

EB 04.80

**Folkestone**

Hythe & Romney Marsh  
Shepway District Council



# Strategic Housing Land Availability Assessment (SHLAA) 2017/2018 Site Submissions



December 2018

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CSR 1 Land adjacent to Etchingill Nursery, Etchingill

CSR 2 Booker Wholesalers, Folkestone

CSR 3 Elm Tree Farm, Sellindge

CSR 4 Land at the Piggery, Sellindge

## **Site Form**

<i>SHLAA Ref:</i>	CSR1	<i>FHDC Ward:</i>	NDW
<i>Site Name/Address:</i>	Land adjacent to Etchinghill Nursery	<i>Source:</i>	CFS 2018
<i>Current Use:</i>	Former nursery	<i>Area (ha):</i>	1.6 ha
		<i>Site Visit:</i>	November 2018

### **Stage 1: Initial Assessment on suitability**

<b>A</b>	<b>Is the size of the site 0.17ha or over (to enable the development of five or more dwellings)</b>	Yes
<b>B</b>	<b>Has the site been allocated for housing; <u>or</u> been identified as suitable in previous assessments; <u>or</u> has had planning permission; <u>or</u> there has been a positive change in circumstances; <u>or</u> is a new site?</b>	No
<b>C</b>	<b>Is the site within or does it contain any of the following:</b> <ul style="list-style-type: none"> <li>• SAC</li> <li>• SSSI</li> <li>• National Nature Reserve</li> <li>• Ramsar</li> <li>• SPA</li> <li>• Ancient Woodland</li> <li>• an Extreme Flood Hazard (as defined in the SFRA for the year 2115)</li> <li>• Scheduled Monument</li> <li>• Registered Parks and Gardens</li> </ul>	No

<b>Proceed to Stage 2?</b>	Yes.
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## Stage 2: Detailed Assessment on suitability

A	<b>Relationship to the settlement hierarchy?</b>	Etchinghill is a secondary village, this site adjoins the settlement boundary.
<b>Physical or Infrastructure Constraints:</b>		
i) <b>Can a suitable access to the highway network be created?</b>		Yes as part of the adjoining future residential development PPLP Policy ND9
ii) <b>Is there adequate highway capacity?</b>		Yes
iii) <b>Is there water supply?</b>		Yes
iv) <b>Is there sewerage?</b>		Yes
v) <b>Is there electricity supply?</b>		Yes
vi) <b>Are there electricity pylons on site?</b>		No
vii) <b>Is there contamination?</b>		None known
viii) <b>Are there adverse ground conditions?</b>		None known
ix) <b>Is there any hazardous risk?</b>		None known
x) <b>Is there difficult topography?</b>		No
xi) <b>Is there a river near or on the site?</b>		No
xii) <b>Is it in flood zone 2?</b>		No
xiii) <b>Is it in flood zone 3?</b>  If yes hazard rating 2115 with climate change - Nil/Low/Moderate/Significant		No
C	<b>Could the development potentially have a detrimental impact on any of the following?</b>	
i) <b>Townscape</b>		This site is located at the entrance to the village, however the site on the opposite side of the road has already been developed.
ii) <b>Landscape</b>		Yes the site is in the AONB
iii) <b>AONB and its immediate setting</b>		Yes
iv) <b>Kent BAP sites</b>		
v) <b>Tree Preservation Orders</b>		No
vi) <b>Heritage Assets</b>		Area of archaeological potential
vii) <b>Historic Park/Garden or Square</b>		No
viii) <b>Local Wildlife Site</b>		No

	ix) Protected Open Space	No
D	Has the site been identified to be retained in the Employment Land Review?	No
E	Is the site safeguarded (including minerals)?	No
F	<b>Sustainable Location. How does the site perform against the following criteria?</b>	
	• Within 800m of a bus stop or railway station	Yes. Bus stop, Canterbury Road (approx.. 50m)
	• Within 800m of a primary school	No. Lyminge Primary School (approx.. 2km)
	• Within 800m of a convenience store	No. Lyminge Food & Wine (approx.. 2km)
	• Within 1km of a GP surgery	No. New Lyminge Surgery (approx.. 2km)
G	<b>External Environmental Factors</b>	
	Would the amenity of residents be adversely affected by any external environmental factors? Is a buffer area required?	No

