

# Dover District Council



## Strategic Housing Land Availability Assessment

### Final Report - Addendum

October 2009



### GVA Grimley Ltd

10 Stratton Street  
London  
W1J 8JR

0870 900 8990  
[www.gvagrimley.co.uk](http://www.gvagrimley.co.uk)

This report is designed to be printed double sided.

# **Dover District Council**

## **Strategic Housing Land Availability Assessment**

### **Final Report - Addendum**

**October 2009**

Reference: P:\Planning\621\Instruction\Clients\Dover District Council\SHLAA\Documents\Dover  
SHLAA report.doc

Contact: **Paul McColgan**

Tel: **020 7911 2299**

Email: **Paul.McColgan@gvagrimsley.co.uk**

[www.gvagrimsley.co.uk](http://www.gvagrimsley.co.uk)



# CONTENTS

1. INTRODUCTION .....	4
2. ADDENDUM.....	5
3. CONCLUSION.....	9
APPENDIX A – SITE BY SITE SCORING POTENTIAL.....	10
APPENDIX B – SITE MAPS.....	15
APPENDIX C – EXCLUDED SITES .....	28

# 1. INTRODUCTION

- 1.1 This report is an addendum to the original Strategic Housing Land Availability Assessment (SHLAA) for Dover District published in June 2009 and should be read in conjunction with the original assessment.
- 1.2 A number of sites have been identified since the original document was published and as such have to be assessed to gauge the District's current overall housing land potential. This is particularly important given the present level of identified previously developed land does not have sufficient capacity alone to meet the Housing targets for the RSS or Growth Point. Therefore the District is required to manage the release of Greenfield sites to generate the required housing number of new housing units in the District.

## *ORIGINAL FINDINGS*

- 1.3 The original SHLAA identified an unconstrained housing land capacity within the District of 31,405 dwellings. This included a deliverable capacity in the first five years of the plan period of 4,590 dwellings and a total developable capacity of 14,654 dwellings from the 6-10 year, 11-5 and +15 year categories
- 1.4 The site assessment methodology and how their capacities were derived is consistent with the Sections 5 and 6 respectively in the original SHLAA document.

## *SPECIFIC SITE ANALYSIS*

- 1.5 Inclusion of sites at any point in this study should not be taken to infer Council support for their development. The Strategic Housing Land Availability Assessment will be used by the Council to help it make such decisions. This will involve a further level of more detailed assessment of considerations such as design, local environment, road capacity and sightlines, which may fundamentally affect the suitability of a site for development. In addition, sites must be in alignment with the policies and provisions of the Core Strategy, such as where a settlement is placed within the Settlement Hierarchy. Such assessments will be undertaken through the plan making process and, for windfall sites, through the planning application process.
- 1.6 Overall spatial decisions relating to the pattern of growth in the District will be made by the LDF. Site specific recommendations will be made by the Site Allocations DPD.
- 1.7 The level of development potential does not indicate the levels of development which will be permitted in the District merely the aggregate potential from the housing land identified.

## 2. ADDENDUM

- 2.1 After the original publication of this Assessment eighty additional sites were identified as possibly having potential for residential development. Of these sites 35 were discounted through the initial sieving process as outlined in Section 4. The reason for the removal of individual sites is outlined in Appendix C.

### *CAPACITY*

- 2.2 The remaining sites were scored and categorised in the same manner as that outlined in Section 5 of the original assessment. A breakdown of the score and category assigned to individual sites can be found in Appendix A.
- 2.3 Table 1 outlines the size and capacity of the additional sites which were scored. When added to the unconstrained capacity the additional 45 sites would increase the District's housing land potential by 5,053 to 36,458 units.

**Table 1 -Additional Sites in Dover District**

Additional Sites	Additional Area (Ha)	Additional Units
45	162.7	36,458

- 2.4 Ten sites were deemed as being undeliverable due to the frequency and magnitude of multiple constraints. These ten sites covered an area just over 63.7 Hectares and would have a capacity of 1,931 dwellings which increases the number of undeliverable units in the District to 14,092.
- 2.5 The remaining 35 sites had a total deliverable or developable land supply of 3,122 new homes covering an area of 99 Hectares. When combined with the original deliverable and developable sites the District's housing land supply totals 22,367 dwellings, which would easily meet the South East Plan's target of 10,100 and the Council's 14,000 new homes in the Core Strategy.
- 2.6 The remainder of this section analyses only those 35 sites which are assessed to have residential development potential at some point in the future.

### *TIMESCALE*

- 2.7 Table 2 illustrates the development potential from the additional sites that have been included in the Addendum by the timescale in which they are likely to be developed.

**Table 2 - Distribution of development potential in Dover District Years from additional sites**

Timescale	Original Sites	Additional Sites	Additional Area (Ha)	Additional Units	Revised Total Units	Revised Percentage
0-5 Years	48	0	0	0	4,590	20.5%
6-10 Years	58	16	17.5	623	8,352	37.3%
11-15 Years	29	8	12.8	386	5,423	24.2%
+15 Years	23	11	68.6	2,114	4,002	17.9%
Total	158	35	99.0	3,122	22,367	100.0%

- 2.8 The additional sites do not provide any deliverable housing land within the 0-5 year timeframe. The first development from these sites likely to come in years 6-10 of the plan period.
- 2.9 The District is also tasked with identifying potential housing land for the first five and ten years (2,525 & 5,050 dwellings respectively) of the plan period. The original SHLAA identified a deliverable potential of 4,590 units for the first five year period, which is likely to provide sufficient land to achieve the housing target for this timescale. With the inclusion of the additional sites the identified housing land potential for the first ten years is 12,942 dwellings, more than double the target.
- 2.10 The majority of the additional development potential (67.7%) is likely to come forward in the +15 years timescale. The large additional development potential in this timescale redresses the imbalance in development potential which previously calculated 64% of total deliverable and developable potential coming forward in the first 10 years of the plan period; however the later development potential of the additional site reduces this figure to 57.8%.

