proposed for a predominantly residential allocation. In addition to residential, provision of commercial facilities on the ground floor will provide an active frontage in this prominent location, in keeping with existing development in the area.
SLAA102	Land at the Former Chaucer Technology School, Canterbury, Spring Lane CT1 1SU	Allocated	The site was identified as suitable and available in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site is proposed for residential allocation.
SLAA156	Land at Station Road East	Allocated	The site was identified as suitable and available in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site is proposed for a mixed-use allocation. The proposed submission was for student accommodation, however the District does not have an identified need for this housing type and on campus accommodation is preferred. The site is therefore allocated for residential use along with the retention of the existing leisure or commercial use on the ground floor. The site overlaps slightly with existing allocation (Policy CA482, carried forward from the 2006 LP), the new allocation replaces the existing, and covers both areas of land.
SLAA162	Folly Farm	Allocated	The site was identified as suitable and available in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site is proposed for residential allocation.
SLAA239	Becket House	Allocated	The site was identified as suitable and available in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. Part of

Site reference	Site name	Allocation Status	Reason for allocation or rejection
			the site has an existing allocation for 20 dwellings (Policy CA503 carried forward from the 2006 Local Plan), and Becket House has prior approval consent for conversion to flats. The proposed residential allocation for the wider site replaces the existing allocation and will facilitate the delivery of a joined up development across both sections of the site.
SLAA056	Land on the eastern side of Shellford Landfill	Allocated	The site was identified as suitable and available in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site is proposed for allocation. Development on the site should be associated, or compatible, with the existing waste transfer station, landfill or vehicle depot. The site area has been reduced in the east of the site to prevent development projecting into open countryside.
SLAA155	Canterbury Business Park	Allocated	The site was considered unsuitable in the SLAA due its location in the AONB and Highland Court conservation area. The site is adjacent to the existing Canterbury Business Park, which has an established link to the agricultural, food and drink sectors and has been proposed for B8 and viticulture uses. The economic needs assessment has identified a need for B8 sites in the district. The Council however, has been unable to identify any suitable alternative locations outside of the AONB. Despite the landscape and heritage constraints, the existing business park is well established and the site has strong benefits associated with the delivery of B8 and viticulture uses, such as its close proximity to the SRN. The site has subsequently been assessed to be available and achievable and is therefore been proposed for allocation for B8 and a viticulture hub. While the SA has identified significant minor negative impacts it is considered that these can be suitably addressed with a sensitive and landscape-led design approach to minimise and mitigate any adverse impacts.
SLAA192	Land to the rear of 62 Burgate	Identified as part of Opportunity Area	The site was identified as suitable and available in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The Council considers there is potential for the site to be developed as part of a wider regeneration of the area.



Site reference	Site name	Allocation Status	Reason for allocation or rejection
			The site has therefore been identified as an opportunity area for regeneration during the Local Plan period.
SLAA079	Longport Car Park	Existing allocation remains, additional land not available.	The site was identified as suitable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The existing residential allocation for the southern section of the site is to be retained, however the remainder of the site is unavailable.
SLAA127	Land at Ridlands Farm	Land allocated as part of SLAA151	The site was identified as suitable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. However, the site is proposed for residential use which would conflict with existing policies for the safeguarding of land for health related development. Development of the site for residential only is therefore considered unsuitable with regard to existing policies. However the land was also submitted under SLAA151 which is proposed for a mixed-use allocation, including residential and health related uses, to allow for expansion at the Kent and Canterbury Hospital.
SLAA144	Old Training Park	Northern part of site allocated for wetland.	Site identified as unsuitable in the SLAA for residential development. There are concerns regarding landscape and ecology impact. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. Part of the site in the north-west corner is also submitted under SLAA225 and SLAA194 for natural environment purposes, and is proposed to be allocated together with SLAA284 for strategic wetland in line with the Canterbury District Nutrient Mitigation Strategy.
SLAA065	Former Gas Holder Site, Simmonds Rd,	Identified as part of Wincheap	The site was identified as suitable and available in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site is

Site reference	Site name	Allocation Status	Reason for allocation or rejection
	Wincheap	broad location for development.	not proposed as a specific allocation, but is identified as a broadlocation for mixed-use development as part of a wider area at Wincheap.
SLAA181	Bamboo Tiger, Carpet Right, Beds4Less	Identified as part of Wincheap broad location for development.	The site was identified as suitable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site is currently unavailable, however is to be included in Wincheap broad location for mixed use development over the local plan period.
SLAA248	Folly Farm	Small part of site allocated under SLAA162.	The site was identified as suitable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. However, the majority of the site is protected open space. Development of the site is therefore considered unsuitable with regard to existing policies. A small section of the site in the south-east overlaps with SLAA162 which is proposed for residential allocation.
SLAA025	Land to North of Trenley Drive, Stodmarsh Road	Not allocated	Site is identified as unsuitable in the SLAA. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. The site is located in an area with limited access to day to day services and public transport, suitable access to the site has not been demonstrated to be achievable and there are concerns the site would form backland development.
SLAA033	Land on the western side of Shelford Landfill	Not allocated	Site is identified as unsuitable in the SLAA. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. Suitable access to the site has not been demonstrated to be achievable and there are concerns regarding landscape and ecology impact.

Site reference	Site name	Allocation Status	Reason for allocation or rejection
SLAA057	Land south of Canterbury Primary School and north of the railway, Canterbury Academy	Not allocated	Site is identified as unsuitable in the SLAA. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. Suitable access to the site has not been demonstrated to be achievable and there are concerns regarding ecology impact.
SLAA071	Land at Trenley Drive, Stodmarsh	Not allocated	Site is identified as unsuitable in the SLAA. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. The site is located in an area with limited access to day to day services and public transport, suitable access to the site has not been demonstrated to be achievable and there are concerns the site would form backland development.
SLAA120	Magnolia Gardens	Not Allocated	Site is identified as unsuitable in the SLAA. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. The site is located in an area with limited access to day to day services and public transport, and there are concerns the site would form backland development.
SLAA158B	University of Kent - Site B	Not allocated	SLAA158B, 158C, 158D, 158E and 158F are identified as technically unsuitable in the SLAA. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. However, these sites all form part of The University of Kent's landholdings to the north of Canterbury and may present an opportunity in the longer term to deliver improved highway connectivity to the north of the city and facilitate the potential completion of an outer ring-road to complement the Canterbury Circulation Plan. The sites have therefore been identified in Policy C26 for further consideration in the Local Plan period to help facilitate the delivery of strategic highway infrastructure with the appropriate mitigation of constraints identified in the SLAA/SA.
SLAA158C	University of Kent - Site C	Not allocated	
SLAA158D	University of Kent - Site D	Not allocated	

Site reference	Site name	Allocation Status	Reason for allocation or rejection
SLAA158E	University of Kent - Site E	Not allocated	
SLAA158F	University of Kent - Site F	Not allocated	
SLAA159	Milton Manor Farm	Not allocated	Site is identified as unsuitable in the SLAA. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. There are concerns regarding proximity to sewage works for the proposed residential use and concerns regarding landscape and heritage impacts.
SLAA160	St Stephen's Hill	Not allocated	Site is identified as unsuitable in the SLAA. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. There are concerns regarding landscape and heritage impact and the majority of the site is located within a conservation area.
SLAA273	Land at New House Lane	Not allocated	Site is identified as unsuitable in the SLAA. The SA has identified significant negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. The site is located in an area with limited access to day to day services and public transport, suitable access to the site has not been demonstrated to be achievable and there are concerns regarding landscape, heritage and ecology impacts.
SLAA114	Land at Sargeants Parade	Not allocated	The site was identified as suitable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. However, the majority of the site is protected open space. Development of the site is therefore considered to be unsuitable with regard to existing policies.

Site reference	Site name	Allocation Status	Reason for allocation or rejection
SLAA135	Land at Gorsefield and north of Giles Lane	Not allocated	Planning committee resolved to grant planning permission for this proposal in 2021. Decision is expected to be issued imminently.
SLAA137A	Cockering Farm - Site A	Not allocated	The site was identified as suitable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. However, the site has existing planning permission for business use as part of a current Local Plan strategic site. Residential development on the site is therefore considered unsuitable in terms of existing policies.
SLAA179	Canterbury Trade Park	Not allocated	The site was identified as suitable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. However, the site is unavailable.
<b>Whitstable</b>			
SLAA104	Brooklands Farm, Whitstable	Allocated	SLAA104, SLAA132 and SLAA172 are identified as suitable and available in the SLAA. While the SA has identified significant and minor negative impacts across all three sites, it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The sites are allocated as part of a strategic development area in South Whitstable. Together, these sites present important opportunities to deliver new and improved connectivity with the A299, a new Park and Bus service for Whitstable and enhancements and extension to the Crab and Winkle Way walking/cycling route.
SLAA132	Land South of Thanet Way	Allocated	
SLAA172	Land at Golden Hill	Allocated	
SLAA222	37 Kingsdown Park	Allocated	The site was identified as suitable and available in the SLAA. While the SA has identified significant and minor negative impacts, it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site is proposed for residential allocation.

Site reference	Site name	Allocation Status	Reason for allocation or rejection
SLAA223	St Vincent's Centre	Allocated	The site was identified as suitable and available in the SLAA. While the SA has identified minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site is proposed for residential allocation and the retention of community facilities present on the site.
SLAA247	Land east of Bodkin Farm	Allocated	<p>The site was identified as unsuitable in the SLAA due to existing capacity issues on the local highway network. The site is also situated within the existing Green Gap. Development of the site is therefore considered unsuitable with regard to existing policies.</p> <p>There is a need for increased secondary school provision to support growth in the new Local Plan and there is currently an imbalance in the location of secondary school provision across the district, with many pupils from the coastal area travelling to schools in Canterbury. There are limited sites of sufficient size in the coastal area to provide a new secondary school, this site being one of them. The proposed allocation at SLAA104 Brooklands Farm facilitates the delivery of improved connectivity to the A299 through new on/off slips to the Thanet bound carriageway. The transport modelling has shown this to have positive benefits at the currently congested Chestfield roundabouts, unlocking potential for the provision of strategic educational infrastructure on this site. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation/design, including highway improvements in the area, that the majority of these impacts can be addressed. It is therefore considered that the delivery of strategic infrastructure on this site would be of overall benefit to Whitstable and allow secondary school pupils to attend a school in their local area. The site has subsequently been assessed to be available and achievable and is therefore proposed for allocation for a new secondary school with enabling residential development.</p>
SLAA141	Oyster Indoor Bowling Centre and Whitstable	Identified as part of Whitstable	Site identified as unsuitable in the SLAA. The SA has identified significant negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. The site is fully in Zone 2 or Zone 3 flood zone and there are concerns regarding the impact of Whitstable Harbour

Site reference	Site name	Allocation Status	Reason for allocation or rejection
	Harbour Garage	Harbour broad location for development	on residential amenity. The site would also result in the loss of sports/leisure facilities and alternative arrangements that meet the sporting needs for the Oyster Bowls club would have to be secured. Nevertheless the harbour is a focal point for residents/ visitors and the council has identified the area as a broad location for sensitive regeneration and redevelopment over the course of the Local Plan period. Opportunities for the site will be examined as part of this regeneration.
SLAA002	Thanet Way Chestfield	Not allocated	Site identified as unsuitable in the SLAA. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. There are concerns regarding the impact of the development on the local highway network which has existing congestion issues.
SLAA022	Land rear of 20 Grasmere Road	Not allocated	Site identified as unsuitable in the SLAA. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. The site is fully within a conservation area; fully within Natural England Priority Habitat; and fully within Environment Agency Flood Zone 2 and Flood Zone 3.
SLAA038	South of The Sidings	Not allocated	Site identified as unsuitable in the SLAA. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. The site is covered by TPO's, is fully in a conservation area; and over half is covered by Natural England Priority Habitat and Environment Agency Flood Zone 2 and 3.
SLAA043	Land North East of Colewood Road, Swalecliffe	Not allocated	Site identified as unsuitable in the SLAA. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. There are concerns regarding the impact of development on landscape and flooding.
SLAA072	Land at Molehill Road	Not allocated	The site was identified as suitable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. However, the site is situated within the existing Green Gap. Development of the site is therefore considered unsuitable with

Site reference	Site name	Allocation Status	Reason for allocation or rejection
			regard to existing policies.
SLAA075	Land adjacent to Old Thanet Way, Whitstable	Not allocated	Site identified as unsuitable in the SLAA. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. Suitable access to the site has not been demonstrated to be achievable and there are concerns regarding the impact of development on landscape and heritage.
SLAA088	Land South of Thanet Way	Not allocated	Site identified as unsuitable in the SLAA. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. Suitable access to the site has not been demonstrated to be achievable and there are concerns regarding the impact of the development on the local highway network which has existing congestion issues. There are also concerns regarding the impact of development on landscape and flooding.
SLAA089	Land South of Thanet Way, Chestfield	Not allocated	Site identified as unsuitable in the SLAA. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. Suitable access to the site has not been demonstrated to be achievable and there are concerns regarding the impact of the development on the local highway network which has existing congestion issues. There are also concerns regarding the impact of development on landscape and flooding.
SLAA097	Land West of The Drove	Not allocated	Site identified as unsuitable in the SLAA. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. There are concerns regarding heritage impact and the ability to provide suitable access to the site.
SLAA119	Martell Lodge and Curtilage	Not allocated	Site identified as unsuitable in the SLAA. The SA has identified minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. Suitable access to the site has not been demonstrated to be achievable, the site is located in an area with limited access to day-to-day services and public transport and there are concerns regarding landscape impact.
SLAA152	Land East of Martell Lodge	Not allocated	Site identified as unsuitable in the SLAA. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.



Site reference	Site name	Allocation Status	Reason for allocation or rejection
			Suitable access to the site has not been demonstrated to be achievable, the site is located in an area with limited access to day-to-day services and public transport and there are concerns regarding landscape impact.
SLAA168	Land at Church Lane, Seasalter	Not allocated	Site identified as unsuitable in the SLAA. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. There are concerns regarding landscape and ecology impact and the potential to provide adequate access to the site.
SLAA208	Land at Golden Hill	Not allocated	Site identified as unsuitable in the SLAA. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. Suitable access to the site has not been demonstrated to be achievable, the site is located in an area with limited access to day-to-day services and public transport and there are concerns regarding landscape impact.
SLAA220	Land on western side of Bogshole Lane Whitstable	Not allocated	Site identified as unsuitable in the SLAA. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. Suitable access to the site has not been demonstrated to be achievable, the site is located in an area with limited access to day-to-day services and public transport and there are concerns regarding landscape impact.
SLAA243	Land east of Seasalter Lane Whitstable	Not allocated	Site identified as unsuitable in the SLAA. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. There are concerns regarding landscape and ecology impact and the potential to provide adequate access to the site.
SLAA249	Land South of Five Acres Equestrian Centre	Not allocated	Site identified as unsuitable in the SLAA. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. There are concerns regarding landscape and ecology impact and the potential to provide adequate access

Site reference	Site name	Allocation Status	Reason for allocation or rejection
			to the site.
SLAA263	Woodcroft, Molehill Road.	Not allocated	Site identified as unsuitable in the SLAA. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. The site is located in an area with limited access to day-to-day services and public transport and there are concerns regarding landscape impact.
SLAA182	Land at Colewood Road	Not allocated	Site identified as unsuitable in the SLAA. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. There are concerns regarding landscape and flooding impact.
SLAA245	Grasmere Gardens Chestfield	Not allocated	The site was identified as suitable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. However, the site has existing planning permission for business use as part of a current Local Plan strategic site. Residential development on the site is therefore considered unsuitable in terms of existing policies.
<b>Herne Bay</b>			
SLAA013	Former Metric Site, Sweechbridge Road, Herne Bay, CT6 6TE	Allocated	The site is identified as unsuitable in the SLAA as development of residential on the site conflicts with the existing employment allocation. However in the absence of evidence demonstrating the site will come forward under the current allocation, and the site's location on the edge of a residential area, an allocation for residential development to replace the existing employment allocation is considered appropriate. The site has subsequently been assessed to be available and achievable for this use. While the SA has identified minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed.
SLAA067	Land comprising Nursery Industrial Units and former	Allocated	The site was identified as suitable and available in the SLAA. While the SA has identified minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site is proposed

Site reference	Site name	Allocation Status	Reason for allocation or rejection
	Kent Ambulance Station		for residential allocation.
SLAA042	Hawthorne Corner	Allocated	The site was identified as suitable and available in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. An allocation is proposed for business or employment use.
SLAA068	Former Gas Holder Site	Allocated	The site was identified as suitable and available in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. An allocation is proposed for business or employment use.
SLAA226A	Blacksole Farm and Moyne	Forms part of revised Altira allocation.	Site forms part of the existing allocation in the Canterbury District Local Plan 2017 for employment and is therefore identified as unsuitable in the SLAA. The wider Altira site currently consists of large-format retail and employment uses with a hotel and restaurant in the west. The site remains a key opportunity for the delivery of commercial, business and employment uses, however the council recognises that development of the site has been slow to date. There is the potential for a small amount of supporting residential development to come forward in the west of the site in the area covered by SLAA226A, to facilitate the delivery of the commercial, business and employment space. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site has subsequently been assessed to be available and achievable for the use proposed.
SLAA240	Land at Greenhill adjacent Thornden Close (Land to the West	Allocated	The site is situated within the existing Green Gap. Development of the site is therefore considered unsuitable with regard to existing policies. However, there is currently an imbalance in the location of secondary school provision across the district, with many pupils from the coastal area travelling to schools in Canterbury. There are limited sites of sufficient size in the coastal area to provide a new secondary

Site reference	Site name	Allocation Status	Reason for allocation or rejection
	of Thornden Wood Road)		school, and it is considered that the delivery of strategic infrastructure on this site would be of overall benefit to Herne Bay and allow secondary school pupils to attend a school in their local area. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site has subsequently been assessed to be available and achievable and is proposed for allocation for a new secondary school with enabling residential development.
SLAA014	Blacksole Farm, Margate Road, CT6 6LA	Land allocated under SLAA226A	Site forms part of SLAA226A which is proposed for allocation. Refer to SLAA226A entry.
SLAA026	Moyne	Land allocated under SLAA226A	Site forms part of SLAA226A which is proposed for allocation. Refer to SLAA226A entry.
SLAA035	Land at Westbrook Lane old Thanet Way	Not allocated	Site identified as unsuitable in the SLAA. There are concerns regarding impact on ecology, suitable access to the site has not been demonstrated to be achievable; and the site is situated adjacent to a waste disposal site. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA041	Land at Herne and Broomfield GP Surgery	Not allocated	Site identified as unsuitable in the SLAA. Suitable access to the site has not been demonstrated to be achievable and there are concerns regarding landscape impact. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA069	May Tree Paddocks	Not allocated	Site identified as unsuitable in the SLAA. There is concern regarding landscape impact; proximity to sewage works, uncertainty about the potential to provide adequate access to the site; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts

Site reference	Site name	Allocation Status	Reason for allocation or rejection
			cannot be suitably addressed.
SLAA073	Land at Whitstable Road	Not allocated	Site identified as unsuitable in the SLAA. There are concerns regarding landscape impact; and site is located in an area with limited access to day to day services and public transport. The SA has identified significant negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA096	Hawthorn Cottage	Not allocated	Site identified as unsuitable in the SLAA. There is concern regarding landscape and heritage impact; proximity to sewage works, uncertainty about the potential to provide adequate access to the site; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA167	Former FDS, Hawthorn Corner	Not allocated	Site identified as unsuitable in the SLAA. There are concerns regarding proximity to sewage works; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA174	Land North East of The Links	Not allocated	Site identified as unsuitable in the SLAA. There are concerns regarding impact on ecology; and there is uncertainty about the potential to provide adequate access to the site. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA198	Plots 37 to 46 Abbotswood Estate	Not allocated	Site identified as unsuitable in the SLAA. There is uncertainty about the potential to provide adequate access to the site; and the site is currently located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA205	Land at Underdown House	Not allocated	Site identified as unsuitable in the SLAA. There are concerns regarding heritage impact. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are

Site reference	Site name	Allocation Status	Reason for allocation or rejection
	Herne Bay		concerns that these impacts cannot be suitably addressed.
SLAA004	Stoneyfields, Bullockstone Road, CT6 7NR	Not allocated	The site was identified as suitable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. However, the site is situated within the existing Green Gap. Development of the site is therefore considered unsuitable with regard to existing policies.
SLAA005	Land on Bullockstone Road, CT6 7NR	Not allocated	The site was identified as suitable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. However, the site is situated within the existing Green Gap. Development of the site is therefore considered unsuitable with regard to existing policies.
SLAA095	The Hailey, Beacon Hill	Not allocated	The site was identified as suitable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. However, the site has existing use as a care home for which there is an identified need in the district. Residential development on the site is therefore considered unsuitable as it would result in the loss of older persons accommodation.
SLAA131	Land to north of the Care Home, Former Herne Bay Golf Course	Not allocated	The site was identified as suitable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. However, the site has existing planning permission for office space as part of a current Local Plan strategic site. Residential development on the site is therefore considered unsuitable in terms of existing policies.
SLAA133	Former Herne Bay Golf Club - Land at the North Eastern	Not allocated	The site was identified as suitable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. However, the site has

Site reference	Site name	Allocation Status	Reason for allocation or rejection
	Corner, Braid Drive		existing planning permission for a public house as part of a current Local Plan strategic site. Residential development on the site is therefore considered unsuitable in terms of existing policies.
SLAA149	Land adjacent to Phase 6A, Herne Bay Golf Course	Not allocated	The site was identified as suitable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. However, the site has existing planning consent for residential development at an agreed design and density. Further development of the site is therefore considered unsuitable with regard to the existing planning permission.
<b>Rural</b>			
SLAA262	Land west and East of Cooting Lane, Adisham	Allocated	The options consultation for the new Canterbury Local Plan identified the preference for a new settlement in the district to facilitate housing growth. SLAA262 and SLAA267 are identified as suitable in the SLAA, SLAA268 is identified as unsuitable in isolation, however in combination with the SLAA262 and SLAA267 to the north and south, the sites present the opportunity for a new garden community, capitalising on the proximity to Adisham railway station. All sites are identified as achievable and available. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The three sites are therefore identified as a broad location for the development of a new garden community (Cooting Farm), over the Local Plan period.
SLAA268	Land On The South East Side Of Cooting Lane, Adisham	Allocated	
SLAA267	TT21601 - Land at Cooting Farm	Allocated	
SLAA185	Land at Station Road/Land west of Cooting Lane, south of Station Road, Adisham	Allocated	The site was identified as suitable and available in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site is proposed to be allocated for a frontage only residential development in keeping with the existing built form of the settlement.

Site reference	Site name	Allocation Status	Reason for allocation or rejection
SLAA020	Former Quarry at New Woodlands Farm	Not allocated	Site is identified as unsuitable in the SLAA. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. Suitable access to the site has not been demonstrated to be achievable, the site is located in an area with limited access to day-to-day services and public transport and there are concerns regarding landscape impact.
SLAA142	Land at Bossington Road	Not allocated	Site is identified as unsuitable in the SLAA. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed. There are concerns regarding landscape and heritage impact; and there is uncertainty about the potential to provide adequate access to the site.
SLAA180	Aylesham South	Allocated	The Regulation 18 draft Dover Local Plan 2040 proposed an allocation at South Aylesham (Strategic Policy 6), for approximately 640 new homes. SLAA180 was identified as suitable and available in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site is proposed to be allocated for residential development to complement the adjacent allocation within Dover District. The site also provides a key opportunity for the delivery of a new Country Park, providing small-scale visitor facilities, new and enhanced pedestrian and cycle routes including activity trails, and enhanced ecological network.
SLAA062	Land adjacent to Valley Road, Barham	Allocated	The site was identified as suitable and available in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site is proposed to be allocated for 9 dwellings as an extension of The Grove and is not considered to constitute major development in the AONB.
SLAA169	Land to the south of The Street,	Not allocated	Site is identified as unsuitable in the SLAA, there are concerns regarding landscape and heritage impact. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there



Site reference	Site name	Allocation Status	Reason for allocation or rejection
	Barham		are concerns that these impacts cannot be suitably addressed.
SLAA199	Land to the south of Church Lane Barham	Not allocated	Site is identified as unsuitable in the SLAA. There are concerns regarding landscape and ecology impact; and uncertainty about the potential to provide adequate access to the site. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA200	Land to the south of Green Hills Barham	Not allocated	Site is identified as unsuitable in the SLAA. There are concerns regarding landscape impact and uncertainty about the potential to provide adequate access to the site. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA203	Land adjacent to the south of Railway Hill Barham	Not allocated	Site is identified as unsuitable in the SLAA. There are concerns regarding landscape and heritage impact; and uncertainty about the potential to provide adequate access to the site. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA204	Land to the east of Crookenden Place Barham	Not allocated	Site is identified as unsuitable in the SLAA. There are concerns regarding landscape and heritage impact. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA224	Land to the north of Church Lane Barham	Not allocated	Site is identified as unsuitable in the SLAA. There is concern regarding landscape and ecology impact; and there is uncertainty about the potential to provide adequate access to the site. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA251	Land at Barham	Not allocated	Site is identified as unsuitable in the SLAA. There are concerns regarding flooding, landscape, ecology and heritage impact; and there is uncertainty about the potential to provide adequate access to the site. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.