<b>Proceed to Stage 3?</b>	Yes. Although some potential constraints on site which could result in site capacity reductions i.e. AONB.
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### Stage 3: Deliverability

A	<b>Do any of the following factors affect the availability of the site?</b>	
	i) Multiple Ownership/Ransom Strip	No
	ii) Existing Tenancy/Lease Agreement	No
	iii) Willingness of the Owner(s) to Sell	N/A
	iv) Willingness of the Developer to Develop	Yes
	v) Occupied by Use unlikely to Cease	No

<b>Proceed to Stage 4?</b>	Yes
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#### Stage 4: Achievability

<b>A</b>	<b>Market Interests</b>	
	<b>i) Compatible with Adjacent Uses</b>	The site would be compatible with the future residential development to the west and existing development to the south.
	<b>ii) Land Values compared with Existing and Alternative Uses</b>	Residential development on this site would significantly increase the land value, as the site is currently undeveloped.
	<b>iii) Attractiveness of Locality</b>	Attractive rural location
	<b>iv) Demand</b>	CIL Charging Schedule: Zone D £125-very high
<b>B</b>	<b>Cost</b>	
	<b>i) site preparation</b>	There does not appear to be any significant site preparation costs associated with the development of this site to residential.
	<b>ii) abnormal costs;</b>	There does not appear to be any abnormal costs associated with the development of this site.
	<b>iii) planning policy</b>	PPLP Policy ND9
	<b>iv) infrastructure</b>	No
<b>C</b>	<b>i) Type of dwelling</b>	Not specified
	<b>ii) Quantity</b>	30
<b>D</b>	<b>Delivery and Phasing</b>	
	<b>Is the site 'deliverable' (1 - 5 years)?</b>	Yes
	<b>Is the site 'developable' (6 – 15 years)?</b>	

**Stage 5: Comments from other organisations**

**SDC Internal – Property/Housing/Environmental Health**

*No comments*

**KCC Highways**

The site could be accessed via a suitable access provided from Canterbury Road as part of the draft housing allocation in the Places and Policies Local Plan (Policy ND9). The draft policy also requires a new footpath along Canterbury Road to link in with the existing footpath; and a new crossing point to link to the footpath on the opposite side of Canterbury road.

**Highways Agency**

*No comment*

**Environment Agency**

*No comment*

**Natural England**

In the Kent Downs AONB. Landscape & Visual Impact Assessment will be necessary. NPPF paragraph 172 will apply.

**Kent Downs AONB**

In the Kent Downs AONB. Any development should be of an appropriate scale, design and layout and incorporate adequate landscaping to mitigate impact on AONB.

**Kent Wildlife Trust**

*No comment*

**HSE**

*No comment*

**Local Authorities (Ashford, Dover, Canterbury, Rother)**

*No comment*

**CONCLUSIONS**

The site is relatively close/walkable to the centre of Etchinghill, with good bus links to Folkestone and Canterbury. The potential impact on the AONB require specific consideration, however there appears scope within the land parcel to explore options to accommodate approximately 20 dwellings as part of an extension of the draft housing allocation in the Places and Policies Local Plan (Policy ND10), which is in the same ownership. It is considered that the village could remain relatively compact and existing planting would screen development and minimise ‘urbanisation’.

**Date** .....

## **Site Form**

<i>SHLAA Ref:</i>	CSR2	<i>FHDC Ward:</i>	Broadmead
<i>Site Name/Address:</i>	Booker Wholesale, Park Farm Road, Folkestone	<i>Source:</i>	CFS2018
<i>Current Use:</i>	Retail Warehouse	<i>Area (ha):</i>	0.7 ha
		<i>Site Visit:</i>	Yes November 2018

### **Stage 1: Initial Assessment on suitability**

<b>A</b>	<b>Is the size of the site 0.17ha or over (to enable the development of five or more dwellings)</b>	Yes
<b>B</b>	<b>Has the site been allocated for housing; <u>or</u> been identified as suitable in previous assessments; <u>or</u> has had planning permission; <u>or</u> there has been a positive change in circumstances; <u>or</u> is a new site?</b>	New Site
<b>C</b>	<b>Is the site within or does it contain any of the following:</b> <ul style="list-style-type: none"> <li>• SAC</li> <li>• SSSI</li> <li>• National Nature Reserve</li> <li>• Ramsar</li> <li>• SPA</li> <li>• Ancient Woodland</li> <li>• an Extreme Flood Hazard (as defined in the SFRA for the year 2115)</li> <li>• Scheduled Monument</li> <li>• Registered Parks and Gardens</li> </ul>	No