### *LOCATION*

- 2.11 The majority of the additional sites (80%) are located in the rural areas of the District, however most of the additional potential capacity (50%) is located in the Aylesham sub-area.
- 2.12 The largest individual site is that South of Spinney Lane and West of Aylesham Road adjacent to Aylesham which has the development potential of 1,522 dwellings. This site is part of a larger development area, which sits across the Canterbury/Dover Borough boundary.
- 2.13 Table 3 outlines the potential capacity for housing from the additional sites in each of the District's sub-areas.



**Table 3 - Distribution of development potential in Dover District from additional sites**

Location	Additional Sites	Additional Area (Ha)	Additional Units	Revised Total Units	Revised Percentage
Dover	1	2.2	110	10,383	46.4%
Deal	3	2.1	107	3,527	15.7%
Sandwich	1	0.27	8	2,064	9.2%
Aylesham	2	51.6	1,547	2,783	12.4%
Rural	28	42.8	1,350	3,610	16.1%
Total	35	99.0	3,122	22,367	100.0%

2.14 In percentage terms all the sub-areas, with the exception of Dover town, have the capacity to exceed the likely housing land allocated in the Core Strategy, however, in terms of number of units the potential capacity in each of the sub-areas including Dover town exceeds that outlined in the Core Strategy giving further support to our conclusion that the housing delivery targets are achievable.

2.15 The additional sites are included in the site maps found in Appendix B.

#### SCALE

2.16 The majority of the additional sites (68%) have the development potential for less than 50 homes although these sites contributed fewer than 500 units to the total (7.5%). Table 4 outlines the scale of development from the additional sites by five broad size categories.

**Table 4 - Scale of Sites with Developable Potential in Dover District from additional sites**

No of Units on a site	Additional Sites	Additional Area (Ha)	Additional Units	Revised Total Units	Revised Percentage
<50	25	14.7	470	2,475	11.1%
>50	4	7.69	264	1,507	6.7%
>100	5	25.8	866	7,284	32.6%
>500	0	0	0	2,618	11.7%
>1000	1	50.75	1,522	8,482	37.9%
Total	35	99.0	3,122	22,367	100.0%

2.17 There is one additional site which has developable housing land for over 1,000 new units; the site at Land to South of Spinney Lane and West of Aylesham Road could contribute 1,522 new units (48.8%) to the District's additional housing land supply if developed.

2.18 The additional site increases the District's potential capacity arising from four large sites (+1,000 units) from 36.1% to 37.92% of the housing land target. Reliance on too few larger sites to provide the majority of the anticipated housing development can be a risk to the overall housing delivery trajectory. The other three large sites are the two expansion areas in Whitfield, North of Dover and the expansion area in Aylesham.

*GREENFIELD/BROWNFIELD*

- 2.19 Only six of the additional sites are considered as Previously Developed Land (PDL), of which four have developable potential within years 6-10 with the remaining site developable in years 11-15.

**Table 5 Brownfield Greenfield Split from additional sites**

Type	Additional Sites	Additional Area (Ha)	Additional Units	Revised Total Units	Revised Percentage
Previously Developed Land	6	4.0	184	4,657	20.8
Greenfield	29	95.0	2,937	17,709	79.2
Total	35	99.0	3,122	22,367	100.00

### 3. CONCLUSION

- 3.1 The additional sites will increase the deliverable and developable potential housing land in the District by 3,122 dwellings. This increases the housing potential to more than double the South East Plan target of 10,100 new dwellings and above the Core Strategy of 14,000 new dwellings.

**Table 6 Total Identified Housing Capacity in Dover District – Deliverable and Developable**

Timescale	Additional Units	Original Units	Revised Total Units
0-5 Years	0	4,590	4,590
6-10 Years	623	7,729	8,352
11-15 Years	386	5,037	5,423
+15 Years	2,114	1,888	4,002
Total	3,122	19,244	22,367

- 3.2 The majority of the additional potential is likely to come forward at the final developable category in year 15 and later of the plan period. This means that all the five year tranches will have sufficient identifiable potential housing land.
- 3.3 The Dover Town sub-area continues to provide the largest level of housing land potential and as such aligns with the Core Strategy plan for large scale development in this town.
- 3.4 The present level of identified previously developed land does not have sufficient capacity alone to meet the Housing targets for the RSS or Growth Point. Therefore the District is required to manage the release of Greenfield sites to generate the required housing number of new housing units in the District.

## APPENDIX A – SITE BY SITE SCORING POTENTIAL

Site Ref	Site Name	Policy Alignment	Physical Constraints	Market	Ownership	Current Use	Access	Local Services	Exception	Exception Reason / Other Comments	Total Score	Unit Output	Category
ASH03	Nursery site, including 103 Sandwich Rd and 98 New Street	6.0	6.0	8.0	4.5	4.0	5.0	2.5			36	149	6-10 Years
EYT09	Play Area to the west of Adelaide Road, Elvington	4.0	8.0	6.0	5.0	4.0	4.0	4.5			35.5	8	6-10 Years
SHE04	4 Mill Lane, Shepherdswell	6.0	8.0	4.0	4.5	1.0	5.0	6.0			34.5	27	6-10 Years
DEA18	Sholden Primary School, Sholden, Deal	2.0	8.0	8.0	4.5	2.0	5.0	4.5			34	9	6-10 Years
DEA17	Cricket Ground, Sholden New Road, Sholden, Deal	2.0	8.0	8.0	4.5	2.0	5.0	4.5			34	83	6-10 Years
ASH02	Land to rear of 47 New Street, Ash	4.0	8.0	8.0	4.5	1.0	5.0	3.0			33.5	45	6-10 Years
DOV22	Industrial Buildings, Poulton Close, Dover	7.0	8.0	3.0	4.5	3.0	5.0	3.0			33.5	110	6-10 Years
SUT07	Land adjacent to Raspberry Cottage, Church Lane, Ripple	4.0	8.0	8.0	4.5	1.0	5.0	2.5			33	5	6-10 Years
EYT06	Land to the rear of St. Peter's and St. Paul's Church, Church Hill, Eythorne	4.0	8.0	6.0	4.5	1.0	5.0	4.5			33	17	6-10 Years
LYD01	Hope Inn PH and related land and car park, Canterbury Road, Lydden.	7.0	8.0	4.0	3.0	3.0	5.0	3.0			33	19	6-10 Years
NON01	Land off Vicarage Lane, Nonington	4.0	6.0	6.0	3.5	4.0	5.0	4.5			33	25	6-10 Years
EYT05	Land between properties on Wigmore Lane and Railway Line, Eythorne.	4.0	8.0	6.0	4.5	1.0	5.0	4.5			33	63	6-10 Years