Site reference	Site name	Allocation Status	Reason for allocation or rejection
SLAA274	Barham Parkland & Land	Not allocated	Site is identified as unsuitable in the SLAA. There are concerns regarding flooding, landscape, ecology impact; and there is uncertainty about the potential to provide adequate access to the site. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA258	Land at Albion Works, Church Lane, Barham.	Not allocated	Additional information and further land was submitted under SLAA299 as part of the Natural Environment and Renewable Energy Call for sites, however the additional submission relates to commercial development and so has been considered under SLAA258. The site is identified as unsuitable in the SLAA. There is concern regarding landscape impact; and the site is located in an area where future users would be dependent upon private car. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA001	Cobbs Meadow/Deebanks	Not allocated	Site is identified as unsuitable in the SLAA. The site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA207	Land adjoining Bokesbourne Station	Not allocated	Site is identified as unsuitable in the SLAA. There are concerns regarding landscape impact; and the site is located in an area with limited access to day to day services. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA227	Bokesbourne Farm	Not allocated	Site is identified as unsuitable in the SLAA. There are concerns regarding landscape impacts; there is uncertainty about the potential to provide adequate access to the site; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA269	Howletts Farm	Not allocated	Site is identified as unsuitable in the SLAA. There are concerns regarding heritage and landscape impact;

Site reference	Site name	Allocation Status	Reason for allocation or rejection
			and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA036	Mill Field	Allocated	Site identified as unsuitable in the SLAA on the basis of landscape concerns, however in accordance with the Spatial Growth Strategy and to meet local housing need, the council is seeking to allocate a small amount of residential development in Blean given its role as a Rural Service Centre. This site is greater than 500m from Blean Woods and while the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA, a modest amount of development could be sensitively designed to mitigate any adverse impacts. The site has subsequently been assessed to be available and achievable and is therefore proposed for residential allocation.
SLAA010	Land at Blean Common	Not allocated	Site is identified as suitable and available in the SLAA, however following subsequent advice from the council's environmental consultants, it is understood that sites within 500m of Blean Woods could have the potential to adversely impact the designated sites. It has therefore not been proposed for allocation.
SLAA021	Land adjoining Honey Hill Farmhouse	Not allocated	Site is identified as suitable and available in the SLAA, however following subsequent advice from the council's environmental consultants, it is understood that sites within 500m of Blean Woods could have the potential to adversely impact the designated sites. It has therefore not been proposed for allocation.
SLAA178	Land at Lucketts Farm	Not allocated	Site is identified as suitable and available in the SLAA, however following subsequent advice from the council's environmental consultants, it is understood that sites within 500m of Blean Woods could have the potential to adversely impact the designated sites. It has therefore not been proposed for allocation.
SLAA054	Land to North of Blean House	Not allocated	Site is identified as unsuitable in the SLAA. There are landscape and heritage concerns. The SA has identified significant negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA111	Butlers Court Farm	Not allocated	Site is identified as unsuitable in the SLAA. There is concern regarding landscape impact; there is uncertainty about the potential to provide adequate access to the site; and the site is located in an area

Site reference	Site name	Allocation Status	Reason for allocation or rejection
			with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA176	Land off Whitstable Road	Not allocated	Site is identified as unsuitable in the SLAA. There are concerns regarding landscape impact. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA264	Amery Court Farm	Not allocated	Site is identified as unsuitable in the SLAA. There are concerns regarding landscape, ecology and heritage impact; and there is uncertainty about the potential to provide adequate access to the site. The SA has identified significant negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA265	Butlers Court Farm	Not allocated	Site is identified as unsuitable in the SLAA. There are concerns regarding landscape and ecology impact; there is uncertainty about the potential to provide adequate access to the site; and the site is located in an area with limited access to day to day services. The SA has identified significant negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA218	Great Pett Farmyard	Allocated	Site identified as unsuitable in the SLAA on the basis of the site's location in the AONB and landscape/ heritage concerns, however in accordance with the Spatial Growth Strategy and to meet local housing need, the council is seeking to allocate a small amount of residential development in Bridge given its role as a Rural Service Centre. This site is Brownfield and is considered an appropriate re-use of land for residential development. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site has subsequently been assessed to be available and achievable and is therefore proposed for residential allocation.
SLAA061	Land at Bridge Hill	Not allocated	Site is identified as unsuitable in the SLAA. There are concerns regarding landscape and heritage impact. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there

Site reference	Site name	Allocation Status	Reason for allocation or rejection
			are concerns that these impacts cannot be suitably addressed.
SLAA217	Land adjacent A2 Patrixbourne Road	Not allocated	Site is identified as unsuitable in the SLAA. There is concern regarding landscape impact; and there is uncertainty about the potential to provide adequate access to the site. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA045	Land fronting Mayton Lane, Broad Oak	Allocated	The site was identified as suitable and available in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site is proposed for residential allocation.
SLAA235	Land at Goose Farm, Shalloak Road, Broad Oak	Allocated	The site was identified as suitable and available in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site is proposed for a Mixed use allocation, reflecting the existing planning consent for business development on the site.
SLAA233	Broad Oak Reservoir	Allocated	The site was identified as suitable and available in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site is proposed for the allocation of strategic utility infrastructure which is needed to facilitate growth in the local and wider area, and for leisure facilities, making efficient use of the site opportunities and providing recreational benefits for local communities.
SLAA091	Land adjacent to Milboroughs	Not allocated	The site was identified as suitable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. However, the site is situated within existing Green Gap. Development of the site is therefore considered unsuitable with regard

Site reference	Site name	Allocation Status	Reason for allocation or rejection
			to existing policies.
SLAA221	Land to the south of Goose Farm Fronting	Not allocated	The site was identified as suitable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. However, to allocate all suitable sites in Broad Oak would conflict with the spatial growth strategy and the role of Broad Oak as a Local Service Centre. KCC Highways have also raised concerns regarding the cumulative highway impact should all sites be allocated. SLAA045 (infill development) and SLAA235 (Brownfield), are the preferred sites.
SLAA229	Land at Sweech Farm	Not allocated	Site is identified as unsuitable in the SLAA. There are concerns regarding landscape and heritage impact. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA049	Land to north of Orchard View Sweechgate Broad Oak	Not allocated	Site is identified as unsuitable in the SLAA. There are concerns regarding landscape; and there is uncertainty about the potential to provide adequate access to the site. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA110	Land to the West of Rattington Street	Allocated	The site was identified as suitable and available in the SLAA. While the SA has identified significant negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site is proposed for a mixed-use allocation with residential focus. The site presents an opportunity for the provision of further local shopping and community facilities to enhance the sustainability of the settlement.
SLAA115	Land at Ashford Road	Allocated	The site was identified as suitable and available in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site is

Site reference	Site name	Allocation Status	Reason for allocation or rejection
			proposed for allocation as a natural extension of the existing commercial development on Ashford Road.
SLAA153	Milton Manor Concrete Batching Plant	Allocated	The site was identified as suitable and available in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. An allocation is proposed for the permanent siting of the existing concrete batching plant which has temporary permission. This gives an opportunity to provide improved landscape buffering around the site to provide visual separation between development and surrounding countryside and for the site to continue to provide local jobs and support the local construction industry.
SLAA051	Land to the rear of Shalmsford Court	Not allocated	Site is identified as unsuitable in the SLAA. There are concerns regarding landscape impact. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA052	Kent Sectional Buildings	Not allocated	Site is identified as unsuitable in the SLAA. There are concerns regarding landscape, ecology and flooding. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA060	Land North of Bobbin Lodge Hill	Not allocated	Site is identified as unsuitable in the SLAA. There is uncertainty about the potential to provide adequate access to the site and concerns regarding landscape impact. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA086	Land adjacent and rear of The George (Former Public House)	Not allocated	Site is identified as unsuitable in the SLAA. There are ecology, flooding, heritage and landscape concerns. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.

Site reference	Site name	Allocation Status	Reason for allocation or rejection
SLAA103	Land to the rear of Inca Geometric, Rear of 137-155 Shalmsford Street, Chartham	Not allocated	Site is identified as unsuitable in the SLAA. There are concerns regarding heritage and landscape and there is uncertainty about the potential to provide adequate access to the site. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA107	Land west of Rentain Road	Not allocated	Site is identified as unsuitable in the SLAA. There are concerns regarding landscape impact. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA190	Bobbin Lodge Stud	Not allocated	Site is identified as unsuitable in the SLAA. There are concerns regarding landscape impact and there is uncertainty about the potential to provide adequate access to the site. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA272	Land at Bolts Hill, Chartham	Not allocated	Site is identified as unsuitable in the SLAA. There are concerns regarding heritage impact. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA044	Land at Town Lane	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There are concerns regarding landscape impact; suitable access to the site has not been demonstrated to be achievable; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA087	Land At Chartham Hatch	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. The site is located in an area with limited access to day to day services and public transport; there are concerns regarding impact on the local highway network; and there are concerns regarding landscape impact. The SA has identified significant and minor negative impacts and when



Site reference	Site name	Allocation Status	Reason for allocation or rejection
			reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA175	Folly Field	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. The site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA019	Land between Bigbury Road and Tonford Lane	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There is concern regarding landscape, heritage and ecology impact; suitable access to the site has not been demonstrated to be achievable; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA270	Bigbury Orchard	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There is concern regarding landscape, heritage and ecology impact; suitable access to the site has not been demonstrated to be achievable; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA238	Land adjacent The Farm House	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There are concerns regarding landscape impact; there is uncertainty about the potential to provide adequate access to the site; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA165	Land off Well Lane, Fordwich	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There are concerns regarding heritage and landscape impacts; and there is

Site reference	Site name	Allocation Status	Reason for allocation or rejection
			uncertainty about the potential to provide adequate access to the site and the impact of an improved access on the streetscene. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA250	Land off Well Lane Fordwich	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There are concerns regarding heritage and landscape impacts; and there is uncertainty about the potential to provide adequate access to the site and the impact of an improved access on the streetscene. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA260	Land lying on the North West of Stodmarsh Road	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There are concerns regarding landscape and ecology impact; there is uncertainty about the potential to provide adequate access to the site; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA148	Hall Place, Harbledown	Not allocated	Site is identified as unsuitable in the SLAA. There are concerns regarding landscape impact; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA196	Mount Farm	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There are concerns regarding landscape impact; there is uncertainty about the potential to provide adequate access to the site; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA146	Land at Hersden	Allocated	The site was identified as suitable and available in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and

Site reference	Site name	Allocation Status	Reason for allocation or rejection
			considering possible mitigation and design, that the majority of these impacts can be addressed. The site is proposed for a residential allocation.
SLAA163	Bread and Cheese Field	Allocated	The site was identified as suitable and available in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site is proposed for a residential allocation.
SLAA129	Hoplands East	Not allocated	The site was identified as suitable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. However, the site has existing planning permission for employment space as part of a wider Mixed use permission. Residential development on the site is therefore considered unsuitable in terms of existing policies.
SLAA134	The Hoplands, Hersden	Not allocated	The site was identified as suitable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. However, the site has existing planning consent for residential development at an agreed design and density. Further development of the site is therefore considered unsuitable with regard to the existing planning permission.
SLAA016	Bredlands Farm	Not allocated	Site identified as unsuitable in the SLAA. There is concern regarding landscape and heritage impact and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA106	Land at Bredlands Lane	Not allocated	Site identified as unsuitable in the SLAA. There is concern regarding landscape and heritage impact and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.

Site reference	Site name	Allocation Status	Reason for allocation or rejection
SLAA202	Land at Church Farm, Hoath	Allocated	The site was identified as suitable and available in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site is proposed for a Mixed-use allocation. In addition to residential development, the site will also provide an opportunity for the provision of local shopping and community facilities with shared overflow car parking for the nearby primary school.
SLAA082	New Place Farm, Ickham	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There is concern regarding landscape and heritage impact; suitable access to the site has not been demonstrated to be achievable; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA143	Land at Drill Lane	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There are concerns regarding landscape and heritage impact; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA017	Kingston Court, Canterbury	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There are concerns regarding heritage impact on nearby listed buildings; and suitable access to the site has not been demonstrated to be achievable. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA216	Hillside Farm	Not allocated	Site identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There are concerns regarding landscape impact; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor

Site reference	Site name	Allocation Status	Reason for allocation or rejection
			negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA255	Field on Marley Lane	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There are concerns regarding landscape impact; there is uncertainty about the potential to provide adequate access to the site; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA098	Land off The Hill, Littlebourne	Allocated	The site was identified as suitable and available in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site is proposed for a mixed-use allocation. In addition to residential development the site provides the opportunity for the delivery of new local shopping and community facilities to serve existing residents, and the provision of a link road, connecting the A257 and Bekesbourne Lane.
SLAA214	Land off the Hill Littlebourne	Allocated as part of SLAA098	The site was identified as suitable and available in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site forms part of a larger site SLAA098 which is proposed for allocation.
SLAA145	Land North of Court Hill, Littlebourne	Allocated	The site was identified as suitable and available in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site is proposed for a Mixed-use allocation. In addition to residential development the site presents the opportunity to deliver a small amount of business space to serve the local community.
SLAA077	Land at The Hill, Littlebourne	Not allocated	Site identified as unsuitable in the SLAA. There are concerns regarding heritage impact and uncertainty about the potential to provide adequate access to the site. The SA has identified significant and minor

Site reference	Site name	Allocation Status	Reason for allocation or rejection
			negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA117	Land adjacent to Howletts	Not allocated	Site identified as unsuitable in the SLAA. There is concern regarding landscape impact; the loss of parking associated with Howletts; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA050	Land at Hardres Court Road	Not allocated	Site identified as unsuitable in the SLAA. There are concerns regarding landscape and heritage impact; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA024	Maypole Airfield	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There are concerns regarding heritage impact, the loss of infrastructure associated with Maypole Farm Airfield; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA031	Maypole Livery Yard	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There are concerns regarding the loss of infrastructure associated with Maypole Farm Airfield; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA254	Maypole Airfield	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There are concerns regarding the loss of infrastructure associated with Maypole Farm Airfield; there are concerns regarding landscape, ecology, heritage impact; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant

Site reference	Site name	Allocation Status	Reason for allocation or rejection
			and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA219	Bifrons Walled Garden	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There is concern regarding landscape impact; there is uncertainty about the potential to provide adequate access to the site; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA253	Land to the rear of Sondes House	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There are concerns regarding ecology impact. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA048	Land at Town Road, Petham	Not allocated	Site identified as unsuitable in the SLAA. There are concerns regarding landscape and flooding impacts; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA063	Petham Field Behind Village Hall	Not allocated	Site identified as unsuitable in the SLAA. There are concerns regarding landscape and heritage impact. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA074	Cotterell Court land - Part of Lot 6 - Plot 144 - Land Along Duckpit Lane (next to Aston Villas),	Not allocated	Site identified as unsuitable in the SLAA. There is concern regarding landscape impact. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.

Site reference	Site name	Allocation Status	Reason for allocation or rejection
SLAA084	The Orchard @ Cotterell Court	Not allocated	Site identified as unsuitable in the SLAA. There are concerns regarding landscape and heritage impact. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA173	Marble Barn	Not allocated	Site identified as unsuitable in the SLAA. There are concerns regarding landscape and heritage impacts; and there is uncertainty about the potential to provide adequate access to the site. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA058	Radfall Gate, Radfall Road, Chestfield	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There is concern regarding landscape impact and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA116	Land Rear of 51 Rough Common Road	Existing allocation remains, additional land not suitable.	The existing allocation for residential development in the northern section of the site is to be retained, however the remainder of the site is identified as unsuitable in the SLAA. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA230	Land adjacent to 30 Church Wood Close	Not allocated	Site identified as unsuitable in the SLAA. There are concerns regarding landscape and ecology impact. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA237	Land south of Lovell Road	Not allocated	Site identified as unsuitable in the SLAA. There are concerns regarding landscape and ecology impact; and there is uncertainty about the potential to provide adequate access to the site. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that



Site reference	Site name	Allocation Status	Reason for allocation or rejection
			these impacts cannot be suitably addressed.
SLAA126	Land North of Popes Lane	Allocated for different land use under SLAA011.	The site was identified as suitable in the SLAA. While the SA has identified significant negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site has been proposed by the applicant for mixed commercial and open space development, however is not considered to be available for these uses. The site has been made available for residential development and is proposed to be allocated for this use - refer to SLAA011.
SLAA011	Land North of Popes Lane	Allocated	The site was identified as suitable and available in the SLAA. While the SA has identified significant negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site is proposed to be allocated for residential development, with an extension of the Sturry/Broad Oak Green Gap in the north and west of the site.
SLAA066	The Paddocks, Shalloak Road, Sturry	Allocated	The site was identified as suitable and available in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. The site is proposed for a residential allocation as an extension of the adjacent strategic allocation in the existing Local Plan.
SLAA092	Land south of Staines Hill, Sturry	Not allocated	Site identified as unsuitable in the SLAA. There are concerns regarding landscape and ecology impact. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA112	Former Highways Depot, Staines Hill	Not allocated	The site was identified as suitable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. However, the site is situated within the existing Green Gap. Development of the site is therefore considered unsuitable with

Site reference	Site name	Allocation Status	Reason for allocation or rejection
			regard to existing policies.
SLAA040	Broadoak Lodge Farm	Not allocated	Site identified as unsuitable in the SLAA. There are concerns regarding the loss of trees and impact on ecology. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA130	Windleaves	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There are concerns regarding landscape and ecology impact. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA170	Land Adjacent to 30 Calais Hill, Tyler Hill	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There are concerns regarding ecology impact; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA206	Land lying to the east of Canterbury Hill	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There are landscape, ecology and heritage concerns. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA241	Britton Court Farm	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. The site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA012	Land adjoining Wingate House	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. The site is located in an area with limited access to day to day services. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are

Site reference	Site name	Allocation Status	Reason for allocation or rejection
			concerns that these impacts cannot be suitably addressed.
SLAA125	Roman Road	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There is concern regarding landscape, ecology and heritage impact; there is uncertainty about the potential to provide adequate access to the site; the site is located in an area with limited access to day to day services and public transport; and there are concerns regarding capacity on the local highway network. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA228	Land to the North of London Road Upper Harbledown	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There are concerns regarding ecology and heritage impacts; and the site is located in an area with limited access to day to day services. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA028	Larkfield	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. Vehicle access would result in the formation of a crossroad junction which raises highway safety concerns and the site is located in an area with limited access to day to day services. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA076	Land adjoining Port Farm	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. The site is located in an area with limited access to day to day services. The SA has identified significant negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA154	Land at Wallend Farm	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There are concerns regarding landscape; and the site is located in an area with limited access to day to day services. The SA has identified significant and minor negative impacts and

Site reference	Site name	Allocation Status	Reason for allocation or rejection
			when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA236	Land South East of Port Farm Industrial Units	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There are concerns regarding landscape and heritage impact and the site is located in an area with limited access to day to day services. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA164	Westbere Butts	Not allocated	The site was identified as suitable in the SLAA. While the SA has identified significant and minor negative impacts it is determined when reviewed alongside the SLAA on the balance of impacts and considering possible mitigation and design, that the majority of these impacts can be addressed. However, the site is situated within the existing Green Gap. Development of the site is therefore considered unsuitable with regard to existing policies.
SLAA231	Land at Womenswold	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There is concern regarding landscape and heritage impact; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA211	Land to the East of Westcourt Lane Woolage Green	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There is concern regarding landscape impact; there is uncertainty about the potential to provide adequate access to the site; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA215	Meadow, Westcourt Lane	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There is concern regarding landscape and heritage impact; there is uncertainty about the potential to provide adequate access to the site; and the site is located in an area with limited

Site reference	Site name	Allocation Status	Reason for allocation or rejection
			access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA136	Land to the west of Wraik Hill, Swale Reach	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There is uncertainty about the potential to provide adequate access to the site; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA140	Land at the east of Wraik Hill	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There is concern regarding landscape impact; there is uncertainty about the potential to provide adequate access to the site; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA256	Land on the West side of Clapham Hill	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. The site is located in an area with limited access to day to day services. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA047	Land at Childgate Road, Yorkletts, Whitstable	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There are concerns regarding landscape impact; suitable access to the site has not been demonstrated to be achievable; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA081	Land Lying To The South East Of	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There is uncertainty about the potential to provide adequate access to the site.

Site reference	Site name	Allocation Status	Reason for allocation or rejection
	Dargate Road		There is concern regarding landscape impact and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA083	Land adjacent to Lamberhurst Farm, Yorkletts	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There is uncertainty about the potential to provide adequate access to the site. There is concern regarding landscape impact and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA246	Land at Dargate Road Yorkletts	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There is concern regarding landscape impact and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA177	Honey Hill	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There are concerns regarding impact on ecology and the site is located in an area with limited access to day to day services. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA186	Land on the western side of Pean Hill	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. The site is located in an area with limited access to day to day services. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA187	Land on the eastern side of Pean Hill	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There are concerns regarding landscape impact; there is uncertainty about the potential to provide adequate access to the site; and the site is located in an area with limited access to

Site reference	Site name	Allocation Status	Reason for allocation or rejection
			day to day services. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA085	Land west of Herne Bay Road,adj to Woodside, Calcott Hill	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There is concern regarding landscape impact and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA093	Former Cricket Pavilion	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There is concern regarding landscape impact and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA184	Kemberland, Herne Bay Road	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There is concern regarding landscape and ecology impact; there is uncertainty about the potential to provide adequate access to the site; and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA252	Land West of OastGlen	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There is uncertainty about the potential to provide adequate access to the site; the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA064	Great Ruckinge	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the

Site reference	Site name	Allocation Status	Reason for allocation or rejection
	Farm		spatial growth strategy. There is concern regarding landscape, ecology and heritage impacts and the site is isolated in an area with limited access to day to day services and public transport. The SA has identified significant negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA210	Colins Field	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. There is concern regarding landscape impact and the site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.
SLAA234	Ashfield Farm	Not allocated	Site is identified as unsuitable in the SLAA and development in the countryside is not supported by the spatial growth strategy. The site is located in an area with limited access to day to day services and public transport. The SA has identified significant and minor negative impacts and when reviewed alongside the SLAA there are concerns that these impacts cannot be suitably addressed.

*Table 4.2: Summary of justification for allocation or rejection of the 2017 Local Plan sites.*

Site reference	Site name	Allocation Status	Reason for allocation or rejection
HD1 CA308	124 & adjoining Middle Wall, Whitstable	Carried forward	Currently a 2017 Local Plan allocation and there are no new significant impacts that would warrant the removal of the allocation.
HD1	Barham Court Farm, Barham	Carried forward	Currently a 2017 Local Plan allocation and there are no new significant impacts that would warrant the removal of the allocation.



HB2	Beach Street, Herne Bay	Carried forward	Currently a 2017 Local Plan allocation and there are no new significant impacts that would warrant the removal of the allocation.
HD1 CA507	Castle Street Car Park, Canterbury	Carried forward	Currently a 2017 Local Plan allocation and there are no new significant impacts that would warrant the removal of the allocation.
HD1 CA340	Garage Site, Kings Road, Herne Bay	Carried forward	Currently a 2017 Local Plan allocation and there are no new significant impacts that would warrant the removal of the allocation.
HD1 CA281	Hawks Lane, Canterbury	Carried forward	Currently a 2017 Local Plan allocation and there are no new significant impacts that would warrant the removal of the allocation.
HD1 CA477	Holmans Meadow Car Park, Canterbury	Carried forward	Currently a 2017 Local Plan allocation and there are no new significant impacts that would warrant the removal of the allocation.
HD1 CA347	Ivy Lane North, Canterbury	Carried forward	Currently a 2017 Local Plan allocation and there are no new significant impacts that would warrant the removal of the allocation.
HD1 CA481	Land adjacent to Canterbury West Station, Canterbury	Carried forward	Currently a 2017 Local Plan allocation and there are no new significant impacts that would warrant the removal of the allocation.
HD1	Land at and adjacent to Herne Bay Golf Driving Range, Greenhill	Carried forward	Currently a 2017 Local Plan allocation and there are no new significant impacts that would warrant the removal of the allocation.
HD1	Land at Bullockstone Road, Herne Bay	Carried forward	Currently a 2017 Local Plan allocation and there are no new significant impacts that would warrant the removal of the allocation.

HD1 CA491	Land at Herne Bay Station	Carried forward	Currently a 2017 Local Plan allocation and there are no new significant impacts that would warrant the removal of the allocation.
HD1 CA530	Land at Ladysmith Grove	Carried forward	Currently a 2017 Local Plan allocation and there are no new significant impacts that would warrant the removal of the allocation.
HD1	Land to rear of 51 Rough Common Road, Rough Common	Carried forward	Currently a 2017 Local Plan allocation and there are no new significant impacts that would warrant the removal of the allocation.
HD1 CA278	Northgate Car Park, Canterbury	Carried forward	Currently a 2017 Local Plan allocation and there are no new significant impacts that would warrant the removal of the allocation.
HD1 CA043B	Rosemary Lane Car Park, Canterbury	Carried forward	Currently a 2017 Local Plan allocation and there are no new significant impacts that would warrant the removal of the allocation.
SP3 Site 1	Land at South Canterbury	Carried forward	Currently a 2017 Local Plan allocation and there are no new significant impacts that would warrant the removal of the allocation.
SP3 Site 5	Land at Strode Farm, Herne Bay	Carried forward	Currently a 2017 Local Plan allocation and there are no new significant impacts that would warrant the removal of the allocation.
SP3 Site 8	Land North of Hersden	Carried forward	Currently a 2017 Local Plan allocation and there are no new significant impacts that would warrant the removal of the allocation.
HD1 CA286	St John's Lane Car Park, Canterbury	Carried forward	Currently a 2017 Local Plan allocation and there are no new significant impacts that would warrant the removal of the allocation.
HD1 CA282	St Johns Lane Employment Exchange, Canterbury	Carried forward	Currently a 2017 Local Plan allocation and there are no new significant impacts that would warrant the removal of the allocation.

HD1	St Martin's Hospital, Canterbury	Carried forward	Currently a 2017 Local Plan allocation and there are no new significant impacts that would warrant the removal of the allocation.
HD1 CA047	St Radigund's Place, Canterbury	Carried forward	Currently a 2017 Local Plan allocation and there are no new significant impacts that would warrant the removal of the allocation.
HD1 CA524	Tankerton Road car park & garage, Whitstable	Carried forward	Currently a 2017 Local Plan allocation and there are no new significant impacts that would warrant the removal of the allocation.
EMP1	Altira	Added residential development as assessed under SLAA226a, and replaced with Site HB8	For the residential aspects - refer to SLAA226a.  A site yield of c.20,245sqm of business/ commercial/ employment/ leisure floorspace has been determined following discussions with the site promoter. (Note that a quantum of floorspace was not specified in the 2017 LP). Appropriate land uses have been expanded in some sections of the site to include commercial and leisure floorspace to facilitate the delivery of the business and employment uses.
EMP1	Eddington Business Park	Added residential development and replaced with Site HB10	<u>Total Site area:</u> 6.32ha (reduced from 7.9ha in 2017 LP due to part of the site being built out). <u>Developable area/ density:</u> 4,000sqm per ha <u>Yield:</u> 25,280sqm of business floorspace. (Note that a quantum of floorspace was not specified in the 2017 LP)  Residential development will only be supported on this site where it is demonstrated it will facilitate the delivery of the business space. A residential yield has therefore not been set.
EMP11	Whitstable Harbour	Added residential development and replaced with Site W2	Site is identified as a broad location for re-development over the Local Plan period. Quantums for specific land uses have not been determined at this stage.