<b>Proceed to Stage 2?</b>	Yes
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## Stage 2: Detailed Assessment on suitability

A	Relationship to the settlement hierarchy?	The site is within the settlement boundary of the sub-regional town of Folkestone
	<b>Physical or Infrastructure Constraints:</b>	
	i) Can a suitable access to the highway network be created?	Yes. Access from Park Farm Road. .
	ii) Is there adequate highway capacity?	Yes
	iii) Is there water supply?	Yes
	iv) Is there sewerage?	Yes
	v) Is there electricity supply?	Yes
	vi) Are there electricity pylons on site?	No
	vii) Is there contamination?	None known
	viii) Are there adverse ground conditions?	None known
	ix) Is there any hazardous risk?	None known
	x) Is there difficult topography?	No
	xi) Is there a river near or on the site?	No
	xii) Is it in flood zone 2?	No
	xiii) Is it in flood zone 3?	No
	If yes hazard rating 2115 with climate change - Nil/Low/Moderate/Significant	
C	<b>Could the development potentially have a detrimental impact on any of the following?</b>	
	i) Townscape	No
	ii) Landscape	No
	iii) AONB and its immediate setting	No
	iv) Kent BAP sites	No
	v) Tree Preservation Orders	No
	vi) Heritage Assets	No
	vii) Historic Park/Garden or Square	No
	viii) Local Wildlife Site	No

	<b>ix) Protected Open Space</b>	No
<b>D</b>	<b>Has the site been identified to be retained in the Employment Land Review?</b>	Yes
<b>E</b>	<b>Is the site safeguarded (including minerals)?</b>	No
<b>F</b>	<b>Sustainable Location. How does the site perform against the following criteria?</b>	
	• <b>Within 800m of a bus stop or railway station</b>	Yes. Park Farm Road Bus Stop (100m approx.)
	• <b>Within 800m of a primary school</b>	No. Stella Maris Primary School (1.4km approx.)
	• <b>Within 800m of a convenience store</b>	Yes, Sainsburys West Park Farm
	• <b>Within 1km of a GP surgery</b>	Yes, Park Farm Surgery
<b>G</b>	<b>External Environmental Factors</b>	
	<b>Would the amenity of residents be adversely affected by any external environmental factors? Is a buffer area required?</b>	Yes. Noise from employment activities and delivery vehicles servicing the neighbouring retail units.

<b>Proceed to Stage 3?</b>	Yes
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### Stage 3: Deliverability

<b>A</b>	<b>Do any of the following factors affect the availability of the site?</b>	
	<b>i) Multiple Ownership/Ransom Strip</b>	No
	<b>ii) Existing Tenancy/Lease Agreement</b>	Yes. Booker Wholesalers
	<b>iii) Willingness of the Owner(s) to Sell</b>	Yes
	<b>iv) Willingness of the Developer to Develop</b>	No
	<b>v) Occupied by Use unlikely to Cease</b>	No

<b>Proceed to Stage 4?</b>	Yes
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#### Stage 4: Achievability

<b>A</b>	<b>Market Interests</b>	
	<b>i) Compatible with Adjacent Uses</b>	
	<b>ii) Land Values compared with Existing and Alternative Uses</b>	Residential development on this site would increase the land value; although this likely be suppressed by situation.
	<b>iii) Attractiveness of Locality</b>	Low. The site is situated within a retail / Industrial estate.
	<b>iv) Demand</b>	CIL Charging Schedule: Zone B £50-Medium
<b>B</b>	<b>Cost</b>	
	<b>i) site preparation</b>	Demolition of existing retail / industrial units.
	<b>ii) abnormal costs;</b>	Possible decontamination given existing retail / industrial uses.
	<b>iii) planning policy</b>	Employment Site (Policies E1 and SS4)
	<b>iv) infrastructure</b>	There does not appear to be any specific infrastructure constraints on site.
<b>C</b>	<b>i) Type of dwelling</b>	
	<b>ii) Quantity</b>	30
<b>D</b>	<b>Delivery and Phasing</b>	
	<b>Is the site 'deliverable' (1 - 5 years)?</b>	
	<b>Is the site 'developable' (6 – 15 years)?</b>	Yes