Site Ref	Site Name	Policy Alignment	Physical Constraints	Market	Ownership	Current Use	Access	Local Services	Exception	Exception Reason / Other Comments	Total Score	Unit Output	Category
WOR08	Land to the north of Felderland Lane between Coronation Cottages and Felderland Farm.	4.0	8.0	8.0	4.5	1.0	5.0	2.0			32.5	6	6-10 Years
SHE01	Land to the rear of 23 Mill Lane, Shepherdswell.	6.0	6.0	4.0	4.5	1.0	5.0	6.0			32.5	13	6-10 Years
DEA25	Land adjacent to railway, Station Rd, Deal	4.0	6.0	6.0	4.5	4.0	5.0	3.0			32.5	16	6-10 Years
DEA35	Trystar, Ellens Rd, Deal	4.0	8.0	3.0	4.5	3.0	5.0	4.5			32	28	6-10 Years
WOO03	Wood Ash Garage at the junction of Beacon Lane and Drainless Road	4.0	8.0	2.0	4.5	7.0	5.0	1.0			31.5	10	11-15 Years
WOR10	Bowes Farm Nursery, Felderland Lane, Worth	3.0	8.0	8.0	4.5	1.0	5.0	2.0			31.5	11	11-15 Years
BET01	Land to the south of Home Farm, Little Betteshanger	4.0	8.0	4.0	4.5	3.0	5.0	3.0			31.5	53	11-15 Years
SAN02	Land adjacent to 168 The Crescent, Dover Road, Sandwich	4.0	8.0	6.0	4.5	1.0	5.0	2.5			31	8	11-15 Years
PRE02	Land to the north of Preston Primary School, Mill Lane, Preston.	4.0	8.0	4.0	4.5	1.0	5.0	4.5			31	15	11-15 Years
WIN01	Land to the rear of the Paddock and either side of Pets Lane	6.0	4.0	4.0	5.0	2.0	5.0	4.5			30.5	65	11-15 Years
CAP06	Land to the south of Winehouse Lane, Capel-le-Ferne	3.0	6.0	6.0	4.5	1.0	5.0	4.5			30	42	11-15 Years
EAS01	Land to the east of Dover Road, Eastry	4.0	6.0	6.0	4.5	1.0	5.0	3.5			30	183	11-15 Years
PRE01	Land to the west of Grove House, Grove Way, Preston.	4.0	8.0	4.0	4.5	1.0	5.0	3.0			29.5	9	+15 Years