TCL7	Wincheap	Added residential development and replaced with Site C23	<p>The 2017 LP identified the redevelopment and expansion of retail floorspace at the Wincheap estate. The Canterbury District Retail and Leisure Study (2020, 2022) identifies a significant reduction in retail space needed compared to the 2017 LP. An alternative more flexible approach to the redevelopment of Wincheap is therefore proposed to facilitate the regeneration of the site.</p> <p>The existing land uses on site are to be retained and consolidated. Based on this consolidation, it is estimated that around 300 dwellings at high density, plus older persons accommodation could be accommodated within the site boundary. The site is allocated as a broad location for development and the council will work with stakeholders to develop a Supplementary Planning Document for the site.</p>
HD1 CA482	Canterbury East Station (North Side) Car Park	Joined with SLAA156 to form site C18.	<p>Currently a 2017 Local Plan allocation and there are no new significant impacts that would warrant the removal of the allocation. Site has been joined with SLAA156 to form site C18. The yield for this section of the site remains as per the 2017 allocation.</p>

## 5. Conclusion and Recommendations

- 5.1. To conclude as part of the SLAA process, a comprehensive range of site types have been identified. From those sites submitted for consideration under the calls for sites, 221 were assessed in this document against key sustainability objectives, as well as 29 sites from the adopted 2017 Local Plan.
- 5.2. This document is just one of the pieces of evidence forming the basis of the preferred development strategy which will be presented as part of the emerging new Local Plan for Canterbury. Sites underwent further assessment to determine which were appropriate for allocation.
- 5.3. This document recommends that when assessing which sites to progress a hierarchy approach to the significance of the sites impact on sustainability objectives should be taken.
- 5.4. Sites with more significant positive effects should be given preferential treatment when considering which sites should be brought forward for further assessment. However, it should be noted that these sites also have some negative impacts which would require consideration and, if selected for allocation, these impacts would require mitigation.
- 5.5. This appraisal is part of the ongoing SA work to ensure the requirements of the Strategic Environmental Assessment (SEA) Regulations are met in the development of the new Local Plan.
- 5.6. The outputs of this appraisal will be used in the SA Report that will be produced at a later date, to accompany the consultation draft Local Plan. The information in this technical note will in particular be used to outline the consideration of reasonable alternatives of possible sites when developing the Local Plan.

# Appendix A: Sites not included

## SLAA submissions

Some site submissions were not assessed through this SA:

- Sites with existing planning permission or allocation in the adopted Local Plan.
- Sites below the SLAA threshold as set out in the SLAA methodology document.
- Sites with fundamental barriers as identified in the SLAA methodology document.
- Sites submitted for natural environment or renewable energy purposes as these have undergone a separate assessment process.
- Sites that were withdrawn or duplicate submissions.

*Table A.1: Sites not included within this SA.*

Reference Number	Site Location	Justification
SLAA003	Land adjacent to 24 Busheyfields Road	Below threshold size
SLAA006	Montpelier	Existing planning permission
SLAA007	Honey Hill	Superseded by SLAA177
SLAA008	Sports Field, Rabbit Hole, Barham	Existing planning permission
SLAA009	The Arcade Site	Existing planning permission
SLAA015	Land between 21 and 25 Honey Hill	Below threshold size
SLAA018	Waste land adjacent to 24 Ada Road	Below threshold size
SLAA023	The Two Fields in the parish of Westbere	Natural Environment site
SLAA027	Land at 35 Island Road	Below threshold size
SLAA029	Black Griffin Park	Natural Environment site
SLAA030	Maypole Livery Yard	Duplicate of SLAA031
SLAA032	Land rear of 18 and 20 Hillside Road, CT5 3EX	Has planning permission
SLAA034	Barham Court Farm	Existing allocation
SLAA037	Adjacent The Sidings	Below threshold size
SLAA039	Larkey Woods Farm, Cockering Road, Chartham	Existing planning permission
SLAA046	Land at Goose Farm Shalloak Road Broad Oak	Superseded by SLAA235
SLAA053	Land to the south of Goose Farm Fronting Shalloak Road	Superseded by SLAA221

Reference Number	Site Location	Justification
SLAA055	Land to north of 2 Stonerocks Cottages	Below threshold size
SLAA059	The Paddock - PrOS	Natural Environment site
SLAA070	Land at Herne Bay Road, Broad Oak	Withdrawn
SLAA078	Land West of Thornden Wood Road	Superseded by SLAA240
SLAA080	Lamberhurst Farm, Yorkletts	Superseded by SLAA246
SLAA094	Land South of Wimbledon House	Below threshold size
SLAA100	Part of Manor farm, Littlebourne	Superseded by SLAA214
SLAA101	Land on the South East side of Island Road	Withdrawn
SLAA108	Part of Hawe Farm	Withdrawn
SLAA109	Hoath Farm	Superseded by SLAA122
SLAA113	Land and Buildings Lying South of School Lane	Withdrawn
SLAA118	Former Highways Depot, Staines Hill	Duplicate of SLAA112
SLAA121	Upper Bridge Street Roundabout and adjacent small green space	Natural Environment site
SLAA123	Land on the North West of Stuppington Lane	Withdrawn
SLAA124	Land on the South East side of Thanet Way	Withdrawn
SLAA138	Adisham Court Farm	Below threshold size
SLAA139	Wincheap Meadow	Natural Environment site
SLAA147	Land at Sturry Road, Canterbury	Existing allocation
SLAA150	Land at School Lane Paddock	Withdrawn
SLAA157	Great Stour River	Natural Environment site
SLAA158A	University of Kent Disposal Sites	Withdrawn
SLAA161	Bodkin Farm, Whitstable	Superseded by SLAA247
SLAA166	Westbere Lakes	Not suitable
SLAA171	Railway Lands, consisting of Site 1 ("Potential Development Site") and Site 2 ("Network Rail Operational") as so labelled on plan to Item 51 on Joint Transportation Board Agenda of 27/9/16	Existing Infrastructure Delivery Plan project
SLAA188	Land North of Hanover Street	Below threshold size
SLAA189	School path	Withdrawn

Reference Number	Site Location	Justification
SLAA191	Land to rear of 62 Burgate	Below threshold size
SLAA193	Land rear of 37 margate road	Below threshold size
SLAA194	Old Park Training Area	Natural Environment site
SLAA195	Site Adjacent to 5 Forty Acres	Below threshold size
SLAA197	Maypole Airfield	Natural Environment site
SLAA201	Bridge House site	Withdrawn
SLAA209	Land adjacent to Old Thanet Way Whitstable	Existing planning permission
SLAA212	Land off Well Lane	Natural Environment site
SLAA213	Land at Hoath Farm	Duplicate of SLAA122
SLAA225	Old Park Training Area	Natural Environment site
SLAA226B	Altira Park	Existing allocation
SLAA232	Southern slopes of University of Kent	Natural Environment site
SLAA242A	University of Kent Disposal Sites	Withdrawn
SLAA242B	University of Kent Disposal Sites	Duplicate of SLAA158B
SLAA242C	University of Kent Disposal Sites	Duplicate of SLAA158C
SLAA242D	University of Kent Disposal Sites	Duplicate of SLAA158D
SLAA242E	University of Kent Disposal Sites	Duplicate of SLAA158E
SLAA242F	University of Kent Disposal Sites	Duplicate of SLAA158F
SLAA244	Westbere Lakes	Not suitable
SLAA257	The Rodney's Head	Below threshold size
SLAA261	Land south of Island Road (A28), former Chislet Colliery, Hersden	Existing planning permission
SLAA271	Patixbourne Road recreation ground and field to the east between the recreation ground and the A2.	Natural Environment site
SLAA275	FWMANSFIELD AND SON	Renewable energy sites
SLAA276	Site of the former Bridge House, Tyler Hill	Natural environment site
SLAA277	THRUXTED MILL	Withdrawn
SLAA278	Land at Shalmsford Farm	Natural environment site
SLAA279	Garrington Marshes	Natural environment site



Reference Number	Site Location	Justification
SLAA280	Marley Lane Solar Farm and Battery Storage Facility.	Renewable energy site
SLAA281	University of Kent - Surplus Land - Sites BCD and EF	Both (Natural environment and Renewable energy site)
SLAA282	Hawcroft Farm Solar Farm/Battery Storage Facility	Renewable energy site
SLAA283	land adjoining Woodlands Farm, Calcott	Renewable energy site
SLAA284	Land south of A28 Sturry Road	Renewable energy site
SLAA285	Land at Canterbury North substations	Both (Natural environment and Renewable energy site)
SLAA286	The Protected Open Spaces along the Old Thanet Way	Natural environment site
SLAA287	Mount land	Renewable energy site
SLAA288	Field at Tonford Lane	Renewable energy site
SLAA289	Curtis Wood Park	Both (Natural environment and Renewable energy site)
SLAA290	Cherry Orchard Playing Field	Both (Natural environment and Renewable energy site)
SLAA291	Strode Park	Both (Natural environment and Renewable energy site)
SLAA292	1. Herne Junior 2. Infant Schools	Both (Natural environment and Renewable energy site)
SLAA293	Herne Bay Cemetary	Natural environment site
SLAA294	Herne Mill	Renewable energy site
SLAA295	Broomfield Orchard	Natural environment site
SLAA296	Broomfield Pond	Natural environment site
SLAA297	Broomfield Community Park	Both (Natural environment and Renewable energy site)
SLAA298	Land either side of Albion Lane junction with Herne St	Natural environment site

## Local Plan (2017) sites

Table A.2: 2017 Local Plan sites not included within this SA.

Site name	Justification
Site 2: Broad Oak / Sturry	Planning permission and under construction
Site 3: Land at Hillborough, Herne Bay	Planning permission and under construction
Site 4: Land at Herne Bay Golf Course, Herne Bay	Planning permission and under construction
Site 6: Land at Greenhill, Herne Bay	Planning permission and under construction
Site 7: North of Thanet Way, Whitstable	Planning permission and under construction
Site 9: Land at Howe Barracks, Canterbury	Planning permission and under construction
Site 10: Land at Ridlands Farm and Langton Field, Canterbury	Assessed under SLAA127
Site 11: Land at Cocking Farm, Thanington	Planning permission and under construction
Site 12: Land South of Ridgeway (Grasmere pasture) Chestfield	Planning permission and under construction
Kingsmead Field	Planning permission and under construction
Kingsmead depot, Canterbury	Planning permission and under construction
BT Car Park, Upper Chantry Lane, Canterbury	Assessed as part of SLAA239
CA375/HB3 Herne Bay Bus Depot, Herne Bay	Planning permission and under construction
CA488 Land East of White Horse Lane, Canterbury	Unavailable for development therefore not a reasonable alternative

## Appendix B: Scoring matrix of sites

The scoring matrix for all the sites is available in a separate spreadsheet:

 SA of SLAA. Appendix B\_ SA matrix of sites (2022).xlsx

## Appendix C: Sites Summary

For the site summaries below Table C.1 identifies the objective with its identification term.

*Table C.1: Identification terms used in site summaries.*

Objective	Identification Term
1. To reduce air pollution and encourage improvements in air quality	Air Quality
2. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	N/A
3. To conserve, connect and enhance biodiversity across the District	Biodiversity
4. To conserve geological sites and safeguard mineral resources within the District	Geology
5. To conserve and enhance the landscapes of the District for people and wildlife	Landscape
6. To protect water resources and ensure a high quality of inland and coastal waters	Water
7. To reduce the risk of flooding and where appropriate prevent coastal erosion	Flooding
8. To promote sustainable waste management	N/A
9. To preserve, enhance, promote and capitalise on the significant qualities, fabric, setting and accessibility of the District's historic environment	Historic environment
10. To ensure the supply of high quality homes, which cater for identified needs	Housing
11. To promote the sustainable use of land and conserve soil quality	Land use
12. To achieve a strong and sustainable economy, and revitalise town, local and rural centres	Employment
13. To promote and encourage sustainable transport	Transport
14. To promote safe, healthy, inclusive and sustainable communities	Sustainable communities

## SLAA submissions

**SLAA001** - Cobbs Meadow/Deebanks: 0.96ha mixed greenfield/brownfield site. The site is located in the countryside within 0.4 miles of the Village of Bekesbourne. A railway line runs along the southern boundary of the site. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, and minor positive effects on Housing, Employment and Sustainable communities. The Land use of the site is mixed therefore there are significant negative effects as it is possibly best and most versatile agricultural greenfield land, some uncertainties as based on spatial agricultural data as no site specific data available, and minor positive effects as there is an existing building on part of the site. Significant negative effects on Biodiversity and Geology, and minor negative effects on Landscape. Air quality, Water, Historic environment and Transport are neutral.

**SLAA002** - Thanet Way Chestfield: 0.44ha greenfield site. The site is located adjacent to the Urban Area of Whitstable, within the Green Gap between Herne Bay and Whitstable, with the A299 along the southern boundary and the railway line along the northern boundary. The applicant's submitted proposal is for employment use. Significant positive effects on Employment and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Significant negative effects on Landscape (site is situated within the Green Gap and could lead to coalescence) and Flooding, and minor negative effects on Biodiversity and Land use (some uncertainties as based on spatial agricultural data as no site specific data available). Air quality, Geology, Water, Historic environment and Housing are neutral.

**SLAA004** - Stoneyfields, Bullockstone Road, CT6 7NR: 0.68ha greenfield site. The site is located on the edge of the Urban Area of Greenhill, Herne Bay. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Transport and Sustainable communities. Minor positive effects on Housing and Employment. Significant negative effects on Biodiversity, Geology and Land use (some uncertainties as based on spatial agricultural data as no site specific data available), and minor negative effects on Landscape. Air quality, Water and Historic environment are neutral.

**SLAA005** - Land on Bullockstone Road, CT6 7NR: 0.63ha greenfield site. The site is located on the edge of the Urban Area of Greenhill, Herne Bay. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment, Transport and Sustainable communities. Minor positive effects on Housing. Significant negative effects on Biodiversity, Geology and Land use (some uncertainties as based on spatial agricultural data as no site specific data available), and minor negative effects on Landscape. Air quality, Water and Historic environment are neutral.

**SLAA010** - Land at Blean Common: 4.21ha greenfield site. The site is located adjacent to the Rural Service Centre of Blean. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing, Employment and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Significant negative effects on Biodiversity (evidence of protected species on the site), Geology, Landscape and Land use (evidence confirming site is comprised of 3a and 3b Agricultural Land). Air quality, Water and Historic environment are neutral.

**SLAA011** - Land North of Popes Lane: 9.31ha greenfield site. The site is located in the open countryside adjacent to the north of the Rural Hub of Sturry. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing, Employment and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highway (medium-large scale car dependent development). Significant negative effects on Biodiversity, Landscape, Water, Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting) and Land use (evidence confirming site is comprised of 3a and 3b Agricultural Land). Air quality and Geology are neutral.

**SLAA012** - Land adjoining Wingate House: 0.71ha greenfield site. The site is located in the open countryside near the Village of Upper Harbledown, with the A2 within 175m to the south. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Employment, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Sustainable communities have mixed impacts with significant positive effects on access to education, minor positive effects on access to GP/open space and provision/loss of facilities, and minor negative effects on neighbouring uses (A2 in close proximity). Significant negative effects on Biodiversity, Geology and Land use (some uncertainties as based on spatial agricultural data as no site specific data available), and minor negative effects on Landscape. Air quality, Water and Historic environment are neutral.

**SLAA013** - Former Metric Site, Sweechbridge Road, Herne Bay, CT6 6TE: 0.17ha brownfield site. The site is located within the Urban Area of Herne Bay. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment (a live historic planning permission for employment that is unlikely to be built out) and Transport, with minor positive effects on Housing and Land use. Minor positive and negative effects on Landscape due to impacts on open countryside and opportunities to improve the townscape. Sustainable communities have mixed impacts with significant positive effects on access to GP/open space and access to education, and minor positive effects on provision/loss of facilities, and minor negative effects on neighbouring uses (uncertainties

around the impacts of the existing commercial buildings). Minor negative effects on Biodiversity. Air quality, Geology, Water and Historic environment are neutral.

**SLAA014** - Blacksole Farm, Margate Road, CT6 6LA: 0.49ha brownfield site. The site is located within the Urban Area of Herne Bay, with a railway along the northern boundary of the site. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Transport, with minor positive effects on Landscape and Land use. Housing has minor positive and negative effects. Sustainable communities have mixed impacts with significant positive effects on access to GP/open space, minor positive effects on access to education and provision/loss of facilities, and minor negative effects on neighbouring uses (railway line in close proximity). Significant negative effects on Biodiversity, Water and Historic environment (site contains two Locally Listed Buildings). Air quality and Geology are neutral.

**SLAA016** - Bredlands Farm: 0.42ha mixed greenfield/brownfield site. The site is located within the open countryside about 0.1 miles to the west of the Rural Service Centre of Hersden. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Sustainable communities, and minor positive effects on Housing. The Land use of the site is mixed therefore there are significant negative effects as it is possibly best and most versatile agricultural greenfield land, some uncertainties as based on spatial agricultural data as no site specific data available, and minor positive effects as there are existing buildings on part of the site. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Significant negative effects on Biodiversity, Landscape, Water and Historic environment (adjacent to Grade 2 Listed Building and likely impacts on the asset and / or its setting). Air quality and Geology are neutral.

**SLAA017** - Kingston Court, Canterbury: 2.60ha greenfield site. The site is located in the Village of Kingston. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, and minor positive effects on Housing, Employment and Sustainable communities. Transport has mixed impacts as access to public transport is significantly positive and transport highway has significant negative effects (some uncertainties depending where access is provided from). Significant negative effects on Geology, Landscape as the site is within the Kent Downs AONB, Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting) and Land use (some uncertainties as based on spatial agricultural data as no site specific data available), and minor negative effects on Biodiversity. Air quality and Water are neutral.

**SLAA019** - Land between Bigbury Road and Tonford Lane: 9.96ha greenfield site. The site is located within the open countryside, in between the Village of Chartham Hatch and the A2 (with the Local Service Centre of Harbledown further to the north). The applicant's

submitted proposal is for a mix of housing, tourism, commercial and community. Significant positive effects on Flooding and Housing, and minor positive effects on Employment (proposed quantity of development is uncertain). Transport has mixed impacts with minor positive effects on access to public transport and significant negative effects on transport highway (medium-large scale car dependent development). Sustainable communities have mixed impacts with minor positive effects on access to GP/open space, and significant positive and significant negative effects on provision/loss of facilities (loss of open space). Significant negative effects on Biodiversity, Geology, Landscape, Historic environment (site contains a Scheduled Ancient Monument) and Land use (site is a greenfield over 3ha). Minor negative effects on Water. Air quality is neutral.

**SLAA020** - Former Quarry at New Woodlands Farm: 0.40ha brownfield site. The site is located within the open countryside between the Local Service Centre of Adisham and the Hamlet of Woodlands. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Sustainable communities, with minor positive effects on Housing and Land use. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Significant negative effects on landscape and some opportunities for improvement as brownfield so minor positive effects as well. Significant negative effects on Biodiversity, and minor negative effects on Water. Air quality, Geology and Historic environment are neutral.

**SLAA021** - Land adjoining Honey Hill Farmhouse: 0.28ha mixed greenfield/brownfield site. The site is located adjacent to the Rural Service Centre of Blean. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Transport, with minor positive effects on Housing and Sustainable communities. Minor positive and minor negative effects on Landscape. The Land use of the site is mixed therefore there are significant negative effects as it is possibly best and most versatile agricultural greenfield land, some uncertainties as based on spatial agricultural data as no site specific data available, and minor positive effects as there are existing buildings on part of the site. Significant negative effects on Biodiversity and Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting). Air quality, Geology and Water are neutral.

**SLAA022** - Land rear of 20 Grasmere Road: 0.33ha greenfield site. The site is located within the Urban Area of Whitstable. The applicant's submitted proposal is for residential development. Significant positive effects on Employment, Transport and Sustainable communities, and minor positive effects on Housing. Significant negative effects on Biodiversity, Geology, Water and Flooding, and minor negative effects on Landscape and Land use (some uncertainties as based on spatial agricultural data as no site specific data available). Air quality and Historic environment are neutral.



**SLAA024** - Maypole Airfield: 0.67ha brownfield site. The site is located on the edge of the Village of Maypole. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, with minor positive effects on Housing and Land use. Minor positive and minor negative effects on Landscape as would include redeveloping and improving the townscape but flat landscape means there is a chance of far reaching impacts. Employment has mixed impacts as the level of accessibility to Centres provides minor positive effects and the loss of employment land has a minor negative effect. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Sustainable communities have mixed impacts with minor positive effects on access to GP/open space, access to education and provision/loss of facilities, and minor negative effects on neighbouring uses (airfield in close proximity). Significant negative effects on Biodiversity and Historic environment (adjacent to a Grade 2 Listed Building and likely impacts on the asset and / or its setting). Air quality, Geology and Water are neutral.

**SLAA025** - Land to North of Trenley Drive, Stodmarsh Road: 0.88ha mixed greenfield/brownfield site. The site is located on Stodmarsh Road, outside of the Urban Area of Canterbury City to the east. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, and minor positive effects on Housing, Employment and Sustainable communities. The Land use of the site is mixed therefore there are minor positive and minor negative effects (some uncertainties as based on spatial agricultural data as no site specific data available). Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Significant negative effects on Biodiversity and Geology. Air quality, Landscape, Water and Historic environment are neutral.

**SLAA026** - Moyne: 0.32ha brownfield site. The site is located within the Urban Area of Herne Bay, with a railway within 55m of the northern boundary of the site. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Employment, with minor positive effects on Land use. Housing has minor positive effects and it is uncertain whether there are minor negative effects due to schemes identifying options to keep or demolish the existing dwelling. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Sustainable communities have mixed impacts with significant positive effects on access to GP/open space, minor positive effects on access to education and provision/loss of facilities, and minor negative effects on neighbouring uses (railway line in close proximity). Significant negative effects on Biodiversity and Water, and minor negative effects on Historic environment (adjacent to several Locally Listed Buildings and likely impacts on the assets and / or their setting) . Air quality, Geology and Landscape are neutral.

**SLAA028** - Larkfield: 1.02ha mixed greenfield/brownfield site. The site is located in the open countryside adjacent to the north-west of the Village of Upstreet. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, and minor positive effects on Employment and Sustainable communities. Housing has minor positive and negative effects. The Land use of the site is mixed therefore there are significant negative effects as it is possibly best and most versatile agricultural greenfield land, some uncertainties as based on spatial agricultural data as no site specific data available, and minor positive effects as there is an existing building on part of the site. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highway (formation of a crossroad junction). Significant negative effects on Biodiversity, and minor negative effects on Landscape. Air quality, Geology, Water and Historic environment are neutral.

**SLAA031** - Maypole Livery Yard: 0.97ha brownfield site. The site is located on the edge of the Village of Maypole. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Employment, with minor positive effects on Housing and Land use. Minor positive and minor negative effects on Landscape as would include redeveloping and improving the townscape but flat landscape means there is a chance of far reaching impacts. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Sustainable communities have mixed impacts with minor positive effects on access to GP/open space, access to education and provision/loss of facilities, and minor negative effects on neighbouring uses (airfield in close proximity). Significant negative effects on Biodiversity. Air quality, Geology, Water and Historic environment are neutral.

**SLAA033** - Land on the western side of Shelford Landfill: 13.62ha greenfield site. The site is located adjacent to the north-east of the Urban Area of Canterbury City. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Housing. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highway (large-scale car dependent development). Sustainable communities have mixed impacts with significant positive effects on provision/loss of facilities and minor positive effects on access to GP/open space, and minor negative effects on neighbouring uses (landfill in close proximity). Significant negative effects on Biodiversity, Geology, Landscape, Water, Historic environment (uncertainties around the possible impacts on the World Heritage Site, its setting or views to and from it) and Land use (site is a greenfield over 3ha). Air quality and Employment are neutral.

**SLAA035** - Land at Westbrook Lane old Thanet Way: 3.18ha greenfield site. The site is located within the Urban Area of Herne Bay, in between a railway line to the north, the (Old) Thanet Way A2990 to the south, a waste disposal site to the west and a stream to the east.

Half the site is covered by Pasture at Chestfield and Greenhill, Thanet Way Local Wildlife Site. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Housing, and minor positive effects on Employment. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Sustainable communities have mixed impacts with significant positive effects on access to GP/open space and access to education, significant negative effects on neighbouring uses (railway line, waste disposal and Old Thanet Way in close proximity), and significant positive and significant negative effects on provision/loss of facilities (loss of open space). Significant negative effects on Biodiversity, Water and Land use (site is a greenfield over 3ha). Minor negative effects on Landscape. Air quality, Geology and Historic environment are neutral.

**SLAA036** - Mill Field: 2.29ha greenfield site. The site is located in the open countryside between the Rural Service Centre of Blean and the Village of Tyler Hill. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Sustainable communities, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highway (single track road and the junction between Tyler Hill Road and Blean Common has a poor safety record). Significant negative effects on Landscape, Historic environment (adjacent to Grade 2\* and Grade 2 Listed Buildings and likely impacts on the assets setting) and Land use (some uncertainties as based on spatial agricultural data as no site specific data available), and minor negative effects on Biodiversity. Air quality, Geology and Water are neutral.

**SLAA038** - South of The Sidings: 0.19ha greenfield site. The site is within the Urban Area of Whitstable. The applicant's submitted proposal is for residential development. Significant positive effects on Employment and Transport, and minor positive effects on Flooding and Housing. Sustainable communities have mixed impacts with significant positive effects on access to GP/open space and access to education, and significant positive and negative effects on provision/loss of facilities (loss of open space). Significant negative effects on Biodiversity, and minor negative effects on Landscape and Land use. Air quality, Geology, Water and Historic environment are neutral.

**SLAA040** - Broadoak Lodge Farm: 0.64ha greenfield site. The site is located in the countryside adjacent to the south of the Local Service Centre of Broad Oak. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Sustainable communities, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway (uncertainties because access is taken through Strategic allocation Site 2: Land at Sturry impacts could be lessened). Significant negative effects on Biodiversity, Landscape (some uncertainties as the adjacent landscape is Strategic

allocation Site 2: Land at Sturry and if considered in this context the site would have less negative impacts in the future) and Land use (some uncertainties as based on spatial agricultural data as no site specific data available). Air quality, Geology, Water and Historic environment are neutral.

**SLAA041** - Land at Herne and Broomfield GP Surgery: 0.27ha greenfield site. The site is located in the open countryside on the edge of the Urban Area of Herne Bay (at Broomfield / Herne). The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Sustainable communities, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Significant negative effects on Geology and Land use (some uncertainties as based on spatial agricultural data as no site specific data available), and minor negative effects on Biodiversity and Landscape. Air quality, Water and Historic environment are neutral.

**SLAA042** - Hawthorne Corner: 2.77ha greenfield site. The site is located in the countryside around 0.25 miles to the south of the Urban Area of Herne Bay (Hillborough), with Thanet Way along the southern boundary of the site. The applicant's submitted proposal is for commercial use. Significant positive effects on Flooding, Employment and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Significant negative effects on Geology, Water and Land use (some uncertainties as based on spatial agricultural data as no site specific data available), and minor negative effects on Biodiversity and Landscape. Air quality, Historic environment and Housing are neutral.

**SLAA043** - Land North East of Colewood Road, Swalecliffe: 8.98ha greenfield site. The site is located adjacent to the Urban Area of Whitstable, within the Green Gap between Herne Bay and Whitstable. The applicant's submitted proposal is for commercial use. Significant positive effects on Employment and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highway (medium-large scale car dependent development). Significant negative effects on Biodiversity, Landscape (site is situated within the Green Gap and could lead to coalescence), Water, Flooding and Land use (site is a greenfield over 3ha). Air quality, Geology, Historic environment and Housing are neutral.