## **Stage 5: Comments from other organisations**

### **SDC Internal – Property/Housing/Environmental Health**

*No Comments*

### **KCC Highways**

The site is located within the existing Park Farm Industrial Estate. A suitable access point can be provided onto Park Farm Road. The site is located in a sustainable location close to existing amenities and public transport facilities.

### **Highways Agency**

*No Comments*

### **Environment Agency**

Groundwater and Contaminated Land Comments Works Site - Preliminary Risk Assessment will be required

### **Natural England**

*No Comments*

### **Kent Downs AONB**

Outside of AONB but within setting. The existing site fails to positively contribute to the setting of the AONB and residential redevelopment could result in an improvement. Some concern however that displacement of the existing commercial unit(s) could lead to a requirement for a greenfield site elsewhere in the setting of the AONB.

### **Kent Wildlife Trust**

*No Comments*

### **HSE**

*No Comments*

### **Local Authorities (Ashford, Dover, Canterbury, Rother)**

*No Comments*

## **CONCLUSIONS**

The site is located in the Park Farm Industrial Estate, an existing employment designation, on the edge of the settlement boundary of the Folkestone Urban Area.

Park Farm is currently a mix of retail, quasi-retail and industrial uses. Whilst the site benefits from a lack of physical and infrastructure constraints; and good access to local services and transport links it is not considered fit for C3 residential uses. The site is separated from the existing residential area by allotments and would result in a small isolated residential development amongst retail warehousing and industrial uses which would result in poor residential amenity for any future residents. Development may also undermine and lead to further pressures allow further change of use and erosion of the employment area.

**Date** .....



## **Site Form**

<i>SHLAA Ref:</i>	CSR3	<i>FHDC Ward:</i>	NDW
<i>Site Name/Address:</i>	Land at Elm Tree Farm to the rear of Sellindge Primary School	<i>Source:</i>	CFS 2018
<i>Current Use:</i>	Agriculture/ Barns	<i>Area (ha):</i>	17.1 ha
		<i>Site Visit:</i>	November 2018

### **Stage 1: Initial Assessment on suitability**

<b>A</b>	<b>Is the size of the site 0.17ha or over (to enable the development of five or more dwellings)</b>	Yes
<b>B</b>	<b>Has the site been allocated for housing; <u>or</u> been identified as suitable in previous assessments; <u>or</u> has had planning permission; <u>or</u> there has been a positive change in circumstances; <u>or</u> is a new site?</b>	New site
<b>C</b>	<b>Is the site within or does it contain any of the following:</b> <ul style="list-style-type: none"> <li>• SAC</li> <li>• SSSI</li> <li>• National Nature Reserve</li> <li>• Ramsar</li> <li>• SPA</li> <li>• Ancient Woodland</li> <li>• an Extreme Flood Hazard (as defined in the SFRA for the year 2115)</li> <li>• Scheduled Monument</li> <li>• Registered Parks and Gardens</li> </ul>	No

<b>Proceed to Stage 2?</b>	Yes
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### **Stage 2: Detailed Assessment on suitability**