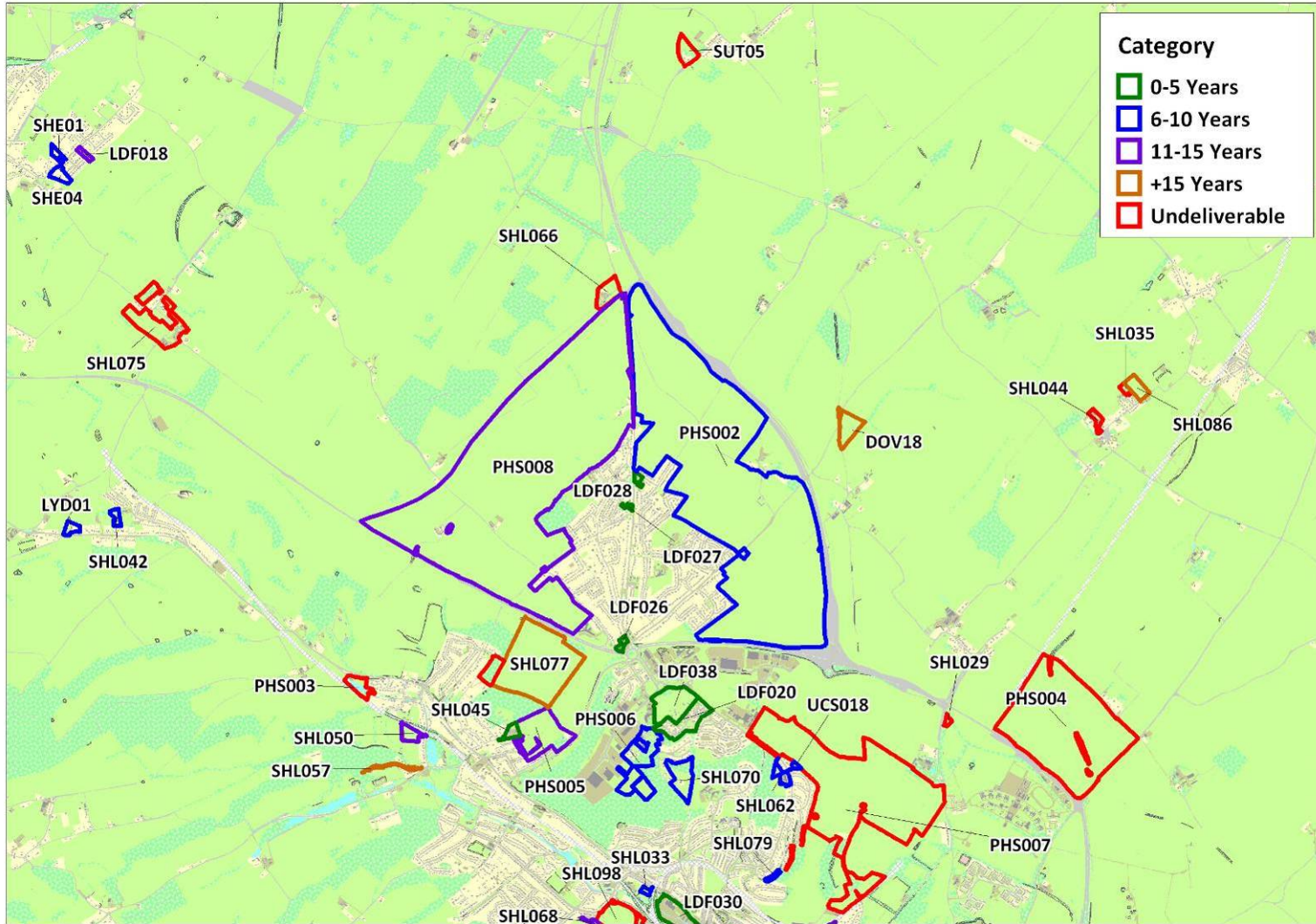
Site Ref	Site Name	Policy Alignment	Physical Constraints	Market	Ownership	Current Use	Access	Local Services	Exception	Exception Reason / Other Comments	Total Score	Unit Output	Category
STM06	Land to the south of Bay Hill, St Margaret's at Cliffe.	3.0	6.0	4.0	4.5	1.0	5.0	6.0			29.5	10	+15 Years
WIN04	Land north of White Lodge, Preston Hill, Wingham	4.0	8.0	4.0	4.5	1.0	5.0	3.0			29.5	13	+15 Years
DOV18	Land at the junction of Archers Court Rd and Roman Road, Dover	4.0	8.0	6.0	4.5	1.0	5.0	1.0			29.5	122	+15 Years
AYL02	Land to south of Spinney Lane and West of Aylesham Road.	3.0	6.0	3.0	4.5	1.0	5.0	7.0			29.5	1522	+15 Years
CHI01	Land north of Chillenden	4.0	8.0	4.0	4.5	1.0	5.0	2.5			29	25	+15 Years
SHE02	Land between 68 – 96 Westcourt Lane, Shepherdswell	4.0	8.0	4.0	4.5	1.0	5.0	2.5			29	46	+15 Years
WOR02	Land north of Glass Houses, Worth	3.0	3.0	8.0	4.5	1.0	5.0	4.5			29	302	+15 Years
DOV25	Land at Durham Hill, Dover	2.0	6.0	3.0	4.5	2.0	5.0	6.0			28.5	17	+15 Years
SUT04	Land between Fairview and Chapel Lane, Lower Road /Fleming Road, Barnsole	4.0	8.0	4.0	4.5	1.0	5.0	2.0			28.5	33	+15 Years
WOR12	Land on corner of Jubilee Road and the A258, Worth	3.0	8.0	4.0	4.5	1.0	5.0	2.5			28	14	+15 Years
WOR01	Land between Ashclose Villa and The Heights, Felderland Lane, Worth	3.0	8.0	4.0	4.5	1.0	5.0	2.0			27.5	19	Undeliverable
WOR03	Land south of the Deal/Sandwich/Dover Roundabout on the A256	3.0	3.0	8.0	4.5	1.0	5.0	3.0			27.5	1416	Undeliverable

Site Ref	Site Name	Policy Alignment	Physical Constraints	Market	Ownership	Current Use	Access	Local Services	Exception	Exception Reason / Other Comments	Total Score	Unit Output	Category
KIN06	Site to the west of Kingsdown Park Holiday Village, Kingsdown	3.0	6.0	8.0	4.5	1.0	5.0	4.5	-5	Site is more akin to kingsdown than Deal Suburbs despite being in deal suburbs market area	27	44	Undeliverable
DEA10	Land adjacent to Deal Castle Primary School	2.0	3.0	3.0	5.0	3.0	5.0	6.0			27	47	Undeliverable
WOR05	Land south of Springfield, between Mill Lane and Deal Road	3.0	6.0	4.0	4.5	1.0	5.0	3.0			26.5	6	Undeliverable
KIN07	The former Scout Camp buildings and land running southwards from Woodlands, The Avenue, to the junction of Kingsdown Hill and Old Stairs Road.	3.0	6.0	4.0	4.5	1.0	5.0	3.0			26.5	112	Undeliverable
AYL03	Land to east of Aylesham Road, Aylesham.	4.0	6.0	6.0	4.5	1.0	5.0	4.0	-3	More akin to CT3 3 postal area than CT15 4	26.5	161	Undeliverable
KIN04	Land to the south of Northcote Road, Kingsdown	3.0	6.0	4.0	4.5	1.0	5.0	2.0			25.5	36	Undeliverable
WOR11	Land to the west of Jubilee Road, Worth	3.0	3.0	4.0	4.5	1.0	5.0	4.5			25	42	Undeliverable
SUT05	Land to the east of Homestead Farm, Ashley	4.0	6.0	1.0	4.5	1.0	5.0	2.0			23.5	49	Undeliverable