**SLAA044** - Land at Town Lane: 1.34ha greenfield site. The site is located in the open countryside adjacent to the west of the Village of Chartham Hatch. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Sustainable communities, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Significant negative effects on Biodiversity and Land use (some

uncertainties as based on spatial agricultural data as no site specific data available), and minor negative effects on Landscape and Water. Air quality, Geology, Historic environment and Employment are neutral.

**SLAA045** - Land fronting Mayton Lane Broad Oak: 0.50ha greenfield site. The site is located in the countryside adjacent to the west of the Local Service Centre of Broad Oak. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Employment, and minor positive effects on Housing and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Significant negative effects on Land use (some uncertainties as based on spatial agricultural data as no site specific data available), and minor negative effects on Biodiversity, Landscape and Historic environment (adjacent to a Locally Listed Building and likely impacts on the asset and / or its setting). Air quality, Geology and Water are neutral.

**SLAA047** - Land at Childgate Road, Yorkletts, Whitstable, CT53AQ: 0.80ha greenfield site. The site is located within the open countryside adjacent to the Hamlet of Yorkletts. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, and minor positive effects on Housing, Employment and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Significant negative effects on Biodiversity and Land use (some uncertainties as based on spatial agricultural data as no site specific data available), and minor negative effects on Landscape. Air quality, Geology, Water and Historic environment are neutral.

**SLAA048** - Land at Town Road, Petham: 2.18ha greenfield site. The site is located in the open countryside adjacent to the Local Service Centre of Petham. The applicant's submitted proposal is for residential development. Significant positive effects on Employment, Transport and Sustainable communities, and minor positive effects on Housing. Significant negative effects on Biodiversity, Landscape as the site is within the Kent Downs AONB, Flooding and Land use (some uncertainties as based on spatial agricultural data as no site specific data available), and minor negative effects on Water. Air quality, Geology and Historic environment are neutral.

**SLAA049** - Land to north of Orchard View Sweechgate Broad Oak: 3.27ha greenfield site. The site is located in the open countryside adjacent to the north of the Local Service Centre of Broad Oak. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing, Employment and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Significant negative effects on Landscape and Land use (site is a greenfield over 3ha), and minor negative effects on Biodiversity and Historic

environment (adjacent to a Locally Listed Building and likely impacts on the asset and / or its setting). Air quality, Geology and Water are neutral.

**SLAA050** - Land at Hardres Court Road: 1.45ha greenfield site. The site is located in the countryside by the Local Service Centre of Lower Hardres. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Transport, and minor positive effects on Housing. Sustainable communities have mixed impacts with minor positive effects on access to GP/open space and provision/loss of facilities, and minor negative effects on access to education. Significant negative effects on Biodiversity, Landscape as the site is within the Kent Downs AONB, Historic environment (adjacent to a Grade 2 Listed Building and likely impacts on the asset and / or its setting) and Land use (some uncertainties as based on spatial agricultural data as no site specific data available), and minor negative effects on Water. Air quality and Geology are neutral.

**SLAA051** - Land to the rear of Shalmsford Court: 2.76ha greenfield site. The site is located in the open countryside adjacent to the south of the Rural Service Centre of Chartham. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Sustainable communities, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Significant negative effects on Geology, Landscape and Land use (some uncertainties as based on spatial agricultural data as no site specific data available), and minor negative effects on Biodiversity and Water. Air quality and Historic environment are neutral.

**SLAA052** - Kent Sectional Buildings: 0.49ha mixed greenfield/brownfield site. The site is on the edge of the Rural Service Centre of Chartham, with a railway line along the northern boundary. The applicant's submitted proposal is for residential development. Significant positive effects on Transport. Housing has minor positive and negative effects. Minor positive and minor negative effects on Landscape as would include redeveloping and improving the townscape but projects into the landscape. The Land use of the site is mixed therefore there are significant negative effects as it is possibly best and most versatile agricultural greenfield land, some uncertainties as based on spatial agricultural data as no site specific data available, and minor positive effects as there are existing buildings on part of the site. Employment has mixed impacts as the loss of employment land means there are minor negative effects and the level of accessibility to Centres provides significant positive effects. Sustainable communities have mixed impacts with significant positive effects on access to GP/open space, minor positive effects on provision/loss of facilities, and minor negative effects on neighbouring uses (railway line in close proximity). Significant negative effects on Biodiversity, Geology and Flooding, and minor negative effects on Water. Air quality and Historic environment are neutral.



**SLAA054** - Land to the North of Blean House, Whitstable Road, Blean, CT4 9EA: 0.96ha greenfield site. The site is located on the edge of the north-west of the Urban Area of Canterbury City, near the Local Service Centre of Rough Common, in the Green Gap between Blean and Rough Common. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment, Transport and Sustainable communities, and minor positive effects on Housing. Significant negative effects on Biodiversity, Geology, Landscape (site is situated within the Green Gap and could lead to coalescence), Historic environment (adjacent to a Grade 2 Listed Building and likely impacts on the asset and / or its setting) and Land use (some uncertainties as based on spatial agricultural data as no site specific data available). Air quality and Water are neutral.

**SLAA056** - Land on the eastern side of Shellford Landfill: 7.27ha brownfield site. The site is located between the Rural Hub of Sturry and Urban Area of Canterbury City. The applicant's submitted proposal is for commercial (waste) use. Significant positive effects on Flooding, Land use and Employment, and minor positive effects on Sustainable communities. Transport has mixed impacts with minor positive effects on access to public transport and minor negative effects on transport highway. Significant negative effects on Biodiversity, Geology and Water, and minor negative effects on Landscape (uncertainties as submission implies only a small part of the submitted site will be developed and this is the low lying section). Air quality, Historic environment and Housing are neutral.

**SLAA057** - Land south of Canterbury Primary School and north of the railway, Canterbury Academy: 0.93ha greenfield site. The site is located on the edge of the Local Service Centre of Harbledown, with a railway line in close proximity to the southern boundary of the site. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, and minor positive effects on Housing and Employment. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highway (nature of surrounding road network and concerns about the ability to provide safe access). Sustainable communities have mixed impacts with significant positive effects on access to GP/open space and access to education, minor positive effects on provision/loss of facilities, and minor negative effects on neighbouring uses (railway line in close proximity). Significant negative effects on Biodiversity and Geology, and minor negative effects on Air quality, Landscape, Water and Land use. Historic environment is neutral.

**SLAA058** - Radfall Gate, Radfall Road, Chestfield CT5 3EN: 1.22ha greenfield site. The site is located in the open countryside outside of the Hamlet of Radfall. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, and minor positive effects on Housing. Mixed impacts on Employment with minor positive effects on access to Employment and minor negative effects on access to Centres. Transport has mixed impacts with significant positive effects on access to public transport and minor negative

effects on transport highway. Sustainable communities have mixed impacts with minor positive effects on access to GP/open space and provision/loss of facilities, and minor negative effects on access to education and neighbouring uses (A299 within close proximity). Significant negative effects on Biodiversity, Landscape and Land use (some uncertainties as based on spatial agricultural data as no site specific data available). Air quality, Geology, Water and Historic environment are neutral.

**SLAA060** - Land North of Bobbin Lodge Hill: 0.63ha greenfield site. The site is located adjacent to the south of the Rural Service Centre of Chartham. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Employment, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Sustainable communities have mixed impacts with significant positive effects on access to GP/open space and access to education, minor positive effects on provision/loss of facilities, and minor negative effects on neighbouring uses (railway line in close proximity). Significant negative effects on Geology and Land use (some uncertainties as based on spatial agricultural data as no site specific data available). Minor negative effects on Biodiversity, Landscape and Water. Air quality and Historic environment are neutral.

**SLAA061** - Land at Bridge Hill: 3.55ha greenfield site. The site is located in the open countryside adjacent to the Rural Service Centre of Bridge, with the A2 along the northern boundary. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing and Employment. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Sustainable communities have mixed impacts with significant positive effects on provision/loss of facilities and minor positive effects on access to GP/open space, and minor negative effects on neighbouring uses (A2 in close proximity). Significant negative effects on Landscape as the site is within the Kent Downs AONB, Historic environment (adjacent to a Scheduled Ancient Monument and likely impacts on the asset and / or its setting) and Land use (site is a greenfield over 3ha). Minor negative effects on Biodiversity. Air quality, Geology and Water are neutral.

**SLAA062** - Land adjacent to Valley Road, Barham: 2.78ha greenfield site. The site is located in the Local Service Centre of Barham. The applicant's submitted proposal is for residential development. Significant positive effects on Employment, Transport (some uncertainties depending where access is provided from) and Sustainable communities, and minor positive effects on Housing. Significant negative effects on Geology, Landscape as the site is within the Kent Downs AONB, Water, Flooding, Historic environment (adjacent to several Listed Buildings and likely impacts on the assets and / or their setting) and Land use (some uncertainties as based on spatial agricultural data as no site specific data available), and minor negative effects on Biodiversity. Air quality is neutral.



**SLAA063** - Petham Field Behind Village Hall: 1.17ha greenfield site. The site is located in the Local Service Centre of Petham. The applicant's submitted proposal is for residential development. Significant positive effects on Employment, Transport and Sustainable communities, and minor positive effects on Housing. Significant negative effects on Landscape as the site is within the Kent Downs AONB, Flooding, Historic environment (adjacent to several Listed Buildings and likely impacts on the assets and / or their setting) and Land use (some uncertainties as based on spatial agricultural data as no site specific data available). Minor negative effects on Biodiversity and Water. Air quality and Geology are neutral.

**SLAA064** - Great Ruckinge Farm: 10.34ha greenfield site. The site is located in the open countryside to the south between the Urban Areas of Whitstable and Herne Bay, about 0.25miles south of the A299 (Thanet Way). The applicant's submitted proposal is for residential development. Significant positive effects on Housing and Sustainable communities, and minor positive effects on Employment. Significant negative effects on Biodiversity, Landscape, Water, Flooding, Historic environment (site contains a Grade 2 Listed Building), Land use (site is a greenfield over 3ha) and Transport (nearby road is narrow with a weight limit and large-scale car dependent development). Air quality and Geology are neutral.

**SLAA065** - Former Gasholder Site, Simmonds Rd, Wincheap: 0.72ha mixed greenfield/brownfield site. The site is located within the Urban Area of Canterbury City, adjacent to the railway line in Wincheap. The applicant's submitted proposal is for commercial use. Significant positive effects on Employment, Transport and Sustainable communities. Minor positive and minor negative effects on Landscape as would include redeveloping and improving the townscape but projects into the landscape. The Land use of the site is mixed therefore there are minor positive and minor negative effects. Significant negative effects on Biodiversity, Geology and Flooding, and minor negative effects on Air quality and Water. Historic environment and Housing are neutral.

**SLAA066** - The Paddocks, Shalloak Road, Sturry: 2.44ha greenfield site. The site is located in the countryside adjacent to the south of the Local Service Centre of Broad Oak. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Sustainable communities, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway (uncertainties because is access is taken through Strategic allocation Site 2: Land at Sturry impacts could be lessened). Significant negative effects on Biodiversity and Land use (some uncertainties as based on spatial agricultural data as no site specific data available). Minor negative effects on Landscape (some uncertainties as the adjacent landscape is Strategic allocation Site 2: Land at Sturry

and if considered in this context the site would have less negative impacts in the future). Air quality, Geology and Water and Historic environment are neutral.

**SLAA067** - Land comprising Nursery Industrial Units and former Kent Ambulance Station: 0.50ha brownfield site. The site is located within the Urban Area of Herne Bay, with a railway line along the southern boundary of the site. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Transport, with minor positive effects on Landscape, Housing and Land use. Employment has significant positive effects and due to the uncertainties about the potential loss of employment land there is likely to be minor negative effects. Sustainable communities have mixed impacts with significant positive effects on access to GP/open space and access to education, minor positive effects on provision/loss of facilities, and minor negative effects on neighbouring uses (railway line in close proximity). Minor negative effects on Biodiversity. Air quality, Geology, Water and Historic environment are neutral.

**SLAA068** - Former Gasholder Site: 0.39ha brownfield site. The site is located within the Urban Area of Herne Bay, with a railway line within 0.02 miles to the south of the site. The applicant's submitted proposal is for commercial use. Significant positive effects on Flooding, Employment, Transport and Sustainable communities, with minor positive effects on Landscape and Land use. Minor negative effects on Biodiversity. Air quality, Geology, Water, Historic environment and Housing are neutral.

**SLAA069** - May Tree Paddocks, CT6 6TL: 0.73ha greenfield site. The site is located in the countryside around 0.25 miles to the south of the Urban Area of Herne Bay (Hillborough), with the Thanet Way 0.05 miles to the south of the site. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Employment, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Sustainable communities have mixed impacts with significant positive effects on access to education, minor positive effects on access to GP/open space and provision/loss of facilities, and significant negative effects on neighbouring uses (wastewater treatment works, railway line and Thanet Way in close proximity). Significant negative effects on Biodiversity, Historic environment (adjacent to a Grade 2 Listed Building and likely impacts on the asset and / or its setting) and Land use (some uncertainties, based on spatial agricultural data as no site specific data available), and minor negative effects on Landscape and Water. Air quality and Geology are neutral.

**SLAA071** - Land at Trenley Drive, Stodmarsh: 3.60ha greenfield site. The site is located on Stodmarsh Road, outside of the Urban Area of Canterbury City to the east. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing and Sustainable communities, and minor positive effects on Employment. Transport

has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Significant negative effects on Biodiversity, Geology and Land use (site is a greenfield over 3ha). Air quality, Landscape, Water and Historic environment are neutral.

**SLAA072** - Land at Molehill Road: 33.24ha greenfield site. The site is located in the Green Gap between Whitstable and Herne Bay, in the open countryside adjacent to the east of the Urban Area of Whitstable, with the A299 (Thanet Way) adjacent to the south of the site. The applicant's submitted proposal is for residential development. Significant positive effects on Housing and Employment. Transport has mixed impacts with minor positive effects on access to public transport and significant negative effects on transport highway (large-scale car dependent development). Sustainable communities have mixed impacts with significant positive effects on access to GP/open space and provision/loss of facilities, and minor negative effects on neighbouring uses (Thanet Way in close proximity). Significant negative effects on Biodiversity, Landscape (site is situated within the Green Gap and could lead to coalescence), Water, Flooding and Land use (site is a greenfield over 3ha). Air quality, Geology and Historic environment are neutral.

**SLAA073** - Land off Whitstable Road: 9.59ha greenfield site. The site is located in the Green Gap between Whitstable and Herne Bay, in the countryside adjacent to the west of the Urban Area of Herne Bay. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing, Employment and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highway (medium-large scale car dependent development). Significant negative effects on Biodiversity, Landscape (site is situated within the Green Gap and could lead to coalescence), Historic environment (adjacent to a Grade 2 Listed Building and likely impacts on the asset and / or its setting) and Land use (site is a greenfield over 3ha), and minor negative effects on Landscape. Air quality, Geology and Water are neutral.

**SLAA074** - Cotterell Court land - Part of Lot 6 - Plot 144 - Land Along Duckpit Lane (next to Aston Villas): 0.56ha greenfield site. The site is located in the open countryside adjacent to the Local Service Centre of Petham. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment, Transport and Sustainable communities, and minor positive effects on Housing. Significant negative effects on Biodiversity, Landscape as the site is within the Kent Downs AONB and Land use (some uncertainties as based on spatial agricultural data as no site specific data available), and minor negative effects on Water. Air quality, Geology and Historic environment are neutral.

**SLAA075** - Land adjacent to Old Thanet Way, Whitstable CT5 1PP: 1.96ha greenfield site. The site is located within the Urban Area of Whitstable with the Thanet Way (A299) along the

eastern boundary of the site. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Employment, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Sustainable communities have mixed impacts with significant positive effects on access to education, minor positive effects on access to GP/open space and provision/loss of facilities, and minor negative effects on neighbouring uses (Thanet Way in close proximity). Significant negative effects on Biodiversity (submission was supported by an ecological study identify protected species, slow worms, have been found on the site), Historic environment (adjacent to a Grade 2 Listed Building and likely impacts on the asset and / or its setting) and Land use (some uncertainties as based on spatial agricultural data as no site specific data available), and minor negative effects on Landscape. Air quality, Geology and Water are neutral.

**SLAA076** - Land adjoining Port Farm: 0.87ha greenfield site. The site is located in the open countryside adjacent to the west of the Village of Upstreet The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Transport, and minor positive effects on Housing, Employment and Sustainable communities. Significant negative effects on Biodiversity, Landscape, Historic environment (in close proximity to several Grade 2 Listed Buildings and likely impacts on the assets and / or their setting) and Land use (some uncertainties as based on spatial agricultural data as no site specific data available). Air quality, Geology and Water are neutral.

**SLAA077** - Land at The Hill, Littlebourne: 0.57ha greenfield site. The site is located in the countryside adjacent to the west of the Rural Service Centre of Littlebourne. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment, Transport and Sustainable communities, and minor positive effects on Housing. Significant negative effects on Geology and Land use (some uncertainties as based on spatial agricultural data as no site specific data available). Minor negative effects on Biodiversity and Water. Air quality, Landscape and Historic environment are neutral.

**SLAA079** - Longport Car park: 0.32ha brownfield site. The site is located within the Urban Area of Canterbury City. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment, Transport and Sustainable communities, with minor positive effects on Landscape, Housing and Land use. Significant negative effects on Historic environment (site within close proximity of several Listed Buildings, opposite a World Heritage Site and within the World Heritage Buffer Zone). Minor negative effects on Air quality, Biodiversity and Water. Geology is neutral.

**SLAA081** - Land Lying To The South East Of Dargate Road: 3.58ha greenfield site. The site is located within the open countryside adjacent to the Hamlet of Yorkletts. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding

and Housing. Mixed impacts on Employment with minor positive effects on access to employment sites and minor negative effects on access to Centres. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Sustainable communities have mixed impacts with significant positive effects on provision/loss of facilities, minor positive effects on access to GP/open space, and minor negative effects on access to education. Significant negative effects on Biodiversity, Landscape and Land use (site is a greenfield over 3ha). Air quality, Geology, Water and Historic environment are neutral.

**SLAA082** - New Place Farm, Ickham: 4.46ha greenfield site. The site is located within the open countryside adjacent to the Village of Ickham. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing and Sustainable communities, and minor positive effects on Employment. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Significant negative effects on Biodiversity, Geology, Landscape and Land use (site is a greenfield over 3ha). Minor negative effects on Historic environment (adjacent to a Locally Listed Building and likely impacts on the asset and / or its setting). Air quality and Water are neutral.

**SLAA083** - Land adjacent to Lamberhurst Farm, Yorkletts: 3.22ha greenfield site. The site is located within the open countryside adjacent to the Hamlet of Yorkletts. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Sustainable communities have mixed impacts with significant positive effects on provision/loss of facilities, minor positive effects on access to GP/open space, and minor negative effects on access to education. Significant negative effects on Biodiversity, Landscape and Land use (site is a greenfield over 3ha). Minor negative effects on Water and Employment. Air quality, Geology and Historic environment are neutral.

**SLAA084** - The Orchard at Cotterell Court: 0.54ha greenfield site. The site is located in the Local Service Centre of Petham. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment, Transport and Sustainable communities, and minor positive effects on Housing. Significant negative effects on Biodiversity, Landscape as the site is within the Kent Downs AONB and Historic environment (adjacent to a Grade 2\* and several Grade 2 Listed Buildings and likely impacts on the assets and / or their setting), and minor negative effects on Water and Land use. Air quality and Geology neutral.

**SLAA085** - Land west of Herne Bay Road, adj to Woodside, Calcott Hill: 0.60ha greenfield site. The site is located in the countryside at Calcott roughly 1 mile to the north of the Local

Service Centre of Broad Oak The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Transport and Sustainable communities, and minor positive effects on Housing. Significant negative effects on Biodiversity and Land use (some uncertainties as based on spatial agricultural data as no site specific data available). Minor negative effects on Landscape. Air quality, Geology, Water, Historic environment and Employment are neutral.

**SLAA086** - Land adjacent and rear of The George (Former Public House): 0.68ha mixed greenfield/brownfield site. The site is located adjacent to the south-west of the Rural Service Centre of Chartham. The applicant's submitted proposal is for residential development. Significant positive effects on Employment and Transport. Housing has minor positive and negative effects. Minor positive and minor negative effects on Landscape as would include redeveloping and improving the townscape but projects into the landscape. The Land use of the site is mixed therefore there are significant negative effects as it is possibly best and most versatile agricultural greenfield land, some uncertainties as based on spatial agricultural data as no site specific data available, and minor positive effects as there is an existing building on part of the site. Sustainable communities have mixed impacts with minor positive effects on access to GP/open space, and minor positive and significant negative impacts on provision/loss of facilities (loss of pub). Significant negative effects on Biodiversity, Geology, Water, Flooding and Historic environment (adjacent to a Grade 2 Listed Building and likely impacts on the asset and / or its setting). Air quality is neutral.

**SLAA087** - Land At Chartham Hatch: 8.05ha greenfield site. The site is located in the open countryside by the Village of Chartham Hatch. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highway (nature of surrounding road network). Significant negative effects on Biodiversity, Landscape and Land use (site is a greenfield over 3ha). Minor negative effects on Water. Air quality, Geology, Historic environment and Employment are neutral.

**SLAA088** - Land South of Thanet Way: 0.30ha mixed greenfield/brownfield site. The site is located adjacent to the Urban Area of Whitstable, within the Green Gap between Herne Bay and Whitstable, with the A299 along the northern boundary and the railway line less than 75m north of the site. The applicant's submitted proposal is for commercial use. Significant positive effects on Employment and Sustainable communities. The Land use of the site is mixed therefore there are minor positive and minor negative effects. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Minor negative effects on Biodiversity, Landscape and Flooding. Air quality, Geology, Water, Historic environment and Housing are neutral.

**SLAA089** - Land South of Thanet Way, Chestfield: 1.57ha mixed greenfield/brownfield site. The site is located adjacent to the Urban Area of Whitstable, within the Green Gap between Herne Bay and Whitstable, with the A299 along the northern boundary and the railway line less than 75m north of the site. The applicant's submitted proposal is for commercial use. Significant positive effects on Employment and Sustainable communities. The Land use of the site is mixed therefore there are minor positive and minor negative effects (some uncertainties as based on spatial agricultural data as no site specific data available). Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Significant negative effects on Biodiversity, and minor negative effects on Landscape and Flooding. Air quality, Geology, Water, Historic environment and Housing are neutral.

**SLAA090** - Milton Manor House: 8.00ha mixed greenfield/brownfield site. The site is located in the open countryside roughly 0.12 miles to the west of Thanington, adjacent to the Urban Area of Canterbury City and the Cocking Road, Thanington 2017 Local Plan strategic allocation. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Sustainable communities. Housing has mixed impacts with significant positive effects and minor negative effects. The Land use of the site is mixed therefore there are significant negative effects as it is a greenfield over 3ha and minor positive effects as there are a couple of existing buildings on the site. Landscape currently has significant negative effects although there are some uncertainties as the site adjacent is a strategic allocation (Cocking Road, Thanington) in the 2017 Local Plan strategic allocation, so impacts could reduce when considered in that context of the future development. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Significant negative effects on Biodiversity, Geology and Water. Air quality, Historic environment and Employment are neutral.

**SLAA091** - Land adjacent to Milboroughs: 1.07ha greenfield site. The site is located in the countryside in between the Rural Hub of Sturry and Local Service Centre of Broad Oak, in the green gap. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Sustainable communities, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Significant negative effects on Biodiversity, Landscape (the site is within a Green Gap and could lead to settlement coalescence) and Land use (some uncertainties as based on spatial agricultural data as no site specific data available). Minor negative effects on Historic environment (adjacent to a Locally Listed Building and likely impacts on the asset and / or its setting) . Air quality, Geology and Water are neutral.



**SLAA092** - Land south of Staines Hill, Sturry: 8.16ha greenfield site. The site is adjacent to the Rural Hub of Sturry, wholly within the Green Gap between Sturry and Westbere. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing, Employment. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Sustainable communities have mixed impacts with significant positive effects on access to GP/open space, access to education and provision/loss of facilities, and minor negative effects on neighbouring uses (railway line in close proximity). Significant negative effects on Biodiversity, Geology, Landscape (site is situated within the Green Gap and could lead to coalescence) and Land use (site is a greenfield over 3ha). Minor negative effects on Historic environment (adjacent to a Listed Building and likely impacts on the asset and / or its setting). Air quality and Water are neutral.

**SLAA093** - Former Cricket Pavilion, Calcott: 0.99ha greenfield site. The site is located in the countryside at Calcott roughly 1 mile to the north of the Local Service Centre of Broad Oak. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, and minor positive effects on Housing and Sustainable communities. Transport has mixed impacts as access to public transport is significantly positive and transport highway has minor negative effects (some uncertainties depending where access is provided from). Significant negative effects on Biodiversity, Landscape and Land use (some uncertainties as based on spatial agricultural data as no site specific data available). Air quality, Geology, Water, Historic environment and Employment are neutral.

**SLAA095** - The Hailey, Beacon Hill: 0.20ha brownfield site. The site is located within the Urban Area of Herne Bay, adjacent to Herne Bay Town Centre. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Transport and Sustainable communities, with minor positive effects on Land use. Housing has minor positive and negative effects. Employment has mixed impacts as the loss of employment land means there are minor negative effects, the level of accessibility to Centres provides significant positive effects and accessibility to employment sites has a minor positive effect. Significant negative effects on Biodiversity. Air quality, Geology, Landscape, Water and Historic environment are neutral.

**SLAA096** - Hawthorn Cottage: 1.43ha mixed greenfield/brownfield site. The site is located in the countryside around 0.25 miles to the south of the Urban Area of Herne Bay (Hillborough), with the Thanet Way 0.05 miles to the south of the site. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Employment. Housing has minor positive and negative effects. The Land use of the site is mixed therefore there are significant negative effects as it is possibly best and most versatile agricultural greenfield land, some uncertainties as based on spatial agricultural data as no site specific data available, and minor positive effects as there are existing buildings on



part of the site. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Sustainable communities have mixed impacts with significant positive effects on access to education, minor positive effects on access to GP/open space and provision/loss of facilities, and significant negative effects on neighbouring uses (wastewater treatment works, railway line and Thanet Way in close proximity). Significant negative effects on Geology, Water and Historic environment (site contains a Grade 2 Listed Building), and minor negative effects on Biodiversity, Landscape. Air quality is neutral.

**SLAA097** - Land west of the Drove, Chestfield Golf Club: 1.27ha greenfield site. The site is located within the Urban Area of Whitstable, to the north of Chestfield Golf Course. The applicant's submitted proposal is for a mix of housing and golf club house. Significant positive effects on Flooding and Employment, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Sustainable communities have mixed impacts with minor positive effects on access to GP/open space and minor positive and minor negative impacts on provision/loss of facilities. Significant negative effects on Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting), and minor negative effects on Biodiversity, Landscape and Land use. Air quality, Geology and Water are neutral.