<b>A</b>	<b>Relationship to the settlement hierarchy?</b>	Adjoins the settlement of Sellindge a rural centre
	<b>Physical or Infrastructure Constraints:</b>	
	<b>i) Can a suitable access to the highway network be created?</b>	It looks like there would only be a single access point, on to Ashford Road (A20), as Moorstock Lane is unsuitable for additional traffic.
	<b>ii) Is there adequate highway capacity?</b>	Kent Highways to confirm
	<b>iii) Is there water supply?</b>	? Existing farm on site which is presumable supplied
	<b>iv) Is there sewerage?</b>	? Existing farm on site which is presumable supplied
	<b>v) Is there electricity supply?</b>	? Existing farm on site which is presumable supplied
	<b>vi) Are there electricity pylons on site?</b>	No
	<b>vii) Is there contamination?</b>	?
	<b>viii) Are there adverse ground conditions?</b>	?
	<b>ix) Is there any hazardous risk?</b>	?
	<b>x) Is there difficult topography?</b>	No
	<b>xi) Is there a river near or on the site?</b>	No river, however waterbodies appear to be on the site (GIS)
	<b>xii) Is it in flood zone 2?</b>	No
	<b>xiii) Is it in flood zone 3?</b>	No
	If yes hazard rating 2115 with climate change - Nil/Low/Moderate/Significant	
<b>C</b>	<b>Could the development potentially have a detrimental impact on any of the following?</b>	
	<b>i) Townscape</b>	No
	<b>ii) Landscape</b>	Yes, the site currently has an open character, with hedge/ tree lined fields
	<b>iii) AONB and its immediate setting</b>	Yes, setting. The site has sparse tree cover and a more open character, hence it is more clearly within the visual setting of the AONB.
	<b>iv) Kent BAP sites</b>	No
	<b>v) Tree Preservation Orders</b>	No, none currently, however the site will be assessed for TPO's.
	<b>vi) Heritage Assets</b>	The site contains 2 Grade II listed buildings, Elm Tree Farm and Barn and adjoins Lees Cottages and Guinea Hall which are also Grade II listed. The setting of the listed

		buildings also need to be considered. There is an area of archaeological potential around Elm Tree Farmhouse.
	vii) Historic Park/Garden or Square	No
	viii) Local Wildlife Site	No
	ix) Protected Open Space	No
D	Has the site been identified to be retained in the Employment Land Review?	No
E	Is the site safeguarded (including minerals)?	There are two mineral safeguards on the site. These are: <ul style="list-style-type: none"> <li>• Sandgate Sandstone formation,</li> <li>• Sub-alluvial River Terrace deposits.</li> </ul>
F	<b>Sustainable Location. How does the site perform against the following criteria?</b>	
	• Within 800m of a bus stop or railway station	Yes
	• Within 800m of a primary school	Yes
	• Within 800m of a convenience store	<u>Yes</u>
	• Within 1km of a GP surgery	Yes. Sellindge Surgery (900m approx.)
G	<b>External Environmental Factors</b>	
	Would the amenity of residents be adversely affected by any external environmental factors? Is a buffer area required?	No

<b>Proceed to Stage 3?</b>	Yes, although there are a number of issues with this site which require further investigation. There are concerns with the impacts on the rural landscape and the setting of the AONB, listed buildings and their setting and possible highway capacity constraints. However the site is central and within a short distance of the village's facilities, therefore it is considered a sustainable location.
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### Stage 3: Deliverability

A	<b>Do any of the following factors affect the availability of the site?</b>	
	i) Multiple Ownership/Ransom Strip	The site is in single ownership
	ii) Existing Tenancy/Lease Agreement	No



	<b>iii) Willingness of the Owner(s) to Sell</b>	Yes willing
	<b>iv) Willingness of the Developer to Develop</b>	Immediately available for development.
	<b>v) Occupied by Use unlikely to Cease</b>	No

<b>Proceed to Stage 4?</b>	Yes
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#### Stage 4: Achievability

<b>A</b>	<b>Market Interests</b>	
	<b>i) Compatible with Adjacent Uses</b>	The site would be compatible with the residential areas to the east and south.
	<b>ii) Land Values compared with Existing and Alternative Uses</b>	Residential development on this site would significantly increase the land value, as the site is currently agriculture.
	<b>iii) Attractiveness of Locality</b>	Attractive semi-rural location
	<b>iv) Demand</b>	CIL Charging Schedule: Zone D Very Good
<b>B</b>	<b>Cost</b>	
	<b>i) site preparation</b>	There does not appear to be any significant site preparation costs associated with the development of this site to residential.
	<b>ii) abnormal costs;</b>	There does not appear to be any abnormal costs associated with the development of this site.
	<b>iii) planning policy</b>	No
	<b>iv) infrastructure</b>	There does not appear to be any specific infrastructure constraints on this site.
<b>C</b>	<b>i) Type of dwelling</b>	Not Specified
	<b>ii) Quantity</b>	188 dwellings under a strategy that restricts housing numbers to 600.
<b>D</b>	<b>Delivery and Phasing</b>	
	<b>Is the site 'deliverable' (1 - 5 years)?</b>	Yes
	<b>Is the site 'developable' (6 – 15 years)?</b>	