## APPENDIX B – SITE MAPS

Map 1- Dover North sites





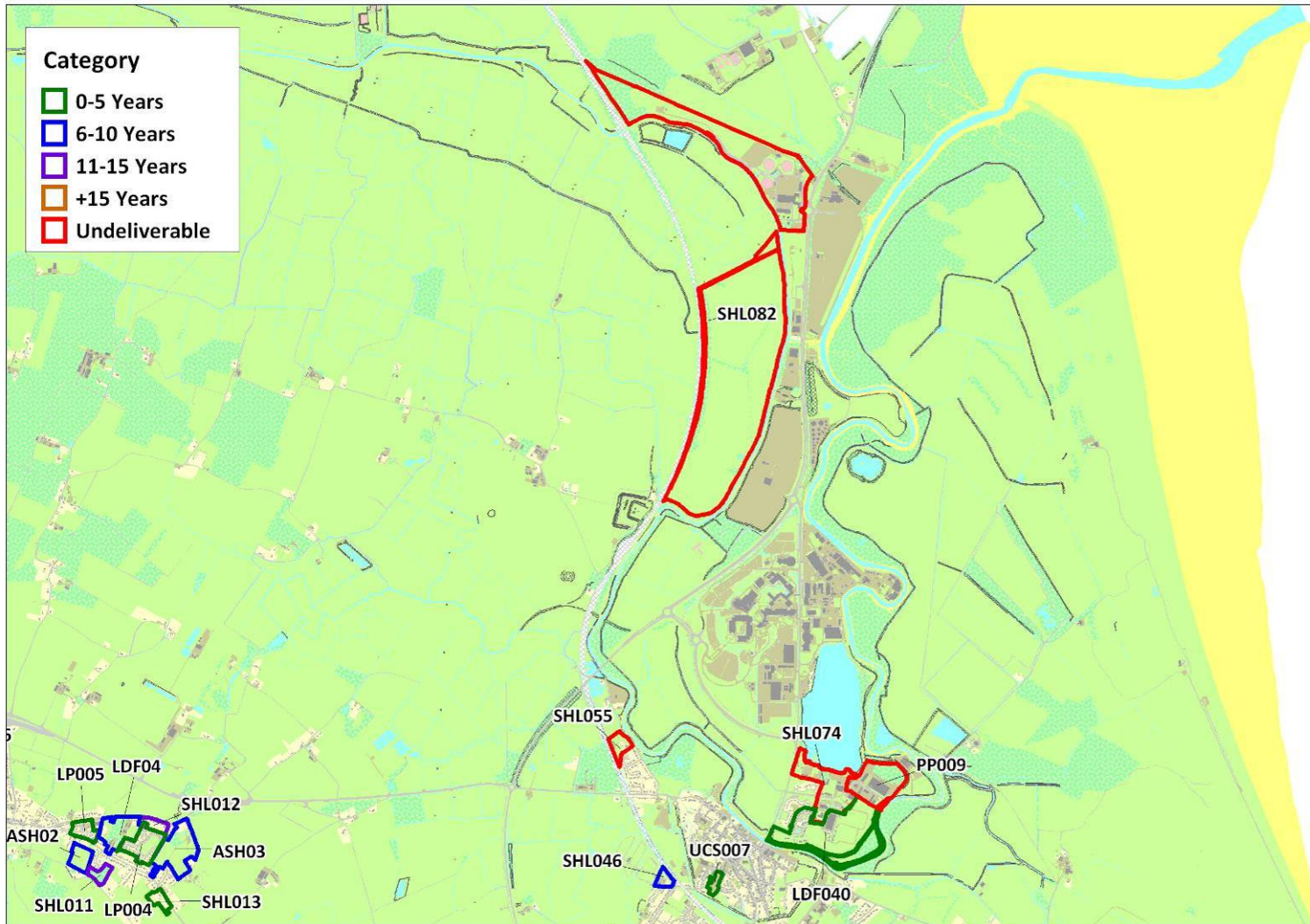
Map 2 - Dover South sites