**SLAA098** - Land off The Hill, Littlebourne: 15.99ha greenfield site. The site is located in the countryside adjacent to the west of the Rural Service Centre of Littlebourne. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing, Employment and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highway (large-scale car dependent development). Significant negative effects on Biodiversity, Geology, Landscape, Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting) and Land use (site is a greenfield over 3ha). Minor negative effects on Water. Air quality is neutral.

**SLAA099** - 43-45 St George's Place: 0.15ha brownfield site. The site is located within the City Centre of the Urban Area of Canterbury City. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Sustainable communities, with minor positive effects on Land use. Housing has minor positive and negative effects. Employment has mixed impacts as the loss of employment land means there are minor negative effects, the level of accessibility to Centres provides significant positive effects and accessibility to employment sites has a minor positive effect. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway (uncertainties as may be restricted to a car free scheme due to location). Significant negative effects on Air quality and Historic environment

(adjacent to a Locally Listed Buildings and likely impacts on the asset and / or its setting, and Archaeology impacts), and minor negative effects on Biodiversity and Water. Geology and Landscape are neutral.

**SLAA102** - Land at the Former Chaucer Technology School, Canterbury, Spring Lane CT1 1SU: 1.66ha brownfield site. The site is located within the south-east of the Urban Area of Canterbury City, with a railway line along the southern boundary. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Land use, Employment and Transport, and minor positive effects on Landscape and Housing. Sustainable communities have mixed impacts with significant positive effects on access to GP/open space and access to education, minor positive effects on provision/loss of facilities, and minor negative effects on neighbouring uses (railway line in close proximity). Significant negative effects on Geology, and minor negative effects on Biodiversity (uncertainties as, with permission, the site has recently been cleared and buildings demolished so unlikely to have any protected species on the site. Situation could change depending on how long the site is left in its current state before developing) and Water. Air quality and Historic environment are neutral.

**SLAA103** - Land to the rear of Inca Geometric, Rear of 137-155 Shalmsford Street, Chartham CT4 7JZ: 0.42ha mixed greenfield/brownfield site. The site is located within the Rural Service Centre of Chartham. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Transport and Sustainable communities, and minor positive effects on Landscape and Housing. Historic environment has mixed effects as there are likely significant negative effects as the site is adjacent to Cross Keys Public House Grade 2 Listed Building (development could have an adverse impact on the asset and / or its setting) and significant positive effects as parts of the current site does not contribute positively to the conservation area so development offers improvement opportunities. The Land use of the site is mixed therefore there are significant negative effects as it is possibly best and most versatile agricultural greenfield land, some uncertainties as based on spatial agricultural data as no site specific data available, and minor positive effects as there are existing buildings on part of the site. Employment has mixed impacts as the loss of employment land means there are minor negative effects and the level of accessibility to Centres provides significant positive effects. Minor negative effects on Biodiversity and Water. Air quality, Geology and Employment are neutral.

**SLAA104** - Brooklands Farm, Whitstable: 79.13ha greenfield site. The site is located adjacent to the Urban Area of Whitstable, with the A299 within 0.1miles to the south-east. The applicant's submitted proposal is for residential led development. Significant positive effects on Housing and Employment (size of employment land proposed is uncertain). Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highway (large-scale car dependent development). Sustainable

communities have mixed impacts with significant positive effects on provision/loss of facilities, minor positive effects on access to GP/open space and access to education, and minor negative effects on neighbouring uses (A299 in close proximity). Significant negative effects on Biodiversity, Geology, Landscape, Water, Flooding, Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting) and Land use (site is a greenfield over 3ha). Air quality is neutral.

**SLAA105** - Land to the north of the railway line and south of Bekesbourne Lane: 34.06ha greenfield site. The site is located adjacent to the east of the Urban Area of Canterbury City, with the Village of Bekesbourne roughly 0.7 miles to the south-east and a railway line along the southern boundary. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing and Employment. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highway (large-scale car dependent development). Sustainable communities have mixed impacts with significant positive effects on access to GP/open space, access to education and provision/loss of facilities, and minor negative effects on neighbouring uses (railway line in close proximity). Significant negative effects on Biodiversity, Geology, Landscape, Water, Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting) and Land use (site is a greenfield over 3ha). Air quality is neutral.

**SLAA106** - Land at Bredlands Lane: 0.20ha greenfield site. The site is located within the open countryside about 0.2 miles to the west of the Rural Service Centre of Hersden. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Sustainable communities, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Significant negative effects on Biodiversity, Landscape, Water, Historic environment (adjacent to a Grade 2 Listed Building and likely impacts on the asset and / or its setting) and Land use (some uncertainties as based on spatial agricultural data as no site specific data available). Air quality and Geology are neutral.

**SLAA107** - Land west of Rentain Road: 5.76ha greenfield site. The site is located within a green space in the Rural Service Centre of Chartham. The applicant's submitted proposal is for residential development. Significant positive effects on Housing and Employment. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Sustainable communities have mixed impacts with significant positive effects on access to GP/open space and access to education, and significant positive and significant negative effects on provision/loss of facilities (loss of open space). Significant negative effects on Biodiversity, Geology, Water, Flooding and Land

use (site is a greenfield over 3ha). Minor negative effects on Landscape. Air quality and Historic environment are neutral.

**SLAA110** - Land to the west of Rattington Street: 10.33ha greenfield site. The site is located within a green space in the Rural Service Centre of Chartham. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing, Employment and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highway (large-scale car dependent development). Significant negative effects on Biodiversity, Landscape, Water, Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting) and Land use (site is a greenfield over 3ha). Air quality and Geology are neutral.

**SLAA111** - Butlers Court Farm: 0.50ha brownfield site. The site is located in the open countryside roughly 0.2miles outside of the Rural Service Centre of Blean. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Sustainable communities, and minor positive effects on Housing and Land use. Minor positive and minor negative effects on Landscape as would include redeveloping and improving the townscape but flat landscape means there is a chance of far reaching impacts. Employment has mixed impacts as the loss of employment land means there are minor negative effects and the level of accessibility to Centres provides significant positive effects. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Significant negative effects on Biodiversity, and minor negative effects on Water. Air quality, Geology and Historic environment are neutral.

**SLAA112** - Former Highways Depot, Staines Hill: 1.13ha mixed greenfield/brownfield site. The site is located adjacent to the Rural Hub of Sturry, opposite the Local Service Centre of Westbere. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Transport and Sustainable communities, and minor positive effects on Housing. The Land use of the site is mixed therefore there are significant negative effects as it is possibly best and most versatile agricultural greenfield land, some uncertainties as based on spatial agricultural data as no site specific data available, and minor positive effects as there are previously developed areas on part of the site. There could be significant negative effects on Landscape as the site is within a Green Gap, however there are opportunities to improve the Landscape and provide minor positive effects. Employment has mixed impacts as the loss of employment land means there are minor negative effects, the level of accessibility to Centres provides significant positive effects and accessibility to employment sites has a minor positive effect. Significant negative effects on Biodiversity. Air quality, Geology, Water and Historic environment are neutral.

**SLAA114** - Land at Sargeants Parade: 0.29ha greenfield site. The site is located within the Urban Area of Canterbury City. The applicant's submitted proposal is for residential (student accommodation) development. Significant positive effects on Employment and Transport (uncertainties around student accommodation proposal being required to be a car free scheme), and minor positive effects on Housing. Sustainable communities have mixed impacts with significant positive effects on access to GP/open space and access to education, and minor negative effects on provision/loss of facilities. Significant negative effects on Biodiversity, Geology, Water and Flooding, and minor negative effects on Air quality, Landscape and Land use. Historic environment is neutral.

**SLAA115** - Land at Ashford Road: 0.37ha mixed greenfield/brownfield site. The site is located roughly 0.4 miles north-east of the Rural Service Centre of Chartham. The applicant's submitted proposal is for employment use. Significant positive effects on Flooding, and minor positive effects on Employment, Transport and Sustainable communities. Minor positive and minor negative effects on Landscape as would include redeveloping and improving the townscape but flat landscape means there is a chance of far reaching impacts. The Land use of the site is mixed therefore there are significant negative effects as it is possibly best and most versatile agricultural greenfield land, some uncertainties as based on spatial agricultural data as no site specific data available, and minor positive effects as there are previously developed areas on part of the site. Significant negative effects on Biodiversity, Geology and Water. Air quality, Historic environment and Housing are neutral.

**SLAA116** - Land Rear of 51 Rough Common Road: 1.86ha mixed greenfield/brownfield site. The site is within the Local Service Centre of Rough Common, and projects into the open countryside adjacent to the built confines. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Transport and Sustainable communities. Minor positive and minor negative effects on Landscape as projects into the landscape but could include redeveloping and improving the townscape. Housing has minor positive and negative effects. The Land use of the site is mixed therefore there are significant negative effects as it is possibly best and most versatile agricultural greenfield land, some uncertainties as based on spatial agricultural data as no site specific data available, and minor positive effects as there are existing buildings on part of the site. Employment has mixed impacts as the loss of employment land means there are minor negative effects and the level of accessibility to Centres provides significant positive effects. Significant negative effects on Biodiversity (previous application on the site was supported by an ecological study which identified protected species, Slow worms, have been found on the site), Geology and Water. Air quality and Historic environment are neutral.

**SLAA117** - Land adjacent to Howletts: 2.39ha mixed greenfield/brownfield site. The site is located in the countryside to the west of the Rural Service Centre of Littlebourne, adjacent to Howletts Wild Animal Park. The applicant's submitted proposal is for residential

development. Significant positive effects on Flooding, Employment, Transport and Sustainable communities (impact of Animal Park in close proximity is uncertain), and minor positive effects on Housing. The Land use of the site is mixed therefore there are significant negative effects as it is possibly best and most versatile agricultural greenfield land, some uncertainties as based on spatial agricultural data as no site specific data available, and minor positive effects as there are previously developed areas on part of the site. Significant negative effects on Biodiversity and Geology, and minor negative effects on Landscape and Water. Air quality and Historic environment are neutral.

**SLAA119** - Martell Lodge and Curtilage: 0.89ha brownfield site. The site is located in the open countryside between the Urban Area of Whitstable to the north, and the A299 (Thanet Way) to the south. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Employment, with minor positive effects on Land use and Sustainable communities. Housing has minor positive and negative effects. Transport has mixed impacts with minor positive effects on access to public transport and minor negative effects on transport highway. Minor negative effects on Biodiversity, Landscape and Water. Air quality, Geology and Historic environment are neutral.

**SLAA120** - Magnolia Gardens: 0.96ha brownfield site. The site is located on Stodmarsh Road, outside of the Urban Area of Canterbury City to the east. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Transport, with minor positive effects on Land use, Employment and Sustainable communities. Housing has minor positive and negative effects. Significant negative effects on Biodiversity and Geology. Air quality, Landscape, Water and Historic environment are neutral.

**SLAA122** - Land south of Littlebourne Road: 77.3ha greenfield site. The site is located adjacent to the east of the Urban Area of Canterbury City, with the Village of Bekesbourne roughly 0.6 miles to the south-east. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing, Employment and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highway (large-scale car dependent development). Significant negative effects on Biodiversity, Geology, Landscape, Water, Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting. Some uncertainties around the possible impacts on the World Heritage Site, its setting or views to and from it) and Land use (site is a greenfield over 3ha). Air quality is neutral.

**SLAA125** - Roman Road: 8.18ha greenfield site. The site is located in the open countryside near the Village of Upper Harbledown, with the A2 within 200m to the south. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing and Employment. Transport has mixed impacts with significant positive

effects on access to public transport and significant negative effects on transport highway (nature and capacity of surrounding road network). Sustainable communities have mixed impacts with significant positive effects on access to education and provision/loss of facilities, minor positive effects on access to GP/open space, and minor negative effects on neighbouring uses (A2 in close proximity). Significant negative effects on Biodiversity, Geology, Landscape, Water, Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting) and Land use (site is a greenfield over 3ha). Air quality is neutral.

**SLAA126** - Land North of Popes Lane: 9.31ha greenfield site. The site is located in the open countryside adjacent to the north of the Rural Hub of Sturry. The applicant's submitted proposal is for a mix of employment and leisure uses. Significant positive effects on Flooding, Employment and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highway (medium-large scale car dependent development). Significant negative effects on Biodiversity, Landscape, Water, Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting) and Land use (evidence confirming site is comprised of 3a and 3b Agricultural Land). Air quality, Geology and Housing are neutral.

**SLAA127** - Land at Ridlands Farm: 15.28ha greenfield site. The site is located within the Urban Area of Canterbury City, with the A2 within 0.35miles to the south. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing and Sustainable communities, and minor positive effects on Employment. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highway (large-scale car dependent development). Significant negative effects on Landscape, Historic environment (uncertainties around the possible impacts on the World Heritage Site, its setting or views to and from it) and Land use (site is a greenfield over 3ha). Minor negative effects on Air quality, Biodiversity, Geology and Water.

**SLAA128** - Land at Langton Lane: 0.64ha greenfield site. The site is located within the Urban Area of Canterbury City, with the A2 to the south. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Sustainable communities, and minor positive effects on Housing and Employment. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Significant negative effects on Biodiversity and Land use (some uncertainties as based on spatial agricultural data as no site specific data available), and minor negative effects on Landscape and Water. Air quality, Geology and Historic environment are neutral.



**SLAA129** - Hoplands East: 2.33ha greenfield site. The site is located adjacent to the Rural Service Centre of Hersden. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Transport, and minor positive effects on Housing. Employment has mixed impacts as the loss of employment land means there are minor negative effects and the level of accessibility to employment sites and Centres provides significant positive effects. Sustainable communities have mixed impacts with significant positive effects on access to GP/open space and access to education, minor positive effects on provision/loss of facilities, and minor negative effects on neighbouring uses (railway line in close proximity). Significant negative effects on Biodiversity (submission was supported by an ecological study identify protected species, bats dormice, breeding birds, and reptiles, have been found on the site), Geology, Water and Land use (some uncertainties as based on spatial agricultural data as no site specific data available). Air quality, Landscape and Historic environment is neutral.

**SLAA130** - Windleaves: 0.62ha brownfield site. The site is located in the countryside adjacent to the Village of Tyler Hill. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, with minor positive effects on Land use and Sustainable communities. Housing has minor positive and negative effects. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Significant negative effects on Biodiversity, and minor negative effects on Landscape. Air quality, Geology, Water, Historic environment and Employment are neutral.

**SLAA131** - Land to north of the Care Home, Former Herne Bay Golf Course, CT6 7PG: 0.65ha greenfield site. The site is located within the Urban Area of Herne Bay. The applicant's submitted proposal is for residential development. Significant positive effects on Sustainable communities, and minor positive effects on Housing and Transport. Employment has mixed impacts as the level of accessibility to employment sites provides significant positive effects and the loss of employment land has a minor negative effect which is uncertain as although there is a live planning permission for employment it appears unlikely to build out. Significant negative effects on Water and Flooding, and minor negative effects on Biodiversity and Land use. Air quality, Geology, Landscape and Historic environment are neutral.

**SLAA132** - Land South of Thanet Way: 14.04ha greenfield site. The site is located in the countryside to the south of the Urban Area of Whitstable with the Old Thanet Way along the northern boundary and A299 (Thanet Way) within 0.1 mile of the south of the site. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing, Employment and Sustainable communities. Transport has mixed impacts with minor positive effects on access to public transport and significant negative effects on transport highway (large-scale car dependent development). Significant negative effects on



Biodiversity, Landscape and Land use (site is a greenfield over 3ha). Minor negative effects on Water. Air quality, Geology and Historic environment are neutral.

**SLAA133** - Former Herne Bay Golf Club - Land at the North Eastern Corner, Braid Drive: 0.61ha greenfield site. The site is located within the Urban Area of Herne Bay. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Transport, and minor positive effects on Housing and Sustainable communities. Employment has mixed impacts as the level of accessibility to employment sites provides significant positive effects and the loss of employment land had a minor negative effect which is uncertain as although there is a live planning permission for employment it appears unlikely to build out. Minor negative effects on Biodiversity, Water and Land use. Air quality, Geology, Landscape, and Historic environment are neutral.

**SLAA134** - The Hoplands, Hersden: 3.32ha greenfield site. The site is located adjacent to the Rural Service Centre of Hersden. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing and Employment. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Sustainable communities have mixed impacts with significant positive effects on access to GP/open space, access to education and provision/loss of facilities, and minor negative effects on neighbouring uses (railway line in close proximity). Significant negative effects on Biodiversity (submission supported by ecological study identifying protected species: bats, dormice, breeding birds, and reptiles as been recorded on site), Water and Land use (site is a greenfield over 3ha). Air quality, Geology, Landscape and Historic environment are neutral.

**SLAA135** - Land at Gorsefield and north of Giles Lane: 1.73ha mixed greenfield/brownfield site. The site is located to the north of the Urban Area of Canterbury City. The applicant's submitted proposal is for residential (student accommodation) development. Significant positive effects on Flooding, Employment and Transport (uncertainties around student accommodation proposal being required to be a car free scheme). Housing has minor positive and negative effects. The Land use of the site is mixed therefore there are significant negative effects as it is possibly best and most versatile agricultural greenfield land, some uncertainties as based on spatial agricultural data as no site specific data available, and minor positive effects as there are existing buildings on part of the site. Sustainable communities have mixed impacts with significant positive effects on access to GP/open space and access to education, and minor positive and minor negative effects on provision/loss of facilities (reprovision of leisure facilities on site). Significant negative effects on Biodiversity, Geology and Historic environment (uncertainties around the possible impacts on the World Heritage Site, its setting or views to and from it), and minor negative effects on Landscape and Water. Air quality is neutral.

**SLAA136** - Land to the west of Wraik Hill, Swale Reach: 0.83ha greenfield site. The site is located within the Hamlet of Wraik Hill. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Sustainable communities, and minor positive effects on Housing. Transport has mixed impacts with minor positive effects on access to public transport and minor negative effects on transport highway. Significant negative effects on Biodiversity and Land use (some uncertainties as based on spatial agricultural data as no site specific data available), and minor negative effects on Landscape. Air quality, Geology, Water and Historic environment are neutral.

**SLAA137A** - Cockerling Farm: 0.99ha greenfield site. The site is within the Cockerling Road, Thanington 2017 Local Plan strategic allocation within the Urban Area of Canterbury City. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Sustainable communities, and minor positive effects on Housing. Transport has mixed impacts as access to public transport has minor positive effects and transport highway has minor negative effects (some uncertainties as there would be less negative impacts when considered in the context of Strategic allocation Site 11: Cockerling Road). Significant negative effects on Biodiversity and Land use (some uncertainties as based on spatial agricultural data as no site specific data available). Minor negative effects on Water and Employment (uncertain as although there is a live planning permission for employment it appears unlikely to build out). Air quality, Geology, Landscape and Historic environment are neutral.

**SLAA137B** - Cockerling Farm: 1.92ha greenfield site. The site is partially within the Cockerling Road, Thanington 2017 Local Plan strategic allocation within the Urban Area of Canterbury City. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, and minor positive effects on Housing and Sustainable communities. Transport has mixed impacts as access to public transport has significantly positive effects and transport highway has minor negative effects (some uncertainties as there would be less negative impacts when considered in the context of Strategic allocation Site 11: Cockerling Road). Significant negative effects on Biodiversity, Landscape (currently would have a significant negative impact but would have less negative impacts when considered in the context of Strategic allocation Site 11: Cockerling Road, Thanington being adjacent to the site), Water and Land use (some uncertainties as based on spatial agricultural data as no site specific data available). Air quality, Geology, Historic environment and Employment are neutral.

**SLAA140** - Land at the east of Wraik Hill: 1.16ha greenfield site. The site is located within the Hamlet of Wraik Hill. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Sustainable communities, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway.

Significant negative effects on Biodiversity, Landscape and Land use (some uncertainties as based on spatial agricultural data as no site specific data available). Air quality, Geology, Water and Historic environment are neutral.

**SLAA141** - Oyster Indoor Bowling Centre and Whitstable Harbour Garage: 0.73ha brownfield site. The site is located within the Town Centre of the Urban Area of Whitstable, with the beach less than 15m to the north and Whitstable Harbour adjacent the west. The applicant's submitted proposal is for a mix of housing and medical facilities. Significant positive effects on Transport, with minor positive effects on Landscape, Housing and Land use. Employment has mixed impacts as the loss of employment land means there are minor negative effects, the level of accessibility to Centres provides significant positive effects and accessibility to employment sites has a minor positive effect. Sustainable communities have mixed impacts with significant positive effects on access to GP/open space and access to education, minor negative effects on neighbouring use (working harbour in close proximity), and significant positive and minor negative effects on provision/loss of facilities (relocation of sports facilities within the district). Significant negative effects on Biodiversity, Geology and Flooding. Air quality, Water and Historic environment are neutral.

**SLAA142** - Land at Bossington Road: 0.30ha greenfield site. The site is located within the Local Service Centre of Adisham. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment, Transport and Sustainable communities, and minor positive effects on Housing. Significant negative effects on Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting) and Land use (some uncertainties as based on spatial agricultural data as no site specific data available). Minor negative effects on Biodiversity, Landscape and Water. Air quality and Geology are neutral.

**SLAA143** - Land at Drill Lane: 0.47ha greenfield site. The site is located within the Village of Ickham. The applicant's submitted proposal is for residential development. Significant positive effects on Employment and Sustainable communities, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Significant negative effects on Biodiversity, Geology, Flooding, Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting) and Land use (some uncertainties as based on spatial agricultural data as no site specific data available), and minor negative effects on Landscape. Air quality and Water are neutral.

**SLAA144** - Old Training Park: 91.55ha greenfield site. The site is located adjacent to the east of the Urban Area of Canterbury City. The applicant's submitted proposal is for residential led development. Significant positive effects on Housing and Employment. Transport has mixed impacts with significant positive effects on access to public transport and significant

negative effects on transport highway (large-scale car dependent development). Sustainable communities have mixed impacts with significant positive effects on access to GP/open space and access to education, and significant positive and significant negative effects on provision/loss of facilities (loss of open space). Significant negative effects on Biodiversity (site contains Chequers Wood & Old Park SSSI), Geology, Landscape, Water, Flooding, Historic environment (uncertainties around the possible impacts on the World Heritage Site, its setting or views to and from it) and Land use (site is a greenfield over 3ha). Minor negative effects on Air quality.

**SLAA145** - Land North of Court Hill, Littlebourne: 1.95ha mixed greenfield/brownfield site. The site is located adjacent to the north of the Rural Service Centre of Littlebourne. The applicant's submitted proposal is for a mix of housing and commercial. Significant positive effects on Flooding and Sustainable communities, and minor positive effects on Housing. The Land use of the site is mixed therefore there are significant negative effects as it is possibly best and most versatile agricultural greenfield land, some uncertainties as based on spatial agricultural data as no site specific data available, and minor positive effects as there are existing buildings on part of the site. Landscape has minor negative impacts due to encroachment on the landscape, but there could be minor positive impacts by replacing the existing buildings with something sympathetic to the local character. Employment has mixed impacts as the level of accessibility to Centres provides significant positive effects, and employment land has minor positive and negative effects. Transport has mixed impacts with minor positive effects on access to public transport and minor negative effects on transport highway. Significant negative effects on Biodiversity and Geology, and minor negative effects on Water. Air quality and Historic environment are neutral.

**SLAA146** - Land at Hersden: 1.24ha greenfield site. The site is located in the countryside adjacent to the Rural Service Centre of Hersden. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Sustainable communities, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway (uncertainties around access point and Strategic allocation 8: Land north of Hersden). Significant negative effects on Biodiversity, Landscape (some uncertainties as when considered in the context of the adjacent landscape being Strategic allocation Site 8: Land North of Hersden the site would have less negative impacts in the future), Water and Land use (some uncertainties as based on spatial agricultural data as no site specific data available). Air quality, Geology and Historic environment are neutral.

**SLAA148** - Hall Place, Harbledown: 3.05ha mixed greenfield/brownfield site. The site is located in the countryside near the Local Service Centre of Harbledown and the Urban Area of Canterbury City. The applicant has submitted several proposals including residential and offices. Significant positive effects on Flooding, Housing (uncertainties as proposal not

confirmed) and Sustainable communities. Significant negative effects on landscape and some opportunities for improvement as brownfield so minor positive effects as well. The Land use of the site is mixed therefore there are significant negative effects as it is possibly best and most versatile agricultural greenfield land, some uncertainties as based on spatial agricultural data as no site specific data available, and minor positive effects as there are existing buildings on part of the site. Employment has mixed impacts as the level of accessibility to Centres provides significant positive effects and the employment land has minor negative effects with some uncertainties around any positive impacts due to the proposed development type being uncertain. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Significant negative effects on Biodiversity, Geology and Water. Air quality and Historic environment is neutral.

**SLAA149** - Land adjacent to Phase 6A, Herne Bay Golf Course: 0.61ha greenfield site. The site is located within the Urban Area of Herne Bay. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Sustainable communities, and minor positive effects on Housing and Transport. Significant negative effects on Geology, and minor negative effects on Biodiversity, Water and Land use. Air quality, Landscape and Historic environment are neutral.

**SLAA151** - Merton Park: 99.03ha mixed greenfield/brownfield site. The site is located part within the Urban Area of Canterbury City, with the A2 along the southern boundary. The applicant's submitted proposal is for residential led development. Significant positive effects on Flooding and Employment (size of employment land proposed is uncertain). Housing has mixed impacts with significant positive effects and minor negative effects. The Land use of the site is mixed therefore there are significant negative effects as it is a greenfield over 3ha and minor positive effects as there are existing buildings on part of the site. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highway (large-scale car dependent development). Sustainable communities have mixed impacts with significant positive effects on access to GP/open space and access to education, minor negative effects on neighbouring uses (A2 in close proximity), and significant positive and significant negative effects on provision/loss of facilities (loss of open space). Significant negative effects on Biodiversity, Geology, Landscape, Water and Historic environment (uncertainties around the possible impacts on the World Heritage Site, its setting or views to and from it). Minor negative effects on Air quality.

**SLAA152** - Land East of Martell Lodge: 0.88ha greenfield site. The site is located in the open countryside between the Urban Area of Whitstable to the north, and the A299 (Thanet Way) to the south. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Employment, and minor positive effects on Housing and

Sustainable communities. Transport has mixed impacts with minor positive effects on access to public transport and minor negative effects on transport highway. Significant negative effects on Landscape and Land use (some uncertainties as based on spatial agricultural data as no site specific data available), and minor negative effects on Biodiversity. Air quality, Geology, Water and Historic environment are neutral.

**SLAA153** - Milton Manor Concrete Batching Plant: 1.65ha brownfield site. The site is located in the open countryside roughly 0.55 miles to the west of Thanington, outside of the Urban Area of Canterbury City, with the Great Stour River along the western boundary. The applicant's submitted proposal is for commercial use. Significant positive effects on Land use, Employment and Transport, and minor positive effects on Sustainable communities. Significant negative effects on Biodiversity, Geology, Water, Flooding and Historic environment (adjacent to Grade 2\* and Grade 2 Listed Building but some uncertainties as the proposed use has been operating for a number of years already). Minor negative effects on Landscape. Air quality and Housing are neutral.