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## **Stage 5: Comments from other organisations**

- **FHDC Internal – Property/Housing/Environmental Health**

- **KCC Highways**

Highway works have recently been implemented to reduce the width of the carriageway at this location to 6 metres. This significantly reduces the highway capacity along this part of the A20. Such a scale of development as proposed would effect those constructed works and as a minimum a right hand turn lane would be need to serve this development. Only one point of access could be provided together with the potential for an emergency access of Moorstock Lane. This would limit the maximum number of dwellings that could be served from this site. A junction capacity assessment would be required by the applicant to demonstrate that the development would be served off a right hand turn lane junction. The school is planning to expand to a one form entry and the Highway Authority will need to consider what impact this expansion will have on the existing on-street car parking that takes place along the A20. Currently on-street car parking takes place on the A20 as a result of the school, which is a highway safety concern. This will hopefully be addressed by the Taylor Wimpey hybrid planning application which proposes a new car park on the southern side of the A20 together with a new formal crossing facility. Only in time will the Highway Authority be able to assess the impact that this will have on the parking that currently takes place on the A20. At the minute the Highway Authority cannot currently support this site.

- **Highways Agency**
- **Environment Agency**
- **Natural England**
- **Kent Downs AONB**
- **Kent Wildlife Trust**
- **HSE**
- **Local Authorities (Ashford, Dover, Canterbury, Rother)**

## **CONCLUSIONS**

Land at Elm Tree Farm situated north of the A20, is in an area characterised by sparse tree cover with an open character within the visual setting of the Kent Downs AONB. In addition the land surrounds the Grade II listed Elm Tree Farm House and associated barn.

Allocating this site would extend development further west along the Ashford Road (A20) as well as north towards the AONB. At present the gaps in the built up area allow views to open countryside and towards the AONB beyond, helping to maintain the rural feel and character of the village of Sellindge. In addition the boundary to the north would be extremely vulnerable to further growth in the future.

The assessment identifies the land as having potential highway capacity constraints.

There are Public Rights of Way that cross the site.

However the location of the site is considered sustainable as it is within walking distance of the facilities within the village and the site contains land which could be used for the expansion of Sellindge Primary School in the future.

**Date** .....

## **Site Form**

<i>SHLAA Ref:</i>	CSR 4	<i>FHDC Ward:</i>	NDW
<i>Site Name/Address:</i>	Land at the Piggery, Sellindge	<i>Source:</i>	CFS 2018
<i>Current Use:</i>	Agricultural fields and disused piggery buildings	<i>Area (ha):</i>	13.8ha
		<i>Site Visit:</i>	November 2018

## **Stage 1: Initial Assessment on suitability**

<b>A</b>	<b>Is the size of the site 0.17ha or over (to enable the development of five or more dwellings)</b>	Yes
<b>B</b>	<b>Has the site been allocated for housing; <u>or</u> been identified as suitable in previous assessments; <u>or</u> has had planning permission; <u>or</u> there has been a positive change in circumstances; <u>or</u> is a new site?</b>	New site
<b>C</b>	<b>Is the site within or does it contain any of the following:</b> <ul style="list-style-type: none"> <li>• SAC</li> <li>• SSSI</li> <li>• National Nature Reserve</li> <li>• Ramsar</li> <li>• SPA</li> <li>• Ancient Woodland</li> <li>• an Extreme Flood Hazard (as defined in the SFRA for the year 2115)</li> <li>• Scheduled Monument</li> <li>• Registered Parks and Gardens</li> </ul>	Yes it contains an area of Ancient Woodland

<b>Proceed to Stage 2?</b>	Yes, although further investigation will be required regarding the Ancient Woodland and any potential impact
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## **Stage 2: Detailed Assessment on suitability**