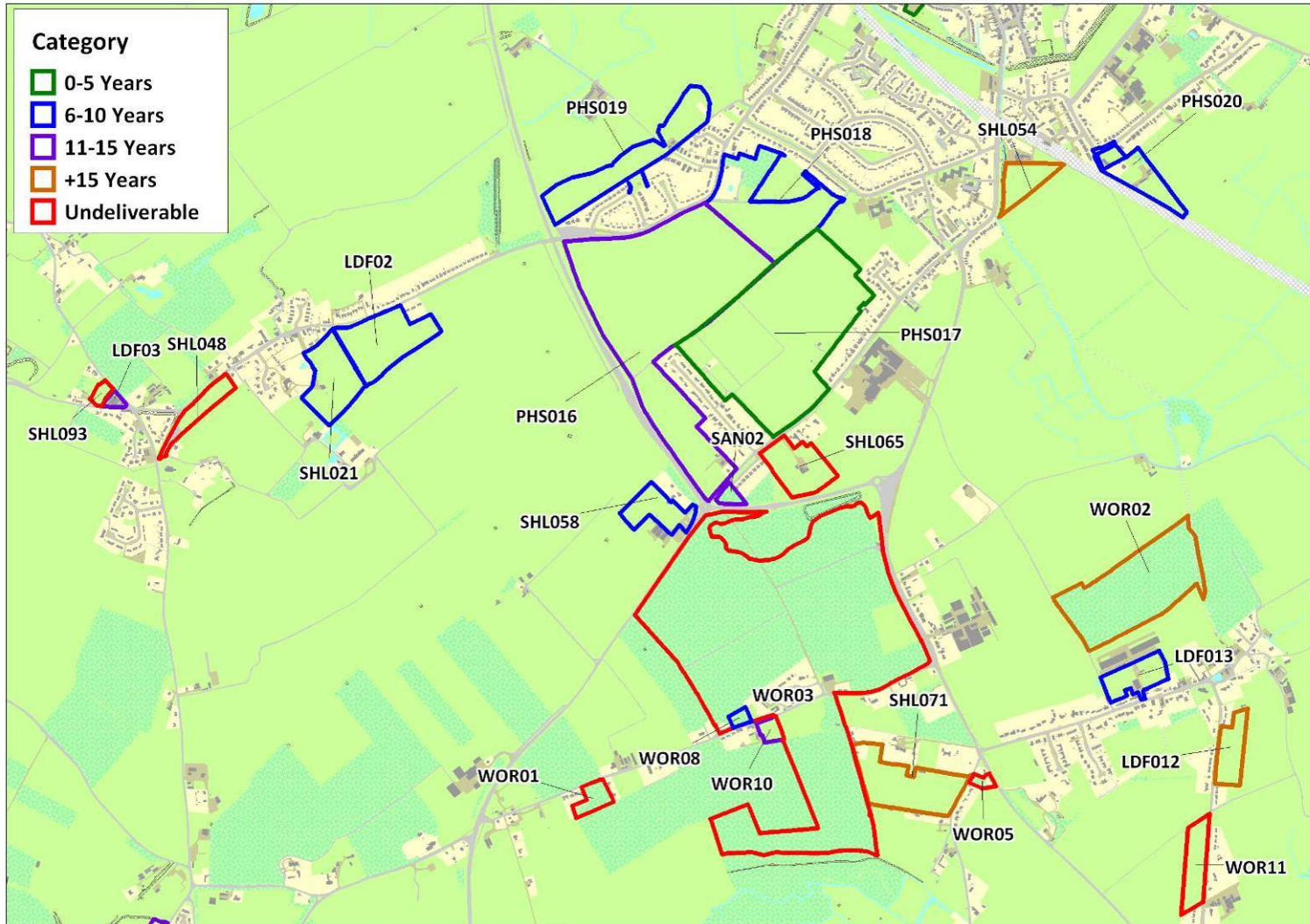


Map 4 - Sandwich North sites

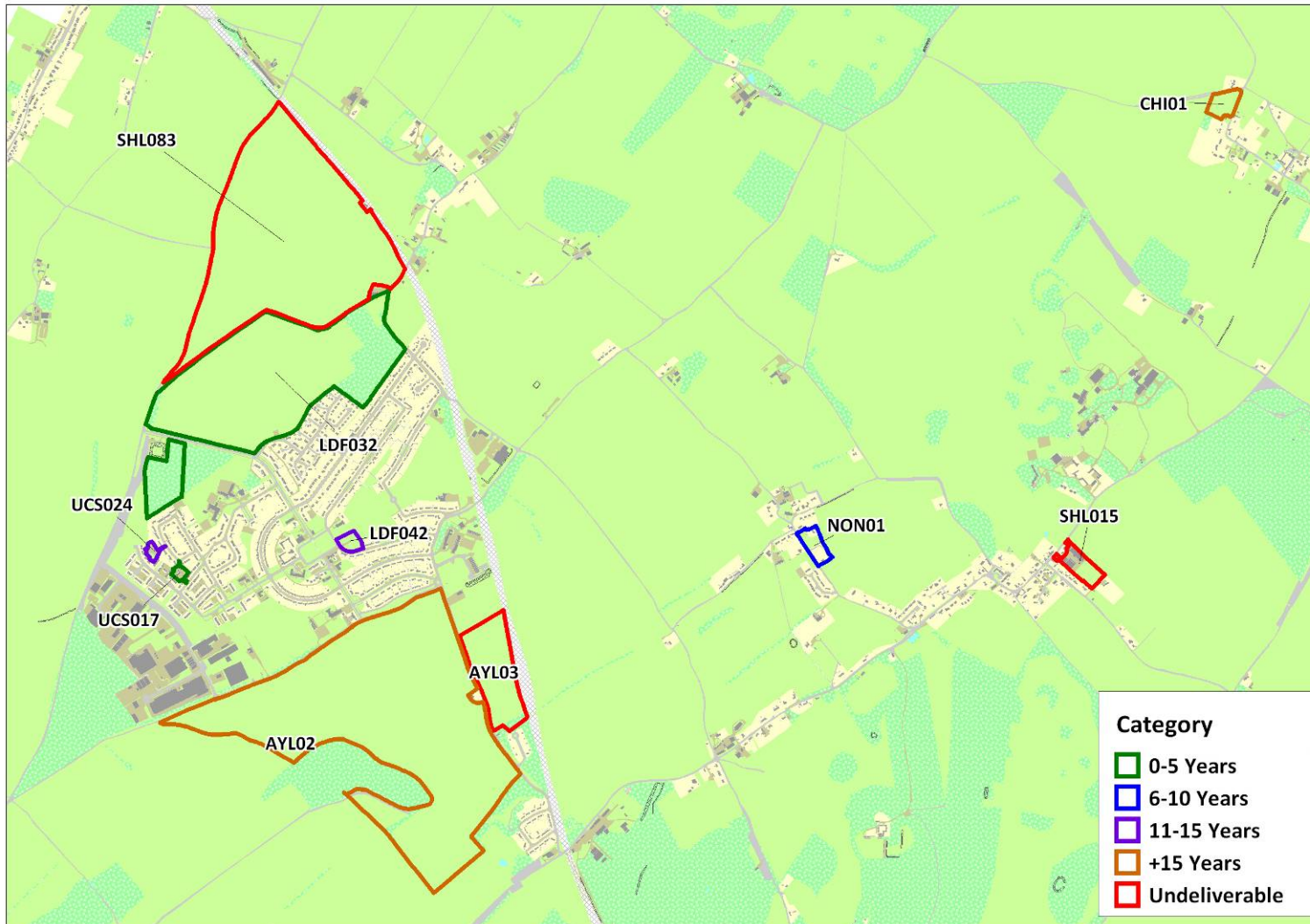




Map 5 - Sandwich South sites