**SLAA154** - Land at Wallend Farm: 1.94ha greenfield site. The site is located in the open countryside adjacent to the east of the Village of Upstreet. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, and minor positive effects on Housing, Employment and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Significant negative effects on Biodiversity, Landscape, Water, Historic environment (adjacent to Grade 2 Listed Building and likely impacts on the asset and / or its setting) and Land use (some uncertainties as based on spatial agricultural data as no site specific data available). Air quality and Geology are neutral.

**SLAA155** - Land at Highland Court Farm: 22.43ha greenfield site. The site is located in the open countryside roughly 0.3 miles to the east of the Rural Service Centre of Bridge. The applicant's submitted proposal is for employment use. Significant positive effects on Flooding and Employment, and minor positive effects on Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highway (large-scale car dependent development). Significant negative effects on Biodiversity, Geology, Landscape as the site is within the Kent Downs AONB, Historic environment (adjacent to Grade 2\* and Grade 2 Listed Buildings and likely impacts on the assets and / or their setting) and Land use (site is a greenfield over 3ha). Air quality, Water and Housing are neutral.

**SLAA156** - Canterbury East Station: 0.36ha brownfield site. The site is located within the City Centre of the Urban Area of Canterbury City, with a railway line along the southern boundary. The applicant's submitted proposal is for residential (student accommodation) development. Significant positive effects on Flooding, Employment and Transport



(uncertainties around student accommodation proposal being required to be a car free scheme), with minor positive effects on Landscape, Housing and Land use. Sustainable communities have mixed impacts with significant positive effects on access to GP/open space and access to education, significant negative effects on provision/loss of facilities (loss of leisure facility), and minor negative effects on neighbouring uses (railway line in close proximity). Significant negative effects on Historic environment (site contains a grade 2 Listed Building), and minor negative effects on Air quality, Biodiversity and Water. Geology is neutral.

**SLAA158B** - University of Kent Disposal Sites: 63.45ha greenfield site. The site is located in the open countryside between the Rural Service Centre of Blean and the Village of Tyler Hill. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing, Employment and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highway (large-scale car dependent development). Significant negative effects on Biodiversity, Geology, Landscape, Water and Historic environment (site contains a Scheduled Ancient Monument and is adjacent to Grade 2\* and Grade 2 Listed Buildings, and likely impacts on the assets and / or their setting), Land use (site is a greenfield over 3ha). Air quality is neutral.

**SLAA158C** - University of Kent Disposal Sites: 7.18ha greenfield site. The site is located in the open countryside between the Rural Service Centre of Blean and the Village of Tyler Hill. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing, Employment and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highway (single track road and the junction between Tyler Hill Road and Blean Common has a poor safety record). Significant negative effects on Geology, Landscape, Historic environment (adjacent to the setting of Grade 2\* and Grade 2 Listed Buildings and likely impacts on the assets setting) and Land use (site is a greenfield over 3ha). Minor negative effects on Biodiversity and Water. Air quality is neutral.

**SLAA158D** - University of Kent Disposal Sites: 22.93ha greenfield site. The site is located in the open countryside between the Rural Service Centre of Blean and the Village of Tyler Hill. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing and Sustainable communities, and minor positive effects on Employment. Transport has mixed impacts with minor positive effects on access to public transport and significant negative effects on transport highway (large-scale car dependent development). Significant negative effects on Biodiversity, Geology, Landscape, Water, Historic environment (uncertainties around the possible impacts on the World Heritage Site, its setting or views to and from it) and Land use (site is a greenfield over 3ha). Air quality is neutral.

**SLAA158E** - University of Kent Disposal Sites: 8.09ha mixed greenfield/brownfield site. The site is in the open countryside to the south of the Village of Tyler Hill, and opposite the road to the west is the University of Kent campus. The applicant's submitted proposal is for residential (student accommodation) development. Significant positive effects on Flooding and Housing. The Land use of the site is mixed therefore there are significant negative effects as it is a greenfield over 3ha and minor positive effects as there is an existing building in one corner. Transport has mixed impacts with significant positive effects on access to public transport and due to uncertainties around the student accommodation proposal there would be minor negative or neutral effects on transport highway. Sustainable communities have mixed impacts with significant positive effects on access to education, minor positive effects on access to GP/open space, and significant positive and minor negative effects on provision/loss of facilities (uncertainties around the type of development). Significant negative effects on Biodiversity, Landscape and Historic environment (site contains a Scheduled Ancient Monument), and minor negative effects on Employment. Air quality, Geology and Water are neutral.

**SLAA158F** - University of Kent Disposal Sites: 18.4ha greenfield site. The site is in the open countryside to the south of the Village of Tyler Hill, and opposite the road to the west is the University of Kent campus. The applicant's submitted proposal is for residential (student accommodation) development. Significant positive effects on Flooding and Housing. Transport has mixed impacts with significant positive effects on access to public transport and due to uncertainties around the student accommodation proposal there would be significant negative or neutral effects on transport highway. Sustainable communities have mixed impacts with minor positive effects on access to GP/open space, minor negative effects on neighbouring uses (landfill in close proximity) and significant positive and minor negative effects on provision/loss of facilities (uncertainties around the type of development). Significant negative effects on Biodiversity, Landscape, Water, Historic environment (uncertainties around the possible impacts on the World Heritage Site, its setting or views to and from it) and Land use (site is a greenfield over 3ha). Air quality, Geology and Employment are neutral.

**SLAA159** - Milton Manor Farm: 10.76ha mixed greenfield/brownfield site. The site is located in the open countryside roughly 0.35 miles to the west of Thanington, outside of the Urban Area of Canterbury City, with the Great Stour River along the north-west boundary. The applicant's submitted proposal is for residential led development. Significant positive effects on Housing. The Land use of the site is mixed therefore there are significant positive effects as more than 1ha is brownfield and significant negative effects more than 3ha is greenfield. Employment has mixed impacts as employment land has significant negative effects with some uncertainties around the significant positive impacts due to the proposed development type being uncertain. Transport has mixed impacts with significant positive



effects on access to public transport and significant negative effects on transport highway (large-scale car dependent development). Sustainable communities have mixed impacts with significant positive effects on provision/loss of facilities, minor positive effects on access to GP/open space and access to education, and significant negative effects on neighbouring uses (railway line and sewage treatment works in close proximity). Significant negative effects on Biodiversity, Geology, Landscape, Water, Flooding and Historic environment (site includes two Grade 2 Listed Buildings). Air quality is neutral.

**SLAA160** - St Stephen's Hill: 24.43ha greenfield site. The site is located within the open countryside, adjacent to the north of the Urban Area of Canterbury City. The applicant's submitted proposal is for residential (student accommodation) development. Significant positive effects on Flooding, Housing and Transport (uncertainties around student accommodation proposal being required to be a car free scheme). Sustainable communities have mixed impacts with significant positive effects on access to education, minor positive effects on access to GP/open space and minor negative effects on provision/loss of facilities. Significant negative effects on Biodiversity, Geology, Landscape, Historic environment (site contains a Scheduled Ancient Monument) and Land use (site is a greenfield over 3ha). Air quality, Water and Employment are neutral.

**SLAA162** - Folly Farm: 0.62ha greenfield site. The site is located adjacent to the north-east of the Urban Area of Canterbury City. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Transport, and minor positive effects on Housing. Sustainable communities have mixed impacts with minor positive effects on access to GP/open space and provision/loss of facilities, and minor negative effects on neighbouring uses (railway line within close proximity). Significant negative effects on Biodiversity, Geology, Historic environment (uncertainties around the possible impacts on the World Heritage Site, its setting or views to and from it) and Land use (adjacent to the setting of a Grade 2 Listed Building and likely impacts on the assets setting). Minor negative effects on Landscape. Air quality, Water and Employment are neutral.

**SLAA163** - Bread and Cheese Field: 7.51ha greenfield site. The site is located in the countryside adjacent to the north of the Local Service Centre of Westbere. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing and Employment. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Sustainable communities have mixed impacts with significant positive effects on access to GP/open space, access to education and provision/loss of facilities, and significant negative effects on neighbouring uses (wastewater treatment works and railway line in close proximity). Significant negative effects on Biodiversity, Geology and Land use (site is a greenfield over 3ha). Minor negative effects on Landscape and Water. Air quality and Historic environment are neutral.

**SLAA164** - Westbere Butts: 3.26ha greenfield site. The site is located in the countryside near the Local Service Centre of Westbere, partially within the Green Gap between Sturry and Hersden. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing, Employment and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Significant negative effects on Biodiversity (submission was supported by an ecological study identify protected species, badgers and reptiles, have been found on the site), Landscape (site is situated within the Green Gap and could lead to coalescence) and Land use (site is a greenfield over 3ha). Air quality, Geology, Water and Historic environment are neutral.

**SLAA165** - Land off Well Lane, Fordwich: 3.63ha greenfield site. The site is located in the countryside adjacent to the south of the Village of Fordwich. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing, Employment and Sustainable communities. Transport has mixed impacts with minor positive effects on access to public transport and significant negative effects on transport highway (size and nature of surrounding road network). Significant negative effects on Biodiversity, Geology, Landscape, Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting) and Land use (site is a greenfield over 3ha). Minor negative effect on Water. Air quality is neutral.

**SLAA167** - Former FDS, Hawthorn Corner: 2.77ha greenfield site. The site is located in the countryside around 0.25 miles to the south of the Urban Area of Herne Bay (Hillborough), with the Thanet Way along the site's southern boundary. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Employment, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Sustainable communities have mixed impacts with significant positive effects on access to education, minor positive effects on access to GP/open space and provision/loss of facilities, and significant negative effects on neighbouring uses (wastewater treatment works, railway line and Thanet Way in close proximity). Significant negative effects on Biodiversity, Geology, Water and Land use (some uncertainties as based on spatial agricultural data as no site specific data available), and minor negative effects on Landscape. Air quality and Historic environment are neutral.

**SLAA168** - Land at Church Lane, Seasalter: 6.38ha greenfield site. The site is located in the countryside to the south of the Urban Area of Whitstable with the Thanet Way along the south east boundary of the site. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing and Employment. Transport has mixed impacts with minor positive effects on access to public transport and significant

negative effects on transport highway (nature of surrounding road network and concerns about the ability to provide safe access). Sustainable communities have mixed impacts with significant positive effects on access to GP/open space and provision/loss of facilities, minor positive effects on access to education, and minor negative effects on neighbouring uses (Thanet Way in close proximity). Significant negative effects on Biodiversity, Landscape and Land use (site is a greenfield over 3ha). Air quality, Geology, Water and Historic environment are neutral.

**SLAA169** - Land to the south of The Street, Barham: 1.69ha greenfield site. The site is located in the open countryside adjacent to the Local Service Centre of Barham. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Sustainable communities, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Significant negative effects on Landscape as the site is within the Kent Downs AONB, Historic environment (adjacent to Grade 1 Listed Building and likely impacts on the asset and / or its setting) and Land use (some uncertainties as based on spatial agricultural data as no site specific data available), and minor negative effects on Biodiversity and Water. Air quality and Geology are neutral.

**SLAA170** - Land Adjacent to 30 Calais Hill, Tyler Hill: 1.05ha greenfield site. The site is located on a Local Wildlife Site within the Village of Tyler Hill. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Sustainable communities have mixed impacts with minor positive effects on access to GP/open space, and minor positive and significant negative impacts on provision/loss of facilities (loss of open space). Significant negative effects on Biodiversity (submission supported by ecological study which identified the potential for the site to contain protected species and the site contains Tyler Hill Pastures Local Wildlife Site) and Land use (some uncertainties as based on spatial agricultural data as no site specific data available), and minor negative effects on Landscape and Water. Air quality, Geology, Historic environment and Employment are neutral.

**SLAA172** - Land at Golden Hill: 5.50ha mixed greenfield/brownfield site. The site is located in the countryside to the south of the Urban Area of Whitstable with the Old Thanet Way along the northern boundary and A299 (Thanet Way) within 0.25 miles of the south of the site. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Sustainable communities. Housing has mixed impacts with significant positive effects and minor negative effects. The Land use of the site is mixed therefore there are significant negative effects as more than 3ha is greenfield land and minor positive effects as there are existing buildings on part of the site. Transport has mixed impacts with significant positive effects on access to public transport and minor negative

effects on transport highway. Significant negative effects on Biodiversity and Landscape. Air quality, Geology, Water and Historic environment are neutral.

**SLAA173** - Marble Barn: 2.12ha greenfield site. The site is in the open countryside adjacent to the Local Service Centre of Petham. The applicant's submitted proposal is for residential development. Significant positive effects on Employment and Sustainable communities, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Significant negative effects on Biodiversity, Landscape as the site is within the Kent Downs AONB, Flooding, Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting) and Land use (some uncertainties as based on spatial agricultural data as no site specific data available), and minor negative effects on Water. Air quality and Geology are neutral.

**SLAA174** - Land North East of The Links: 0.49ha mixed greenfield/brownfield site. The site is located within the Urban Area of Herne Bay, with the A299 Thanet Way along the northern boundary. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Employment, and minor positive effects on Housing. The Land use of the site is mixed therefore there are minor positive and negative effects. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Sustainable communities have mixed impacts with minor positive effects on access to GP/open space and provision/loss of facilities, and minor negative effects on neighbouring uses (A299 within close proximity). Significant negative effects on Biodiversity, and minor negative effects on Landscape. Air quality, Geology, Water and Historic environment are neutral.

**SLAA175** - Folly Field: 0.55ha greenfield site. The site is located in the open countryside adjacent to the east of the Village of Chartham Hatch. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Sustainable communities, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Significant negative effects on Biodiversity and Land use (some uncertainties as based on spatial agricultural data as no site specific data available), and minor negative effects on Landscape and Water. Air quality, Geology, Historic environment and Employment are neutral.

**SLAA176** - Land off Whitstable Road: 4.89ha greenfield site. The site is located on the edge of the north-west of the Urban Area of Canterbury City, near the Local Service Centre of Rough Common, in the Green Gap between Blean and Rough Common. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing, Employment and Sustainable communities. Transport has mixed impacts with

significant positive effects on access to public transport and minor negative effects on transport highway. Significant negative effects on Biodiversity, Geology, Landscape (site is situated within the Green Gap and could lead to coalescence) and Land use (site is a greenfield over 3ha). Air quality, Water and Historic environment are neutral.

**SLAA177** - Honey Hill: 1.52ha greenfield site. The site is located in the open countryside, on Honey Hill, in between the Hamlet of Wraik Hill and the Rural Service Centre of Blean. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Transport, and minor positive effects on Housing and Employment. Sustainable communities have mixed impacts with minor positive effects on access to GP/open space, minor negative effects on access to education, and minor positive and significant negative impacts on provision/loss of facilities (loss of open space). Significant negative effects on Biodiversity, Landscape, Water, Historic environment (adjacent to a Grade 2 Listed Building and likely impacts on the asset and / or its setting) and Land use (some uncertainties as based on spatial agricultural data as no site specific data available). Air quality and Geology are neutral.

**SLAA178** - Land at Lucketts Farm: 2.56ha greenfield site. The site is located within the open countryside within the Rural Service Centre of Blean. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment, Transport and Sustainable communities, and minor positive effects on Housing. Significant negative effects on Biodiversity, Geology, Water and Land use (some uncertainties as based on spatial agricultural data as no site specific data available). Minor negative effects on Landscape. Air quality and Historic environment are neutral.

**SLAA179** - Canterbury Trade Park: 1.36ha mixed greenfield/brownfield site. The site is located within the Urban Area of Canterbury City. The applicant's submitted proposal is for commercial use (possibly a skate park). Significant positive effects on Employment, Transport and Sustainable communities, and minor positive effects on Landscape and Flooding. The Land use of the site is mixed therefore there are minor positive and negative effects. Significant negative effects on Biodiversity and Geology, and minor negative effects on Air quality. Water, Historic environment (uncertainties around the possible impacts on the World Heritage Site, its setting or views to and from it) and Housing is neutral.

**SLAA180** - Aylesham South: 123.75ha greenfield site. The site is located adjacent to Aylesham, Dover, with the nearest settlement in Canterbury being the Village of Womenswold which is less than 1 mile to the south. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Housing. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highway (large-scale car dependent development). Sustainable communities have mixed impacts with significant positive effects on

provision/loss of facilities, minor positive effects on access to GP/open space, and minor negative effects on access to education. Significant negative effects on Biodiversity, Landscape, Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting) and Land use (site is a greenfield over 3ha). Minor negative effects on Water. Air quality, Geology and Employment are neutral.

**SLAA181** - Bamboo Tiger, Carpet Right, Beds4Less: 0.32ha brownfield site. The site is located within the Urban Area of Canterbury City, adjacent to Canterbury City Centre. The applicant's submitted proposal is for commercial use (possibly a skate park). Significant positive effects on Transport and Sustainable communities, with minor positive effects on Land use. Employment has mixed impacts as the level of accessibility to Centres provides significant positive effects, and employment land has minor positive and negative effects. Significant negative effects on Geology, Water and Flooding. Minor negative effects on Air quality and Biodiversity. Landscape, Historic environment and Housing neutral.

**SLAA182** - Land at Colewood Road: 6.01ha greenfield site. The site is located adjacent to the Urban Area of Whitstable, within the Green Gap between Herne Bay and Whitstable. The applicant's submitted proposal is for commercial use. Significant positive effects on Employment and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Significant negative effects on Biodiversity, Landscape (site is situated within the Green Gap and could lead to coalescence), Water, Flooding and Land use (site is a greenfield over 3ha). Air quality, Geology, Historic environment and Housing are neutral.

**SLAA183** - Canterbury Golf Club: 7.58ha mixed greenfield/brownfield site. The site is located adjacent to the east of the Urban Area of Canterbury City. The applicant's submitted proposal is for a mix of housing and golf club house. Significant positive effects on Flooding and Housing, and minor positive effects on Employment. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Sustainable communities have mixed impacts with significant positive effects on access to education, minor positive effects on access to GP/open space, and significant positive and significant negative effects on provision/loss of facilities (loss of open space). Significant negative effects on Biodiversity and Geology. The Land use of the site is mixed therefore there are significant negative effects as it is a greenfield over 3ha and minor positive effects as there are a couple of existing buildings on the site. Minor negative effect on Landscape. Air quality, Water and Historic environment are neutral.

**SLAA184** - Kemberland, Herne Bay Road: 1.80ha brownfield site. The site is located in Calcott roughly 0.5 miles to the north of the Local Service Centre of Broad Oak. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Land use and Transport, and minor positive effects on Sustainable communities. Minor

positive and minor negative effects on Landscape as would include redeveloping and improving the townscape but projects into the landscape. Housing has minor positive and negative effects. Employment has significant negative effects due to the loss of employment land and minor positive effects due to the accessibility to Centres. Significant negative effects on Biodiversity and Geology. Air quality, Water and Historic environment are neutral.

**SLAA185** - Land west of Cooting Lane, south of Station Road, Adisham: 2.64ha greenfield site. The site is located in the open countryside on the edge of the Local Service Centre of Adisham and the Hamlet of Blooden. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Sustainable communities, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Significant negative effects on Landscape, Historic environment (adjacent to a Grade 2 Listed Buildings and likely impacts on the asset and / or its setting) and Land use (some uncertainties as based on spatial agricultural data as no site specific data available). Minor negative effects on Biodiversity and Water. Air quality and Geology are neutral.

**SLAA186** - Land on the western side of Pean Hill, Blean: 0.71ha greenfield site. The site is located in the open countryside, on Honey Hill, in between the Hamlet of Wraik Hill and the Rural Service Centre of Blean. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Transport, and minor positive effects on Housing. Sustainable communities have mixed impacts with minor positive effects on access to GP/open space and provision/loss of facilities, and minor negative effects on access to education. Significant negative effects on Biodiversity and Water, and minor negative effects on Landscape and Land use (some uncertainties as based on spatial agricultural data as no site specific data available). Air quality, Geology, Historic environment and Employment are neutral.

**SLAA187** - Land on the eastern side of Pean Hill, Blean: 0.58ha greenfield site. The site is located in the open countryside, on Honey Hill, in between the Hamlet of Wraik Hill and the Rural Service Centre of Blean. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Transport (uncertainties around the impacts on the bus stop outside the site), and minor positive effects on Housing. Sustainable communities have mixed impacts with minor positive effects on access to GP/open space and provision/loss of facilities, and minor negative effects on access to education. Significant negative effects on Biodiversity and Water, and minor negative effects on Landscape and Land use (some uncertainties as based on spatial agricultural data as no site specific data available). Air quality, Geology, Historic environment and Employment are neutral.



**SLAA190** - Bobbin Lodge Stud: 1.61ha mixed greenfield/brownfield site. The site is located in the open countryside adjacent to the south of the Rural Service Centre of Chartham. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Sustainable communities, and minor positive effects on Housing. The Land use of the site is mixed therefore there are significant negative effects as it is possibly best and most versatile agricultural greenfield land, some uncertainties as based on spatial agricultural data as no site specific data available, and minor positive effects as there are existing buildings on part of the site. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Minor negative effects on Biodiversity, Landscape and Water. Air quality, Geology and Historic environment are neutral.

**SLAA192** - Land to the rear of 62 Burgate: 0.09ha brownfield site. The site is located within the City Centre of the Urban Area of Canterbury City. The applicant's submitted proposal is for a mix of housing, public W/Cs, retail and office. Significant positive effects on Flooding and Sustainable communities, with minor positive effects on Landscape, Housing and Land use. Employment has mixed impacts as the level of accessibility to Centres provides significant positive effects, accessibility to employment sites has a minor positive effect, and the employment land has minor negative effects with some uncertainties around the minor positive effects due to the proposed development type being uncertain. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway (uncertainties as may be restricted to a car free scheme due to location). Significant negative effects on Historic environment (site is within the World Heritage Buffer Zone and several Listed and Locally Listed Buildings in close proximity and likely impacts on the assets and / or their setting) and minor negative effects on Air quality, Biodiversity and Water. Geology is neutral.

**SLAA196** - Mount Farm: 3.44ha mixed greenfield/brownfield site. The site is located part within, and part within the open countryside adjacent to, the Village of Herne Common. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Sustainable communities, and minor positive effects on Employment. Housing has mixed impacts with significant positive effects and minor negative effects. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highway (nature and size of surrounding road network). Significant negative effects on landscape and some opportunities for improvement as part of the site is brownfield so minor positive effects as well. The Land use of the site is mixed therefore there are significant negative effects as it is possibly best and most versatile agricultural greenfield land, some uncertainties as based on spatial agricultural data as no site specific data available, and minor positive effects as there are existing buildings on part of the site. Significant negative effects on Biodiversity. Air quality, Geology, Water and Historic environment are neutral.



**SLAA198** - Plots 37 to 46 Abbotswood Estate: 0.64ha greenfield site. The site is located in the open countryside adjacent to the Urban Area of Herne Bay, with the A2 within 100m to the south of the site. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, and minor positive effects on Housing and Employment. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Sustainable communities have mixed impacts with significant positive effects on access to education, minor positive effects on access to GP/open space and provision/loss of facilities, and minor negative effects on neighbouring uses (A2 in close proximity). Significant negative effects on Biodiversity, Landscape (some uncertainties as the adjacent landscape is an existing housing allocation and if considered in this context the site would have less negative impacts in the future) and Land use (some uncertainties based on spatial agricultural data as no site specific data available). Air quality, Geology, Water and Historic environment are neutral.

**SLAA199** - Land to the south of Church Lane Barham: 0.70ha mixed greenfield/brownfield site. The site is located in the open countryside adjacent to the Local Service Centre of Barham. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Sustainable communities, and minor positive effects on Housing. The Land use of the site is mixed therefore there are significant negative effects as it is possibly best and most versatile agricultural greenfield land, some uncertainties as based on spatial agricultural data as no site specific data available, and minor positive effects as there is an existing building on part of the site. Transport has mixed impacts with minor positive effects on access to public transport and minor negative effects on transport highway. Significant negative effects on Landscape as the site is within the Kent Downs AONB, and minor negative effects on Biodiversity and Water. Air quality, Geology and Historic environment are neutral.

**SLAA200** - Land to the south of Green Hills Barham: 1.88ha greenfield site. The site is located in the open countryside adjacent to the Local Service Centre of Barham. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Sustainable communities, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Significant negative effects on Landscape as the site is within the Kent Downs AONB, Historic environment (adjacent to a Grade 2 Listed Building and likely impacts on the asset and / or its setting) and Land use (some uncertainties as based on spatial agricultural data as no site specific data available), and minor negative effects on Biodiversity. Air quality, Geology and Water are neutral.

**SLAA202** - Land at Church Farm Hoath: 1.16ha greenfield site. The site is located in the open countryside adjacent to the Local Service Centre of Hoath. The applicant's submitted

proposal is for residential development. Significant positive effects on Flooding, Employment and Sustainable communities, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Significant negative effects on Historic environment (adjacent to Grade 2\* Listed Building and likely impacts on the asset and / or its setting) and Land use (some uncertainties as based on spatial agricultural data as no site specific data available), and minor negative effects on Biodiversity and Landscape. Air quality, Geology and Water are neutral.

**SLAA203** - Land adjacent to the south of Railway Hill Barham: 0.86ha greenfield site. The site is located in the open countryside adjacent to the Local Service Centre of Barham. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Sustainable communities, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highway (nature of surrounding road network and concerns about the ability to provide safe access). Significant negative effects on Landscape as the site is within the Kent Downs AONB and Water, and minor negative effects on Biodiversity and Land use (some uncertainties as based on spatial agricultural data as no site specific data available). Air quality, Geology and Historic environment are neutral.

**SLAA204** - Land to the east of Crookenden Place Barham: 0.97ha greenfield site. The site is located in the open countryside adjacent to the Local Service Centre of Barham. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment, Transport and Sustainable communities, and minor positive effects on Housing. Significant negative effects on Landscape as the site is within the Kent Downs AONB and Land use (some uncertainties as based on spatial agricultural data as no site specific data available), and minor negative effects on Biodiversity and Water. Air quality, Geology and Historic environment are neutral.

**SLAA205** - Land at Underdown House Herne Bay: 0.39ha mixed greenfield/brownfield site. The site is located within the Urban Area of Herne Bay. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment, Transport and Sustainable communities, and minor positive effects on Housing. The Land use of the site is mixed therefore there are minor positive and negative effects. Significant negative effects on Water and Historic environment (site contains a Grade 2 Listed Building), and minor negative effects on Biodiversity and Landscape. Air quality and Geology are neutral.