<b>A</b>	<b>Relationship to the settlement hierarchy?</b>	The closest settlement is Sellindge, a rural centre. However the site is detached from the main urban area of the village, separated by open countryside, farmland, Guinea Hall (a grade II listed building) and Elm Tree Farm (Grade II listed buildings).
<b>Physical or Infrastructure Constraints:</b>		
<b>i) Can a suitable access to the highway network be created?</b>		It looks like there would only be a single access point, on to Ashford Road (A20), as Moorstock Lane (a rural lane) is unsuitable for additional traffic.
<b>ii) Is there adequate highway capacity?</b>		See Kent Highways comment below
<b>iii) Is there water supply?</b>		Within the A20 bounding the site
<b>iv) Is there sewerage?</b>		Within the A20 bounding the site
<b>v) Is there electricity supply?</b>		Within the A20 bounding the site
<b>vi) Are there electricity pylons on site?</b>		No
<b>vii) Is there contamination?</b>		No
<b>viii) Are there adverse ground conditions?</b>		No
<b>ix) Is there any hazardous risk?</b>		No
<b>x) Is there difficult topography?</b>		No
<b>xi) Is there a river near or on the site?</b>		Yes a series of linked ponds/ waterbodies in the north-east of the site
<b>xii) Is it in flood zone 2?</b>		A small area of the site, in the north-west corner is located in flood zone 2/ 3
<b>xiii) Is it in flood zone 3?</b>  If yes hazard rating 2115 with climate change - Nil/Low/Moderate/Significant		A small area of the site, in the north-west corner is located in flood zone 2/ 3  Nil
<b>C</b>	<b>Could the development potentially have a detrimental impact on any of the following?</b>	
<b>i) Townscape</b>		Yes this site is detached from the main urban area of the village. It would not relate well to the rest of the village and the new central core which is currently being built out in accordance with policy CSD9 from the Core Strategy (2013).

	<b>ii) Landscape</b>	Yes, the site currently has an open character, with hedge/ tree lined fields and views to the AONB beyond.
	<b>iii) AONB and its immediate setting</b>	Yes, setting. The site has sparse tree cover and a more open character, hence it is more clearly within the visual setting of the AONB.
	<b>iv) Kent BAP sites</b>	No
	<b>v) Tree Preservation Orders</b>	No, but there is an area of Ancient Woodland on the site and the wider site has not yet been assessed for TPO's.
	<b>vi) Heritage Assets</b>	The site adjoins Guinea Hall a grade II listed building to the south east corner. The west of the site contains an area of archaeological potential.
	<b>vii) Historic Park/Garden or Square</b>	No
	<b>viii) Local Wildlife Site</b>	No
	<b>ix) Protected Open Space</b>	No
<b>D</b>	<b>Has the site been identified to be retained in the Employment Land Review?</b>	No
<b>E</b>	<b>Is the site safeguarded (including minerals)?</b>	There are three mineral safeguards on the site. These are: <ul style="list-style-type: none"> <li>• Limestone Hythe Formation (Kentish ragstone),</li> <li>• Sandgate Sandstone formation,</li> <li>• Sub-alluvial River Terrace deposits.</li> </ul>
<b>F</b>	<b>Sustainable Location. How does the site perform against the following criteria?</b>	
	<ul style="list-style-type: none"> <li>• <b>Within 800m of a bus stop or railway station</b></li> </ul>	Yes, bus stop.
	<ul style="list-style-type: none"> <li>• <b>Within 800m of a primary school</b></li> </ul>	No, measured from the site access point on the A20 it is 915m to the school. As this is a large site there may be areas of the site that are further away or closer (as the crow flies) to the school.
	<ul style="list-style-type: none"> <li>• <b>Within 800m of a convenience store</b></li> </ul>	Yes Potten Farm Shop is close by, which sells local produce, however the main convenience shop for the village, the Co-op is approximately 1680m away.
	<ul style="list-style-type: none"> <li>• <b>Within 1km of a GP surgery</b></li> </ul>	Yes. Sellindge Surgery (900m approx.)
<b>G</b>	<b>External Environmental Factors</b>	