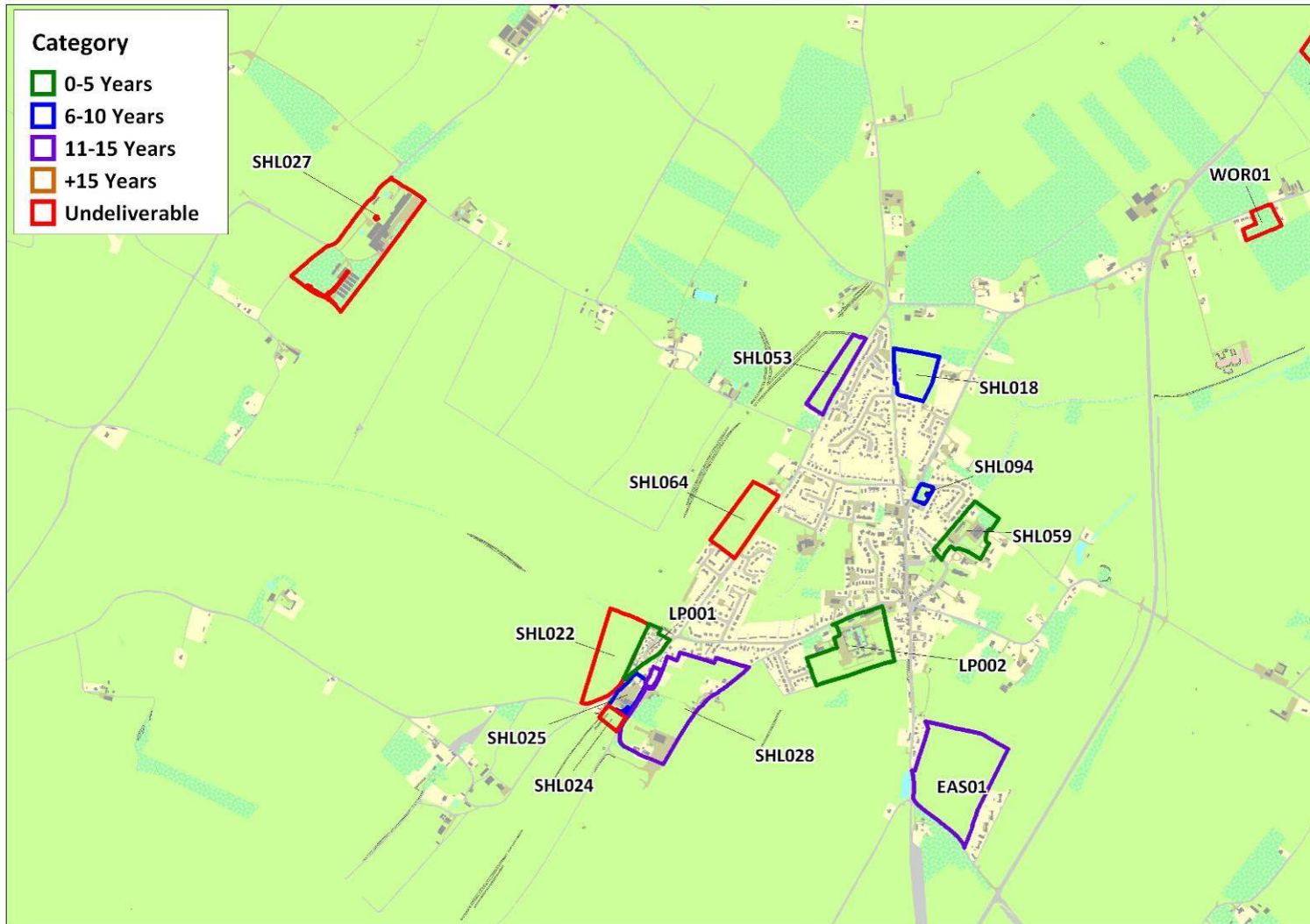


Map 6 – Aylesham sites



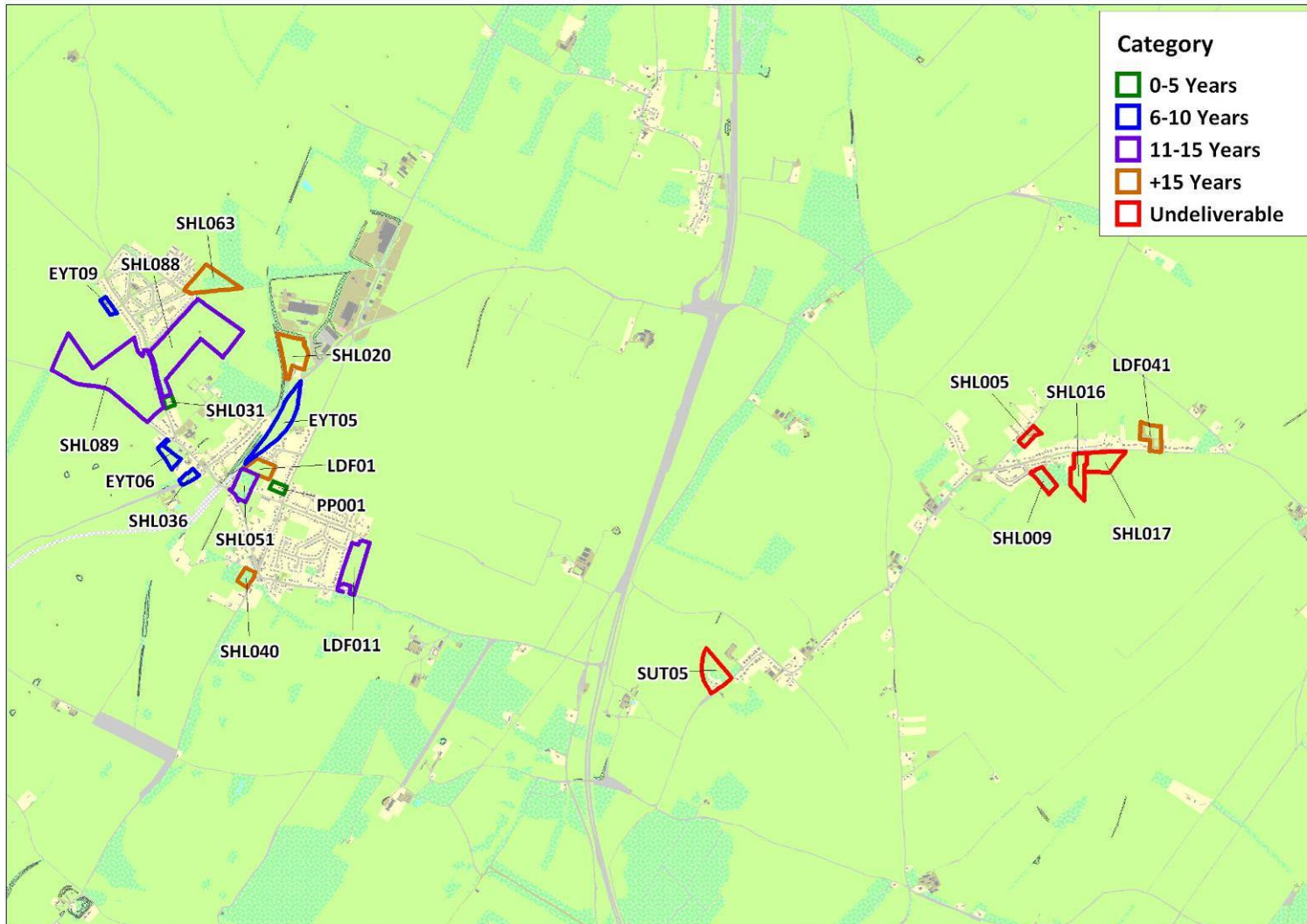


Map 7 – Eastry sites