**SLAA206** - Land lying to the east of Canterbury Hill: 12.4ha greenfield site. The site is in the open countryside adjacent to the south of the Village of Tyler Hill, and opposite the road to the west is the University of Kent campus. The applicant's submitted proposal is for residential (student accommodation) development. Significant positive effects on Flooding

and Housing. Transport has mixed impacts with significant positive effects on access to public transport and due to uncertainties around the student accommodation proposal there would be significant negative or neutral impacts on transport highway. Sustainable communities have mixed impacts with significant positive effects on access to education, minor positive effects on access to GP/open space, and significant positive and minor negative effects on provision/loss of facilities (uncertainties around the type of development). Significant negative effects on Biodiversity, Geology, Landscape, Water, Historic environment (site contains a Scheduled Ancient Monument) and Land use (site is a greenfield over 3ha). Air quality and Employment are neutral.

**SLAA207** - Land adjoining Bekesbourne Station: 0.99ha greenfield site. The site is located in the Green Gap between Canterbury and Bridge, in the open countryside adjacent to the Village of Bekesbourne, less than 20m south of the railway line. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Transport, and minor positive effects on Housing. Sustainable communities have mixed impacts with minor positive effects on access to GP/open space and provision/loss of facilities, and minor negative effects on neighbouring uses (railway line within close proximity). Significant negative effects on Biodiversity, Geology, Landscape and Land use (some uncertainties as based on spatial agricultural data as no site specific data available), and minor negative effects on Water. Air quality, Historic environment and Employment are neutral.

**SLAA208** - Land at Golden Hill: 6.42ha greenfield site. The site is located in the open countryside with the A299 (Thanet Way) along the southern boundary and the Urban Area of Whitstable is roughly 0.2miles to the north. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing and Employment. Transport has mixed impacts with minor positive effects on access to public transport and significant negative effects on transport highway (size and nature of surrounding road network and concerns about the ability to provide safe access). Sustainable communities have mixed impacts with significant positive effects on provision/loss of facilities and minor positive effects on access to GP/open space, and minor negative effects on neighbouring uses (Thanet Way in close proximity). Significant negative effects on Landscape, Water and Land use (site is a greenfield over 3ha). Minor negative effect on Biodiversity. Air quality, Geology and Historic environment are neutral.

**SLAA210** - Colins Field: 1.77ha greenfield site. The site is located within the open countryside by the Local Service Centre of Thanington Without. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Employment, and minor positive effects on Housing and Sustainable communities. Significant negative effects on Land use (some uncertainties as based on spatial agricultural

data as no site specific data available), and minor negative effects on Biodiversity, Landscape, Water and Transport. Air quality, Geology and Historic environment are neutral.

**SLAA211** - Land to the East of Westcourt Lane Woolage Green: 0.23ha greenfield site. The site is located in the open countryside within the Village of Woolage Green. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Sustainable communities have mixed impacts with minor positive effects on access to GP/open space and provision/loss of facilities, and minor negative effects on access to education. Significant negative effects on Biodiversity, Landscape and Land use (some uncertainties as based on spatial agricultural data as no site specific data available), and minor negative effects on Employment. Air quality, Geology, Water and Historic environment are neutral.

**SLAA214** - Land off the Hill Littlebourne: 5.78ha greenfield site. The site is located in the open countryside adjacent to the west of the Rural Service Centre of Littlebourne. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing, Employment and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Significant negative effects on Biodiversity, Geology, Landscape, Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting) and Land use (site is a greenfield over 3ha). Minor negative effect on Water. Air quality is neutral.

**SLAA215** - Meadow: 0.65ha greenfield site. The site is located in the open countryside within the Village of Woolage Green. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Sustainable communities have mixed impacts with minor positive effects on access to GP/open space and provision/loss of facilities, and minor negative effects on access to education. Significant negative effects on Biodiversity, Landscape, Historic environment (adjacent to a Grade 2 Listed Building and likely impacts on the asset and / or its setting) and Land use (some uncertainties as based on spatial agricultural data as no site specific data available), and minor negative effects on Water and Employment. Air quality and Geology are neutral.

**SLAA216** - Hillside Farm: 0.55ha mixed greenfield/brownfield site. The site is located in open countryside less than 0.6 miles to the west of the Village of Kingston. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, and minor positive effects on Housing and Sustainable communities. The Land use of the site

is mixed therefore there are minor positive and negative effects. Significant negative effects on Biodiversity and Landscape as the site is within the Kent Downs AONB, and minor negative effects on Transport. Air quality, Geology, Water, Historic environment and Employment are neutral.

**SLAA217** - Land adjacent A2 Patricbourne Road: 5.85ha greenfield site. The site is located in the open countryside adjacent to the Rural Service Centre of Bridge, with the A2 along the northern boundary. The applicant's submitted proposal is for residential development. Significant positive effects on Housing and Employment. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Sustainable communities have mixed impacts with significant positive effects on access to GP/open space and access to education, minor negative effects on neighbouring uses (A2 in close proximity), and significant positive and significant negative effects on provision/loss of facilities (loss of open space). Significant negative effects on Geology, Landscape as the site is within the Kent Downs AONB, Water, Flooding and Land use (site is a greenfield over 3ha). Minor negative effects on Biodiversity. Air quality and Historic environment are neutral.

**SLAA218** - Great Pett Farmyard: 0.86ha brownfield site. The site is located adjacent to the Rural Service Centre of Bridge. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Sustainable communities, and minor positive effects on Housing, Land use and Transport. Employment has mixed impacts as the loss of employment land means there are minor negative effects, the level of accessibility to Centres provides significant positive effects and accessibility to employment sites has a minor positive effect. Significant negative effects on Landscape as the site is within the Kent Downs AONB (uncertainties as site is brownfield and adverse impacts could be less) and Historic environment (site contains a Locally Listed Buildings and adjacent to a Grade 2 Listed Building and likely impacts on the assets and / or their setting), and minor negative effects on Biodiversity and Water. Air quality and Geology are neutral.

**SLAA219** - Bifrons Walled Garden: 0.87ha greenfield site. The site is located within the open countryside adjacent to the Village of Patricbourne. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Transport (uncertainties around provision of safe access), and minor positive effects on Housing, Employment and Sustainable communities. Significant negative effects on Geology, Landscape as the site is within the Kent Downs AONB and Land use (some uncertainties as based on spatial agricultural data as no site specific data available). Minor negative effects on Biodiversity. Air quality, Water and Historic environment are neutral.

**SLAA220** - Land on western side of Bogshole Lane Whitstable: 8.38ha greenfield site. The site is located in the countryside to the south of the Urban Area of Whitstable with the

A299 (Thanet Way) running along the southern boundary. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing and Employment. Transport has mixed impacts with minor positive effects on access to public transport and significant negative effects on transport highway (concerns about the ability to provide safe access). Sustainable communities have mixed impacts with significant positive effects on provision/loss of facilities and minor positive effects on access to GP/open space, and minor negative effects on neighbouring uses (Thanet Way in close proximity). Significant negative effects on Biodiversity, Landscape, Water and Land use (site is a greenfield over 3ha). Air quality, Geology and Historic environment are neutral.

**SLAA221** - Land to the south of Goose Farm Fronting : 1.66ha greenfield site. The site is located in the countryside adjacent to the west of the Local Service Centre of Broad Oak. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Employment, and minor positive effects on Housing and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Significant negative effects on Biodiversity and Land use (some uncertainties as based on spatial agricultural data as no site specific data available), and minor negative effects on Landscape. Air quality, Geology, Water and Historic environment are neutral.

**SLAA222** - 37 Kingsdown Park: 0.24ha brownfield site. The site is located within the Urban Area of Whitstable. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment, Transport and Sustainable communities, with minor positive effects on Land use. Housing has minor positive and negative effects. Significant negative effects on Biodiversity. Air quality, Geology, Landscape, Water and Historic environment are neutral.

**SLAA223** - St Vincents Centre: 0.29ha brownfield site. The site is located within the Urban Area of Whitstable. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Transport, with minor positive effects on Housing and Land use. Sustainable communities have mixed impacts with significant positive effects on access to GP/open space and access to education, and minor positive and minor negative effects on provision/loss of facilities (reprovision of community facilities on site). Minor negative effects on Biodiversity. Air quality, Geology, Landscape, Water and Historic environment are neutral.

**SLAA224** - Land to the north of Church Lane Barham: 2.50ha greenfield site. The site is located in the open countryside adjacent to the Local Service Centre of Barham. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Sustainable communities, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport

and minor negative effects on transport highway. Significant negative effects on Landscape as the site is within the Kent Downs AONB and Land use (some uncertainties as based on spatial agricultural data as no site specific data available), and minor negative effects on Biodiversity and Water. Air quality, Geology and Historic environment are neutral.

**SLAA226A** - Altira Park and Blacksole Farm: 1.57ha brownfield site. The site is located within the Urban Area of Herne Bay, with a railway along the northern boundary of the site. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Land use and Transport. Housing and Landscape have minor positive and minor negative effects. Employment has mixed impacts as the loss of employment land means there are minor negative effects, the level of accessibility to employment sites provides significant positive effects and accessibility to Centres has a minor positive effect. Sustainable communities have mixed impacts with significant positive effects on access to GP/open space, minor positive effects on access to education and provision/loss of facilities, and minor negative effects on neighbouring uses (railway line in close proximity). Significant negative effects on Biodiversity, Geology, Water and Historic environment (site contains two Locally Listed Buildings). Air quality is neutral.

**SLAA227** - Bekesbourne Farm: 16.04ha mixed greenfield/brownfield site. The site is located in the open countryside adjacent to the Village of Bekesbourne, less than 80m north of the railway line. The applicant's submitted proposal is for residential led development. Significant positive effects on Flooding, and minor positive effects on Employment. Housing has mixed impacts with significant positive effects and minor negative effects. The Land use of the site is mixed therefore there are significant negative effects as it is possibly best and most versatile agricultural greenfield land, some uncertainties as based on spatial agricultural data as no site specific data available, and minor positive effects as there are existing buildings on part of the site. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highway (large-scale car dependent development). Sustainable communities have mixed impacts with significant positive effects on provision/loss of facilities, minor positive effects on access to GP/open space and minor negative effects on neighbouring uses (railway line in close proximity). Significant negative effects on Biodiversity, Geology, Landscape and Historic environment (adjacent to a Grade 2 Listed Building and likely impacts on the asset and / or its setting), and minor negative effects on Water. Air quality is neutral.

**SLAA228** - Land to the North of London Road Upper Harbledown: 0.50ha greenfield site. The site is located in the open countryside by the Village of Upper Harbledown, with the A2 within 55m to the south. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Transport, and minor positive effects on Housing. Sustainable communities have mixed impacts with minor positive effects on access to GP/open space, minor negative effects on neighbouring use (A2 within close proximity), and



minor positive and significant negative impacts on provision/loss of facilities (loss of open space). Significant negative effects on Biodiversity, and minor negative effects on Landscape, Historic environment (adjacent to Locally Listed Buildings and likely impacts on the assets and / or their setting) and Land use (some uncertainties as based on spatial agricultural data as no site specific data available). Air quality, Geology, Water and Employment are neutral.

**SLAA229** - Land at Sweech Farm: 6.02ha greenfield site. The site is located in the open countryside adjacent to the north-east of the Rural Hub of Sturry. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing, Employment and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Significant negative effects on Biodiversity, Landscape, Water, Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting) and Land use (site is a greenfield over 3ha). Air quality and Geology are neutral.

**SLAA230** - Land adjacent to 30 Churchwood Close: 1.92ha mixed greenfield/brownfield site. The site is located within the open countryside adjacent to the Local Service Centre of Rough Common. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Sustainable communities, and minor positive effects on Housing. The Land use of the site is mixed therefore there are significant negative effects as it is possibly best and most versatile agricultural greenfield land, some uncertainties as based on spatial agricultural data as no site specific data available, and minor positive effects as there are existing buildings on part of the site. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Significant negative effects on Biodiversity, Geology and Landscape, and minor negative effects on Water. Air quality and Historic environment are neutral.

**SLAA231** - Land at Womenswold: 2.17ha greenfield site. The site is located within the open countryside within and adjacent to the Village of Womenswold. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, and minor positive effects on Housing and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Significant negative effects on Biodiversity, Landscape as the site is within the Kent Downs AONB, Historic environment (adjacent to several Listed Buildings and likely impacts on the assets and / or their setting) and Land use (some uncertainties as based on spatial agricultural data as no site specific data available), and minor negative effects on Water. Air quality, Geology and Employment are neutral.

**SLAA233** - Broad Oak Reservoir: 443.63ha mixed greenfield/brownfield site. The site is located in the open countryside to the north of the Local Service Centre of Broad Oak. The



applicant's submitted proposal is for a Reservoir. Significant positive effects on Employment, and minor positive effects on Flooding. The Land use of the site is mixed therefore there are significant positive effects as more than 1ha is brownfield and significant negative effects more than 3ha is greenfield. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highway (large-scale car dependent development). Sustainable communities have mixed impacts with minor positive effects on access to GP/open space and access to education, and significant positive and significant negative effects on provision/loss of facilities (loss of open space). Significant negative effects on Biodiversity, Geology, Landscape, Water and Historic environment (contains Grade 2 Listed Buildings and Locally Listed Buildings and likely impacts on the assets and / or their setting), and minor negative effects on Housing. Air Quality is neutral.

**SLAA234** - Ashfield Farm: 0.56ha greenfield site. The site is located within the open countryside to the south of the District, with the District boundary with Folkestone and Hythe Council along the western boundary of the site. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, and minor positive effects on Housing and Transport. Sustainable communities have mixed impacts with minor positive effects on provision/loss of facilities, and minor negative effects on access to education. Significant negative effects on Biodiversity, Geology, Landscape as the site is within the Kent Downs AONB and Land use (some uncertainties as based on spatial agricultural data as no site specific data available), and minor negative effects on Water and Employment. Air quality and Historic environment are neutral.

**SLAA235** - Land at Goose Farm, Shalloak Road, Broad Oak: 2.11ha brownfield site. The site is located part within the countryside adjacent to the west of, and part within the Local Service Centre of Broad Oak. The applicant's submitted proposal is for a mix of housing and employment. Significant positive effects on Flooding, Land use and Transport, and minor positive effects on Housing and Sustainable communities. Landscape has minor positive effects due to redevelopment of the land, but minor negative impacts are also likely. Employment has mixed impacts as the level of accessibility to Centres provides significant positive effects, and employment land has minor positive and negative effects. Significant negative effects on Biodiversity. Air quality, Geology, Water and Historic environment are neutral.

**SLAA236** - Land South East of Port Farm Industrial Units: 1.06ha greenfield site. The site is located within the open countryside adjacent to the Village of Upstreet. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Transport, and minor positive effects on Housing and Employment. Sustainable communities have mixed impacts with minor positive effects on access to GP/open space and provision/loss of facilities, and minor negative effects on neighbouring uses (railway line within close proximity). Significant negative effects on Biodiversity, Water, Historic

environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting) and Land use (some uncertainties as based on spatial agricultural data as no site specific data available), and minor negative effects on Landscape. Air quality and Geology are neutral.

**SLAA237** - Land south of Lovell Road: 0.79ha mixed greenfield/brownfield site. The site is located partially within, and partially adjacent, to the Local Service Centre of Rough Common. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Sustainable communities. Housing has minor positive effects and negative effects. The Land use of the site is mixed therefore there are significant negative effects as it is possibly best and most versatile agricultural greenfield land, some uncertainties as based on spatial agricultural data as no site specific data available, and minor positive effects as there are existing buildings on part of the site. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Significant negative effects on Biodiversity, Geology and Water, and minor negative effects on Landscape. Air quality and Historic environment are neutral.

**SLAA238** - Land adjacent The Farm House: 0.75ha mixed greenfield/brownfield site. The site is located partially in the countryside, just over 0.4 miles south-east of the Village of Chartham Hatch. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding. Housing has minor positive and negative effects. The Land use of the site is mixed therefore there are significant negative effects as it is possibly best and most versatile agricultural greenfield land, some uncertainties as based on spatial agricultural data as no site specific data available, and minor positive effects as there is an existing building on part of the site. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Sustainable communities have mixed impacts with minor positive effects on access to GP/open space, access to education and provision/loss of facilities, and minor negative effects on neighbouring uses (railway line in close proximity). Significant negative effects on Biodiversity, Geology, Landscape and Water. Air quality, Historic environment and Employment are neutral.

**SLAA239** - Becket House: 1.11ha brownfield site. The site is located within the Urban Area of Canterbury City, just outside to the southeast of Canterbury City Centre. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Land use, Transport and Sustainable communities, and minor positive effects on Housing. Employment has mixed impacts as the loss of employment land means there are significant negative effects, the level of accessibility to Centres provides significant positive effects and accessibility to employment sites has a minor positive effect. Significant negative effects on Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets

and / or their setting. Uncertainties around the possible impacts on the World Heritage Site, its setting or views to and from it), and minor negative effects on Air quality, Biodiversity and Water. Geology and Landscape (uncertainties due to lack of information about whether the building will be demolished or not) are neutral.

**SLAA240** - Land at Greenhill adjacent Thornden Close: 16.25ha greenfield site. The site is located within the Green Gap between Herne Bay and Whitstable, adjacent, but outside, of the Urban Area of Herne Bay (Greenhill), with the Thanet Way (A299) less than 200m to the north of the site. The applicant's submitted proposal is for residential development. Significant positive effects on Housing and Employment. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highway (large-scale car dependent development). Sustainable communities have mixed impacts with significant positive effects on access to education and provision/loss of facilities, minor positive effects on access to GP/open space, and minor negative effects on neighbouring uses (Thanet Way in close proximity). Significant negative effects on Biodiversity, Geology, Landscape (site is situated within the Green Gap and could lead to coalescence), Water, Flooding and Land use (site is a greenfield over 3ha). Air quality and Historic environment are neutral.

**SLAA241** - Britton Court Farm: 1.30ha brownfield site. The site is located in the open countryside 0.3 miles north of the Village of Tyler Hill. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Land use and Transport. Housing has minor positive and negative effects. Landscape has minor positive effects due to redevelopment of the land, but minor negative impacts are likely due to potential increased density of development. Sustainable communities have mixed impacts with minor positive effects on access to GP/open space and provision/loss of facilities, and minor negative effects on access to education. Significant negative effects on Biodiversity and Employment, and minor negative effects on Water. Air quality, Geology and Historic environment are neutral.

**SLAA243** - Land east of Seasalter Lane Whitstable: 17.12ha greenfield site. The site is located in the open countryside adjacent to the Urban Area of Whitstable. The applicant's submitted proposal is for residential development. Significant positive effects on Housing and Employment. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highway (large-scale car dependent development). Sustainable communities have mixed impacts with significant positive effects on access to GP/open space and provision/loss of facilities, minor positive effects on access to education, and minor negative effects on neighbouring uses (Thanet Way in close proximity). Significant negative effects on Biodiversity, Geology, Landscape, Water, Flooding and Land use (site is a greenfield over 3ha). Air quality and Historic environment are neutral.

**SLAA245** - Grasmere Gardens Chestfield: 1.19ha greenfield site. The site is located within the Urban Area of Whitstable. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Transport and Sustainable communities, and minor positive effects on Housing. Employment has mixed impacts as the loss of employment land means there are minor negative effects and the level of accessibility to employment sites provides significant positive effects. Significant negative effects on Water, and minor negative effects on Biodiversity and Land use (some uncertainties as based on spatial agricultural data as no site specific data available). Air quality, Geology, Landscape and Historic environment are neutral.

**SLAA246** - Land at Dargate Road Yorkletts: 2.81ha greenfield site. The site is located part within the open countryside adjacent to and part within the Hamlet of Yorkletts. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, and minor positive effects on Housing and Employment. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Sustainable communities have mixed impacts with minor positive effects on access to GP/open space, and minor positive and significant negative impacts on provision/loss of facilities (loss of open space). Significant negative effects on Biodiversity and Land use (some uncertainties as based on spatial agricultural data as no site specific data available), and minor negative effects on Landscape. Air quality, Geology, Water and Historic environment are neutral.

**SLAA247** - Land east of Bodkin Farm: 24.03ha greenfield site. The site is located in the Green Gap between Whitstable and Herne Bay, in the open countryside. The Urban Area of Whitstable is adjacent to the east and the A2990 (Old Thanet Way) is adjacent to the north of the site. The applicant's submitted proposal is for residential development. Significant positive effects on Housing and Employment. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highway (large-scale car dependent development). Sustainable communities have mixed impacts with significant positive effects on access to GP/open space and provision/loss of facilities, and minor negative effects on neighbouring uses (Old Thanet Way in close proximity). Significant negative effects on Biodiversity (submission supported by ecological study which identifies protected species Slow worms have been found on the site), Landscape (site is situated within the Green Gap and could lead to coalescence), Water, Flooding and Land use (site is a greenfield over 3ha). Air quality, Geology and Historic environment are neutral.

**SLAA248** - Folly Farm: 2.46ha greenfield site. The site is located adjacent to the north-east of the Urban Area of Canterbury City. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Transport, and minor positive

effects on Housing. Sustainable communities have mixed impacts with minor positive effects on access to GP/open space and provision/loss of facilities, and minor negative effects on neighbouring uses (landfill within close proximity). Significant negative effects on Biodiversity, Geology, Landscape, Historic environment (adjacent to the setting of a Grade 2 Listed Building and likely impacts on the assets setting) and Land use (some uncertainties as based on spatial agricultural data as no site specific data available). Air quality, Water and Employment are neutral.

**SLAA249** - Land South of Five Acres Equestrian Centre: 10.74ha greenfield site. The site is located in the open countryside adjacent to the Urban Area of Whitstable. The applicant's submitted proposal is for residential development. Significant positive effects on Housing and Employment. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highway (large-scale car dependent development). Sustainable communities have mixed impacts with significant positive effects on access to GP/open space and provision/loss of facilities, minor positive effects on access to education, and minor negative effects on neighbouring uses (Thanet Way in close proximity). Significant negative effects on Biodiversity, Geology, Landscape, Water, Flooding and Land use (site is a greenfield over 3ha). Air quality and Historic environment are neutral.

**SLAA250** - Land off Well Lane Fordwich: 2.50ha greenfield site. The site is located in the countryside adjacent to the south of the Village of Fordwich. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment and Sustainable communities, and minor positive effects on Housing. Transport has mixed impacts with minor positive effects on access to public transport and significant negative effects on transport highway (size and nature of surrounding road network). Significant negative effects on Biodiversity, Geology, Landscape, Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting) and Land use (some uncertainties as based on spatial agricultural data as no site specific data available), and minor negative effects on Water. Air quality is neutral.

**SLAA251** - Land at Barham: 8.31ha greenfield site. The site is located in the open countryside adjacent to the Local Service Centre of Barham. The applicant's submitted proposal is for a mix of housing and employment. Significant positive effects on Housing (proposal is uncertain), Employment (development type and size of employment land proposed is uncertain) and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Significant negative effects on Geology, Landscape as the site is within the Kent Downs AONB, Water, Flooding, Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting) and Land use (site is a greenfield over 3ha). Minor negative effects on Biodiversity. Air quality is neutral.

**SLAA252** - Land West of OastGlen: 0.95ha brownfield site. The site is located in Calcott roughly 0.7 miles to the north of the Local Service Centre of Broad Oak. The applicant's submitted proposal is for residential development. Significant positive effects on Transport, with minor positive effects on Flooding, Housing, Land use and Sustainable communities. Landscape has minor positive effects due to redevelopment of the land, but minor negative impacts are likely due to potential increase in density of development. Significant negative effects on Biodiversity, Geology and Water, and minor negative effects on Employment. Air quality and Historic environment are neutral.

**SLAA253** - Land to the rear of Sondes House: 0.94ha greenfield site. The site is located within the open countryside adjacent to the Village of Patricbourne. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, and minor positive effects on Housing, Employment and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Significant negative effects on Biodiversity, Geology, Landscape, Historic environment (adjacent to a Grade 2 Listed Building and likely impacts on the asset and / or its setting) and Land use (some uncertainties as based on spatial agricultural data as no site specific data available). Minor negative effects on Water. Air quality is neutral.

**SLAA254** - Maypole Airfield: 19.84ha mixed greenfield/brownfield site. The site is located in the open countryside on the edge of the Village of Maypole. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Housing. The Land use of the site is mixed therefore there are significant positive effects as more than 1ha is brownfield and significant negative effects more than 3ha is greenfield. Employment has mixed impacts as the loss of employment land means there are minor negative effects and the level of accessibility to Centres provides significant positive effects. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highway (large-scale car dependent development). Sustainable communities have mixed impacts with minor positive effects on access to GP/open space and access to education, and significant positive and significant negative effects on provision/loss of facilities (loss of open space). Significant negative effects on Biodiversity, Landscape and Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting), and minor negative effects on Water. Air quality and Geology are neutral.

**SLAA255** - Field on Marley Lane: 1.31ha greenfield site. The site is located in the open countryside less than 0.1 miles west of the Village of Kingston. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, and minor positive effects on Housing and Sustainable communities. Significant negative effects on

Biodiversity, Landscape as the site is within the Kent Downs AONB and Land use (some uncertainties as based on spatial agricultural data as no site specific data available), and minor negative effects on Transport. Air quality, Geology, Water, Historic environment and Employment are neutral.

**SLAA256** - Land on the West side of Clapham Hill: 0.77ha greenfield site. The site is located within the Hamlet of Wraik Hill. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Employment, Transport and Sustainable communities, and minor positive effects on Housing and Sustainable communities. Significant negative effects on Biodiversity, and minor negative effects on Landscape, Historic environment (adjacent to Locally Listed Buildings and likely impacts on the assets and / or their setting) and Land use (some uncertainties as based on spatial agricultural data as no site specific data available). Air quality, Geology and Water are neutral.

**SLAA258** - Land at Albion Works, Church Lane, Barham: 1.54ha greenfield site. The site is located in the open countryside on the outskirts of the Local Service Centre of Barham. The applicant's submitted proposal is for commercial use. Significant positive effects on Flooding, Employment and Sustainable communities. Transport has mixed impacts with minor positive effects on access to public transport and minor negative effects on transport highway. Significant negative effects on Landscape as the site is within the Kent Downs AONB, Historic environment (adjacent to Grade 2 Historic Park and Garden Broome Park and likely impacts on the asset and / or its setting) and Land use (some uncertainties as based on spatial agricultural data as no site specific data available), and minor negative effects on Biodiversity and Water. Air quality, Geology and Housing are neutral.

**SLAA259** - Land on the west side of Hollow Lane: 40.89ha greenfield site. The site is located in the open countryside within the Urban Area of Canterbury City, with the A2 within 60m to the north. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing and Employment. Transport has mixed impacts with minor positive effects on access to public transport and significant negative effects on transport highway (large-scale car dependent development). Sustainable communities have mixed impacts with significant positive effects on access to education and provision/loss of facilities, minor positive effects on access to GP/open space, and minor negative effects on neighbouring uses (A2 in close proximity). Significant negative effects on Biodiversity, Geology, Landscape, Water and Land use (site is a greenfield over 3ha). Air quality and Historic environment (neutral impacts due to existing developments and the topography but some uncertainties around the possible impacts on the World Heritage Site, its setting or views to and from it) are neutral.