<p><b>Would the amenity of residents be adversely affected by any external environmental factors? Is a buffer area required?</b></p>	<p>No</p>
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<p><b>Proceed to Stage 3?</b></p>	<p>No- The site is detached from the main built up area of the village by farmland and would not relate well to the rest of the village at present. Although there has been sporadic development along the A20 over the years the Shepway Core Strategy (2013), policy CSD9 aims to create a central village core for future large scale development in the village. The allocation of this site would further reinforce the linear nature of the village and the lack of identify this has created in the past.</p> <p>The site is over 800m from the central Sellindge area where most of the facilities are located. There could be potential highway capacity constraints if there is only a singular access point</p> <p>In addition there could well be serious impacts on the rural landscape, the setting of the AONB and the Ancient Woodland. The site is currently grazed, open fields and the gap this provides in development along the A20 allow views to further open countryside and towards the AONB beyond, helping to maintain the rural feel and character of the edge of the village.</p>
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**Stage 3: Deliverability**

<p><b>A</b></p>	<p><b>Do any of the following factors affect the availability of the site?</b></p>	
	<p><b>i) Multiple Ownership/Ransom Strip</b></p>	<p>The site is in single ownship</p>
	<p><b>ii) Existing Tenancy/Lease Agreement</b></p>	<p>No</p>
	<p><b>iii) Willingness of the Owner(s) to Sell</b></p>	<p>No</p>
	<p><b>iv) Willingness of the Developer to Develop</b></p>	<p>No</p>
	<p><b>v) Occupied by Use unlikely to Cease</b></p>	<p>The site is currently in agricultural use (currently used for grazing) and there are no impediments to its cessation.</p>

<p><b>Proceed to Stage 4?</b></p>	
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**Stage 4: Achievability**

<b>A</b>	<b>Market Interests</b>	
	<b>i) Compatible with Adjacent Uses</b>	The front of the site would be compatible with the residential uses on the A20.
	<b>ii) Land Values compared with Existing and Alternative Uses</b>	Residential development on this site would significantly increase the land value, as the site is currently undeveloped agricultural land.
	<b>iii) Attractiveness of Locality</b>	Attractive rural location
	<b>iv) Demand</b>	CIL Charging Schedule: Zone D
<b>B</b>	<b>Cost</b>	
	<b>i) site preparation</b>	There does not appear to be any significant site preparation costs associated with the development of this site to residential.
	<b>ii) abnormal costs;</b>	There does not appear to be any abnormal costs associated with the development of this site.
	<b>iii) planning policy</b>	No
	<b>iv) infrastructure</b>	There does not appear to be any specific infrastructure constraints on this site.
<b>C</b>	<b>i) Type of dwelling</b>	Not Specified
	<b>ii) Quantity</b>	250
<b>D</b>	<b>Delivery and Phasing</b>	
	<b>Is the site 'deliverable' (1 - 5 years)?</b>	Yes
	<b>Is the site 'developable' (6 – 15 years)?</b>	

### **Stage 5: Comments from other organisations**

- SDC Internal – Property/Housing/Environmental Health



- **KCC Highways**

Only one point of access could be provided together with the potential for an emergency access of Moorstock Lane. This would limit the maximum number of dwellings that could be served to a maximum of 300. As a minimum a right hand turn lane will be required and this would require the site frontage to be used for highway purposes. A junction capacity assessment would be required by the applicant to demonstrate that the development would be served off a right hand turn lane junction. The footway to the public house would need to be widened and improved links provided to the bus stops to the east on the A20. Improvements to the existing bus stops would also be required.

- **Highways Agency**

- **Environment Agency**

- **Natural England**

- **Kent Downs AONB**

- **Kent Wildlife Trust**

- **HSE**

- **Local Authorities (Ashford, Dover, Canterbury, Rother)**

## **CONCLUSIONS**

The site is open countryside and an outlying greenfield gap in the linear and sporadic development which has taken place along the Ashford Road (A20) in Sellindge. These gaps allow views to further open countryside and towards the AONB beyond, helping to maintain the rural feel and character of the village. The infill would merge two small pockets of existing development. However the Core Strategy (2013) focused on creating a central village core and a broad location was allocated. It was further suggested that the outlying pockets of development might have their settlement boundaries removed in the future. The allocation of this site would further reinforce the linear nature of the village and the lack of identity this has created in the past. In addition the boundary to the north would be extremely vulnerable to further growth in the future.

The site is more than 800m from the central Sellindge area where most of the facilities are located (school, doctors and village hall).

There are Public Rights of Way that cross the site.

**Date** .....