**SLAA260** - Land lying on the North West of Stodmarsh Road: 8.46ha greenfield site. The site is located in the open countryside less than 0.3 miles from the Village of Fordwich. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Housing, and minor positive effects on Employment. Sustainable communities have mixed impacts with minor positive effects on access to GP/open space, and significant positive and significant negative effects on provision/loss of facilities (loss of open space). Significant negative effects on Biodiversity, Geology, Landscape, Land use (site is a greenfield over 3ha) and Transport. Air quality, Water and Historic environment are neutral.

**SLAA262** - Land west and East of Cooting Lane, Adisham: 41.17ha greenfield site. The site is located in the open countryside on the edge of the Local Service Centre of Adisham and the Hamlet of Blooden. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing and Employment. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highway (large-scale car dependent development). Sustainable communities have mixed impacts with significant positive effects on provision/loss of facilities, minor positive effects on access to GP/open space and access to education, and minor negative effects on neighbouring uses (railway line in close proximity). Significant negative effects on Landscape and Land use (site is a greenfield over 3ha). Minor negative effect on Biodiversity, Water and Historic environment (adjacent to Locally Listed Buildings and likely impacts on the assets and / or their setting). Air quality and Geology are neutral.

**SLAA263** - Woodcroft: 2.23ha mixed greenfield/brownfield site. The site is located in the Green Gap between Whitstable and Herne Bay, in the open countryside adjacent to the east of the Urban Area of Whitstable. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Employment, and minor positive effects on Sustainable communities. Housing has minor positive and negative effects. The Land use of the site is mixed therefore there are minor positive and minor negative effects. Significant negative effects on Biodiversity and Landscape (site is situated within the Green Gap and could lead to coalescence). Minor negative effects on Transport. Air quality, Geology, Water and Historic environment are neutral.

**SLAA264** - Amery Court Farm: 174.35ha mixed greenfield/brownfield site. The site is located in the open countryside to the north of the Urban Area of Canterbury, and east of the Rural Service Centre of Blean. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Housing. The Land use of the site is mixed therefore there are significant negative effects as the site is a greenfield over 3ha and minor positive effects as there are some small brownfield parcels. Employment has mixed impacts as the level of accessibility to Centres provides significant positive effects and the loss of employment land has minor negative effects. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport



highway (large-scale car dependent development). Sustainable communities have mixed impacts with significant positive effects on access to GP/open space, and significant positive and significant negative effects on provision/loss of facilities (loss of open space). Significant negative effects on Biodiversity, Geology, Landscape, Water and Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting. Uncertainties around the possible impacts on the World Heritage Site, its setting or views to and from it). Air quality is neutral.

**SLAA265** - Butlers Court Farm: 11.14ha mixed greenfield/brownfield site. The site is located in the open countryside to the north of the Rural Service Centre of Blean. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing and Sustainable communities. The Land use of the site is mixed therefore there are significant negative effects as it is possibly best and most versatile agricultural greenfield land, some uncertainties as based on spatial agricultural data as no site specific data available, and minor positive effects as there is an existing building on part of the site. Employment has mixed impacts as the loss of employment land means there are significant negative effects and the level of accessibility to Centres provides significant positive effects. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highway (large-scale car dependent development). Significant negative effects on Biodiversity, Geology, Landscape and Water. Air quality and Historic environment are neutral.

**SLAA266** - Land on Bekesbourne Lane at Hoath Farm: 2.46ha greenfield site. The site is located adjacent to the east of the Urban Area of Canterbury City, with the Village of Bekesbourne roughly 1.3 miles to the south-east. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Employment, and minor positive effects on Housing and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Significant negative effects on Geology, Landscape, Water, Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting) and Land use (site is a greenfield over 3ha). Minor negative effects on Biodiversity. Air quality is neutral.

**SLAA267** - TT21601 - Land at Cooting Farm: 117.41ha greenfield site. The site is located in the open countryside just outside the Hamlet of Blooden, Local Service Centre of Adisham and Aylesham (in Dover District). The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing, Employment and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highway (large-scale car dependent development). Significant negative effects on Biodiversity, Geology, Landscape as the site is within the Kent Downs AONB, Historic environment (adjacent to a Grade 2 Listed

Building and likely impacts on the asset and / or its setting) and Land use (site is a greenfield over 3ha). Minor negative effects on Water, and Air quality is neutral.

**SLAA268** - Land On The South East Side Of Cooting Lane, Adisham: 46.36ha greenfield site. The site is located in the open countryside just outside the Hamlet of Blooden and Local Service Centre of Adisham. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing, Employment and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highway (large-scale car dependent development). Significant negative effects on Biodiversity, Landscape, Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting) and Land use (site is a greenfield over 3ha). Minor negative effects on Water. Air quality and Geology is neutral.

**SLAA269** - Howletts Farm: 0.53ha greenfield site. The site is located in the open countryside. The nearest settlement is the Village of Bekesbourne to the south. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, and minor positive effects on Housing. Transport has mixed impacts with minor positive effects on access to public transport and minor negative effects on transport highway. Sustainable communities have mixed impacts with minor positive effects on access to GP/open space and provision/loss of facilities, and minor negative effects on access to education. Significant negative effects on Geology, Landscape, Water, Historic environment (adjacent to a Grade 2 Listed Building and likely impacts on the asset and / or its setting) and Land use (some uncertainties as based on spatial agricultural data as no site specific data available), and minor negative effects on Biodiversity. Air quality and Employment are neutral.

**SLAA270** - Bigbury Orchard: 9.96ha greenfield site. The site is located within the open countryside, in between the Village of Chartham Hatch and the A2 (with the Local Service Centre of Harbledown further to the north). The applicant's submitted proposal is for residential development. Significant positive effects on Flooding and Housing. Transport has mixed impacts with minor positive effects on access to public transport and significant negative effects on transport highway (size and nature of surrounding road network). Sustainable communities have mixed impacts with minor positive effects on access to GP/open space, and significant positive and significant negative effects on provision/loss of facilities (loss of open space). Significant negative effects on Biodiversity, Geology, Landscape, Historic environment (site contains a Scheduled Ancient Monument) and Land use (site is a greenfield over 3ha). Minor negative effect on Water. Air quality and Employment are neutral.

**SLAA272** - Land at Bolts Hill, Chartham: 3.26ha greenfield site. The site is located within a green space in the Rural Service Centre of Chartham. The applicant's submitted proposal is

for residential development. Significant positive effects on Housing, Employment and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Significant negative effects on Biodiversity, Water, Flooding and Land use (site is a greenfield over 3ha). Minor negative effect on Landscape and Historic environment (in close proximity to Locally Listed Buildings and likely impacts on the assets and / or their setting). Air quality and Geology are neutral.

**SLAA273** - Land at New House Farm: 87.97ha greenfield site. The site is located in the open countryside within the Urban Area of Canterbury City, with the A2 within 60m to the north. The applicant's submitted proposal is for residential development. Significant positive effects on Flooding, Housing, Employment and Sustainable communities. Transport has mixed impacts with minor positive effects on access to public transport and significant negative effects on transport highway (large-scale car dependent development). Significant negative effects on Biodiversity, Geology, Landscape, Historic environment (contains a Grade 2 Listed Building) and Land use (site is a greenfield over 3ha). Air quality and Water are neutral.

**SLAA274** - Barham Parkland & Land, Valley Road Barham: 7.91ha greenfield site. The site is located in the open countryside adjacent to the Local Service Centre of Barham. The applicant's submitted proposal is for residential development. Significant positive effects on Housing and Employment. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Sustainable communities have mixed impacts with significant positive effects on access to education, minor positive effects on access to GP/open space, and significant positive and significant negative effects on provision/loss of facilities (loss of sports facility). Significant negative effects on Geology, Landscape as the site is within the Kent Downs AONB, Water, Flooding, Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting) and Land use (site is a greenfield over 3ha). Minor negative effects on Biodiversity, and Air quality is neutral.

## Local Plan (2017) sites

**124 & adjoining Middle Wall, Whitstable:** 0.15ha brownfield site. The site is located within the Urban Area of Whitstable, partially within Whitstable Town Centre. The site is allocated in the 2017 Local Plan for 7 dwellings. Significant positive effects on Transport and Sustainable communities, and minor positive effects on Landscape, Housing and Land use. Employment has mixed impacts as the level of accessibility to Centres provides significant positive effects, and due to loss of employment land there are minor negative effects. Significant negative effects on Biodiversity, Geology, Flooding and Historic environment (contains Grade 2 Listed Buildings and likely impacts on the assets and / or their setting). Air quality and Water are neutral.

**Altira:** 7.01ha greenfield site. The site is located within the Urban Area of Herne Bay, with a railway along the northern boundary of the site. The site is allocated in the 2017 Local Plan for employment use. Significant positive effects on Flooding, Employment and Sustainable communities. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Significant negative effects on Biodiversity, Geology, Water and Land use (site is a greenfield over 3ha), and minor negative effects on Landscape. Air quality, Historic environment and Housing are neutral.

**Barham Court Farm, Barham:** 1.46ha brownfield site. The site is located within the Urban Area of Herne Bay, with a railway along the northern boundary of the site. The site is allocated in the 2017 Local Plan for 25 dwellings. Significant positive effects on Land use, Transport and Sustainable communities, and minor positive effects on Housing. Significant negative effects on landscape as within Kent Downs AONB and some opportunities for improvement as brownfield so minor positive effects as well. Employment has mixed impacts as the level of accessibility to Centres provides significant positive effects, and employment land has significant negative effects. Significant negative effects on Geology, Water, Flooding and Historic environment (site contains, and is adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting), and minor negative effects on Biodiversity. Air quality is neutral.

**Beach Street, Herne Bay:** 0.33ha brownfield site. The site is located within the Herne Bay Town Centre. The site is allocated in the 2017 Local Plan for 33 dwellings. Significant positive effects on Transport and Sustainable communities, and minor positive effects on Landscape and Land use. Housing has mixed minor positive and negative effects. Employment has mixed impacts as the level of accessibility to Centres provides significant positive effects, and due to loss of employment land there are minor negative effects. Significant negative effects on Biodiversity, Geology, Water and Flooding, and minor negative effects on Historic environment (adjacent to Locally Listed Buildings and likely impacts on the assets and / or their setting). Air quality is neutral.

**Canterbury East Station (North Side) Car Park:** 0.48ha brownfield site. The site is located within the Urban Area of Canterbury City, with the railway line along the southern boundary. The site is allocated in the 2017 Local Plan for 24 dwellings. Significant positive effects on Flooding, Employment and Transport, and minor positive effects on Landscape, Housing and Land use. Sustainable communities have mixed impacts with significant positive effects on access to GP / open space and access to education, minor positive effects on provision/loss of facilities, and minor negative effects on neighbouring uses (railway line in close proximity). Significant negative effects on Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting). Uncertainties around the possible impacts

on the World Heritage Site, its setting or views to and from it), and minor negative effects on Air quality, Biodiversity and Water. Geology is neutral.

**Castle Street Car Park, Canterbury:** 0.28ha brownfield site. The site is located within the Urban Area of Canterbury City. The site is allocated in the 2017 Local Plan for 54 dwellings. Significant positive effects on Flooding, Employment, Transport and Sustainable communities, and minor positive effects on Landscape, Housing and Land use. Significant negative effects on Historic environment (contains Scheduled Ancient Monument and is adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting. Uncertainties around the possible impacts on the World Heritage Site, its setting or views to and from it), and minor negative effects on Air quality, Biodiversity and Water. Geology is neutral.

**Eddington Business Park:** 6.33ha mixed greenfield / brownfield site. The site is located within the Urban Area of Herne Bay, with a railway along part of the northern boundary. The site is allocated in the 2017 Local Plan for employment use, and possible additional housing development being considered. Significant positive effects on Employment, and minor positive effects on Housing (inclusion of housing in proposal is uncertain). Minor positive and negative effects on Landscape as opportunities for improvement. The site has a mixed Land use as over 1ha is brownfield there are significant positive effects and significant negative effects as it is possibly best and most versatile agricultural greenfield land, some uncertainties as based on spatial agricultural data as no site specific data available. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Sustainable communities have mixed impacts with significant positive effects on access to GP / open space and access to education, significant negative effects on neighbouring uses (railway line and Thanet Way in close proximity. Uncertainties as would only have negative impacts if housing came forward as part of the scheme), and minor positive or neutral effects on provision/loss of facilities (uncertainties as positive effects would occur if residential development came forward as part of the proposal). Significant negative effects on Biodiversity, Geology, Water and Flooding. Air quality and Historic environment are neutral.

**Garage Site, Kings Road, Herne Bay:** 0.13ha brownfield site. The site is located within the Urban Area of Herne Bay. The site is allocated in the 2017 Local Plan for 43 dwellings. Significant positive effects on Transport and Sustainable communities, and minor positive effects on Landscape, Housing and Land use. Employment has mixed impacts as the level of accessibility to employment sites and Centres provides significant positive effects, and due to loss of employment land there are minor negative effects. Significant negative effects on Water and Flooding, and minor negative effects on Biodiversity. Air quality, Geology and Historic environment are neutral.

**Hawks Lane, Canterbury:** 0.03ha brownfield site. The site is located within Canterbury City Centre. The site is allocated in the 2017 Local Plan for 9 dwellings. Significant positive effects on Flooding, Employment, Transport and Sustainable communities, and minor positive effects on Landscape, Housing and Land use. Significant negative effects on Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting. Uncertainties around the possible impacts on the World Heritage Site, its setting or views to and from it), and minor negative effects on Air quality, Biodiversity and Water. Geology is neutral.

**Holmans Meadow Car Park, Canterbury:** 0.54ha brownfield site. The site is located within the Urban Area of Canterbury City, adjacent to Canterbury City Centre. The site is allocated in the 2017 Local Plan for 20 dwellings. Significant positive effects on Flooding, Employment, Transport and Sustainable communities, and minor positive effects on Landscape, Housing and Land use. Significant negative effects on Air quality and Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting. Uncertainties around the possible impacts on the World Heritage Site, its setting or views to and from it), and minor negative effects on Biodiversity and Water. Geology is neutral.

**Ivy Lane North, Canterbury:** 0.08ha brownfield site. The site is located within the Urban Area of Canterbury City. The site is allocated in the 2017 Local Plan for 10 dwellings. Significant positive effects on Flooding, Employment, Transport and Sustainable communities, and minor positive effects on Landscape, Housing and Land use. Significant negative effects on Historic environment (within the World Heritage Site Buffer Zone and adjacent to Grade 2 Listed Buildings so likely impacts on the assets and / or their setting), and minor negative effects on Air quality, Biodiversity and Water. Geology is neutral.

**Land adjacent to Canterbury West Station, Canterbury:** 0.28ha brownfield site. The site is located within the Urban Area of Canterbury City, with the railway line along the north-west boundary. The site is allocated in the 2017 Local Plan for 20 dwellings. Significant positive effects on Flooding, Employment and Transport, and minor positive effects on Landscape, Housing and Land use. Sustainable communities have mixed impacts with significant positive effects on access to GP / open space and access to education, minor positive effects on provision/loss of facilities, and minor negative effects on neighbouring uses (railway line in close proximity). Significant negative effects on Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting. Uncertainties around the possible impacts on the World Heritage Site, its setting or views to and from it), and minor negative effects on Air quality, Biodiversity and Water. Geology is neutral.

**Land at and adjacent to Herne Bay Golf Driving Range, Greenhill:** 2.88ha greenfield site. The site is located within the Urban Area of Herne Bay. The site is allocated in the 2017 Local Plan for 38 dwellings. Significant positive effects on Flooding and Employment, and minor



positive effects on Housing. Minor positive and negative effects on Landscape as opportunities for improvement. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Sustainable communities have mixed impacts with significant positive effects on access to GP / open space and access to education, and mixed minor positive effects and significant negative effects (loss of sports facilities) on provision/loss of facilities. Significant negative effects on Biodiversity, Geology and Land use (possibly best and most versatile agricultural greenfield land, some uncertainties as based on spatial agricultural data as no site specific data available). Air quality, Water and Historic environment are neutral.

**Land at Bullockstone Road, Herne Bay:** 5.65ha greenfield site. The site is located in the countryside adjacent to the Urban Area of Herne Bay. The site is allocated in the 2017 Local Plan for 190 dwellings. Significant positive effects on Flooding and Housing, and minor positive effects on Employment. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Sustainable communities have mixed impacts with significant positive effects on access to GP / open space, access to education and provision/loss of facilities, and minor negative effects on neighbouring uses (Thanet Way in close proximity). Significant negative effects on Biodiversity, Geology, Landscape, Water and Land use (greenfield over 3ha). Air quality and Historic environment are neutral.

**Land at Herne Bay Station:** 0.58ha brownfield site. The site is located within the Urban Area of Herne Bay. The site is allocated in the 2017 Local Plan for 35 dwellings. Significant positive effects on Flooding, Employment and Transport, and minor positive effects on Landscape, Housing and Land use. Sustainable communities have mixed impacts with significant positive effects on access to GP / open space and access to education, minor positive effects on provision/loss of facilities, and minor negative effects on neighbouring uses (railway line in close proximity). Minor negative effects on Biodiversity. Air quality, Geology, Water and Historic environment are neutral.

**Land at Ladysmith Grove:** 0.54ha greenfield site. The site is located within the Urban Area of Whitstable. The site is allocated in the 2017 Local Plan for 31 dwellings. Significant positive effects on Employment and Sustainable communities, and minor positive effects on Housing. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Significant negative effects on Biodiversity and Flooding, and minor negative effects on Landscape and Land use. Air quality, Geology, Water and Historic environment are neutral.

**Land to rear of 51 Rough Common Road, Rough Common:** 1.11ha greenfield site. The site is within the Local Service Centre of Rough Common, and projects into the open countryside adjacent to the built confines. The site is allocated in the 2017 Local Plan for 28 dwellings.

Significant positive effects on Flooding, Employment, Transport and Sustainable communities. Minor positive and negative effects on Landscape as opportunities for improvement. Minor positive and negative effects on Housing. The site has a mixed Land use as less than 1ha is brownfield there are minor positive effects and significant negative effects as it is possibly best and most versatile agricultural greenfield land, some uncertainties as based on spatial agricultural data as no site specific data available. Significant negative effects on Biodiversity and Water. Air quality, Geology and Historic environment are neutral.

**Northgate Car Park, Canterbury:** 0.21ha brownfield site. The site is located within Canterbury City Centre. The site is allocated in the 2017 Local Plan for 21 dwellings. Significant positive effects on Employment, Transport and Sustainable communities, and minor positive effects on Landscape, Flooding, Housing and Land use. Significant negative effects on Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting. Uncertainties around the possible impacts on the World Heritage Site, its setting or views to and from it), and minor negative effects on Air quality, Biodiversity and Water. Geology is neutral.

**Rosemary Lane Car Park, Canterbury:** 0.27ha brownfield site. The site is located within the Urban Area of Canterbury City, adjacent to Canterbury City Centre. The site is allocated in the 2017 Local Plan for 20 dwellings. Significant positive effects on Employment, Transport and Sustainable communities, and minor positive effects on Landscape, Housing and Land use. Significant negative effects on Flooding and Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting. Uncertainties around the possible impacts on the World Heritage Site, its setting or views to and from it), and minor negative effects on Air quality, Biodiversity and Water. Geology is neutral.

**Site 1 Land at South Canterbury:** 229.08ha greenfield site. The site is located in the countryside adjacent to the Urban Area of Canterbury City. The site is allocated in the 2017 Local Plan for 4000 dwellings. Significant positive effects on Flooding and Employment. Significant positive and minor negative effects on Housing. Land use is mixed with significant negative effects (greenfield over 3ha) and minor positive effects as there are small areas of brownfield land. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highway (large-scale car dependent development). Sustainable communities have mixed impacts with significant positive effects on access to GP / open space, access to education and provision/loss of facilities, and significant negative effects on neighbouring uses (A2 and railway line in close proximity). Significant negative effects on Biodiversity, Geology, Landscape, Water and Historic environment (contains Grade 2 Listed Buildings and likely impacts on the assets and / or their setting. Uncertainties around the possible impacts on the World Heritage Site, its setting or views to and from it). Air quality is neutral.



**Site 5 Land at Strode Farm, Herne Bay:** 37.39ha mixed greenfield / brownfield site. The site is located in the countryside adjacent to the Urban Area of Herne Bay. The site is allocated in the 2017 Local Plan for 797 dwellings. Significant positive effects on Employment. Significant positive and minor negative effects on Housing. Land use is mixed with significant negative effects (greenfield over 3ha) and minor positive effects as there are small areas of brownfield land. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highway (large-scale car dependent development). Sustainable communities have mixed impacts with significant positive effects on access to GP / open space, access to education and provision/loss of facilities, and minor negative effects on neighbouring uses (Thanet Way in close proximity). Significant negative effects on Biodiversity, Geology, Landscape, Water, Flooding and Historic environment (adjacent to Grade 2 Listed Building and likely impacts on the asset and / or its setting), and minor negative effects on Air quality.

**Site 8 Land North of Hersden:** 62.09ha mixed greenfield / brownfield site. The site is located in the countryside adjacent to the Rural Service Centre of Hersden. The site is allocated in the 2017 Local Plan for 800 dwellings. Significant positive effects on Flooding, Employment and Sustainable communities. Significant positive and minor negative effects on Housing. Land use is mixed with significant negative effects (greenfield over 3ha) and minor positive effects as there are small areas of brownfield land. Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highway (large-scale car dependent development). Significant negative effects on Biodiversity, Geology, Landscape, Water and Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting). Air quality is neutral.

**St John's Lane Car Park, Canterbury:** 0.06ha brownfield site. The site is located within the Urban Area of Canterbury City, adjacent to Canterbury City Centre. The site is allocated in the 2017 Local Plan for 5 dwellings. Significant positive effects on Flooding, Employment, Transport and Sustainable communities, and minor positive effects on Landscape, Housing and Land use. Significant negative effects on Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting. Uncertainties around the possible impacts on the World Heritage Site, its setting or views to and from it), and minor negative effects on Air quality, Biodiversity and Water. Geology is neutral.

**St Johns Lane Employment Exchange, Canterbury:** 0.08ha brownfield site. The site is located within the Urban Area of Canterbury City. The site is allocated in the 2017 Local Plan for 24 dwellings. Significant positive effects on Flooding and Sustainable communities, and minor positive effects on Housing and Land use. Employment has mixed impacts as the level of accessibility to Centres provides significant positive effects, access to employment sites has minor positive effects, and due to loss of employment land there are minor negative effects. Transport has mixed impacts with significant positive effects on access to public transport

and minor negative effects on transport highway (uncertainties as may be a car free scheme due to Canterbury City Centre location). Significant negative effects on Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting. Uncertainties around the possible impacts on the World Heritage Site, its setting or views to and from it), and minor negative effects on Air quality, Biodiversity and Water. Geology and Landscape are neutral.

**St Martin's Hospital, Canterbury:** 6.39ha brownfield site. The site is located within the Urban Area of Canterbury City. The site is allocated in the 2017 Local Plan for 164 dwellings. Significant positive effects on Flooding, Land use and Employment. Minor positive and negative effects on Landscape as opportunities for improvement. Housing has mixed significant positive effects and minor negative effects. Transport has mixed impacts with significant positive effects on access to public transport and minor negative effects on transport highway. Sustainable communities have mixed impacts with significant positive effects on access to GP / open space and access to education, and mixed significant positive effects and significant negative effects on provision/loss of facilities (loss of hospital facilities). Significant negative effects on Biodiversity, Geology and Historic environment (site is within St Martins Hospital Conservation Area and likely impacts on the asset and / or its setting. Uncertainties around the possible impacts on the World Heritage Site, its setting or views to and from it). Air quality and Water are neutral.

**St Radigund's Place, Canterbury:** 0.07ha brownfield site. The site is located within the Urban Area of Canterbury City. The site is allocated in the 2017 Local Plan for 7 dwellings. Significant positive effects on Employment, Transport and Sustainable communities, and minor positive effects on Landscape, Housing and Land use. Significant negative effects on Biodiversity, Geology, Flooding, Historic environment (adjacent to Grade 2 Listed Buildings and likely impacts on the assets and / or their setting. Uncertainties around the possible impacts on the World Heritage Site, its setting or views to and from it), and minor negative effects on Air quality and Water.

**Tankerton Rd car park & garage, Whitstable:** 0.19ha brownfield site. The site is located within the Urban Area of Whitstable. The site is allocated in the 2017 Local Plan for 17 dwellings. Significant positive effects on Flooding, Employment, Transport and Sustainable communities, and minor positive effects on Landscape, Housing and Land use. Significant negative effects on Biodiversity. Air quality, Geology, Water and Historic environment are neutral.

**Whitstable Harbour:** 7.92ha brownfield site. The site is located within the Urban Area of Whitstable, partially within Whitstable Town Centre. The site is allocated in the 2017 Local Plan for employment and / or commercial uses. Significant positive effects on Land use and Transport, and minor positive effects on Landscape and Housing (inclusion of housing in

proposal is uncertain). Employment has mixed impacts as the level of accessibility to Centres provides significant positive effects, access to employment sites has minor positive effects and employment land has significant positive and negative effects (uncertainties as exact proposal is uncertain). Sustainable communities have mixed impacts with significant positive effects on access to GP / open space and access to education, mixed minor negative and neutral effects on neighbouring uses (Working Harbour in close proximity. Uncertainties as would only have negative impacts if housing came forward as part of the scheme), and minor positive or neutral effects on provision/loss of facilities (uncertainties as positive effects would occur if residential development came forward as part of the proposal). Significant negative effects on Biodiversity, Geology, Water and Flooding, and minor negative effects on Historic environment (site is adjacent to Locally Listed Building and likely impacts on the asset and / or its setting). Air quality is neutral.

**Wincheap:** 14.96ha brownfield site. The site is located within the Urban Area of Canterbury City. The site is allocated in the 2017 Local Plan for retail, and possible additional housing development being considered. Significant positive effects on Housing and Land use, and minor positive effects on Landscape. Employment has mixed impacts as the level of accessibility to Centres provides significant positive effects and employment land has significant positive and negative effects (uncertainties as exact proposal is uncertain). Transport has mixed impacts with significant positive effects on access to public transport and significant negative effects on transport highway (large-scale car dependent development). Sustainable communities have mixed impacts with significant positive effects on access to GP / open space, access to education and provision/loss of facilities, and significant negative effects on neighbouring uses (A2 and railway line in close proximity). Significant negative effects on Biodiversity, Geology, Water, Flooding and Historic environment (adjacent to Grade 2 and 2\* Listed Buildings and likely impacts on the assets and / or their setting. Uncertainties around the possible impacts on the World Heritage Site, its setting or views to and from it), and minor negative effects on Air quality.