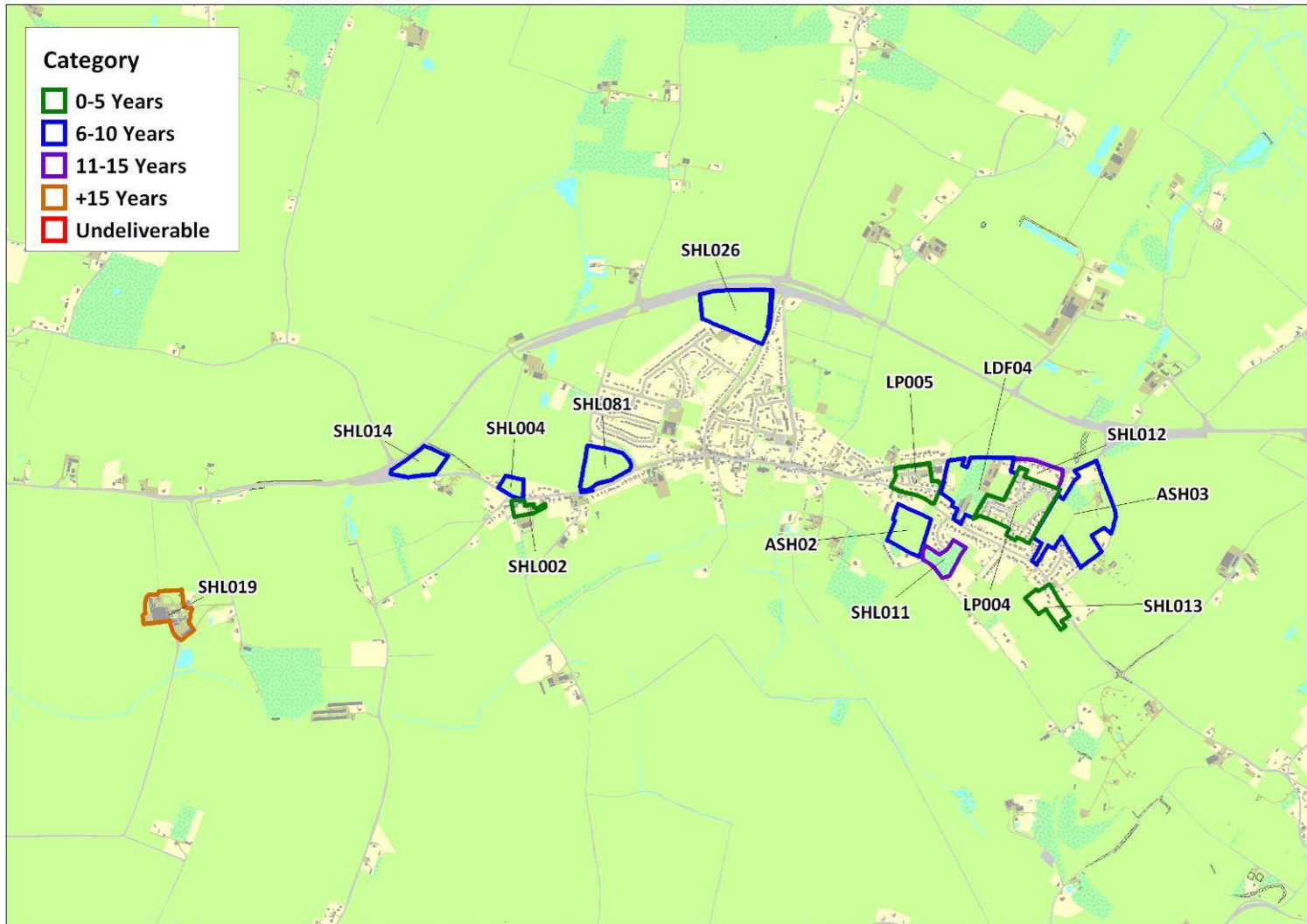
Map 8 – Eythorne, Elvington & East Studdal sites



Map 9 - Capel le Ferne sites

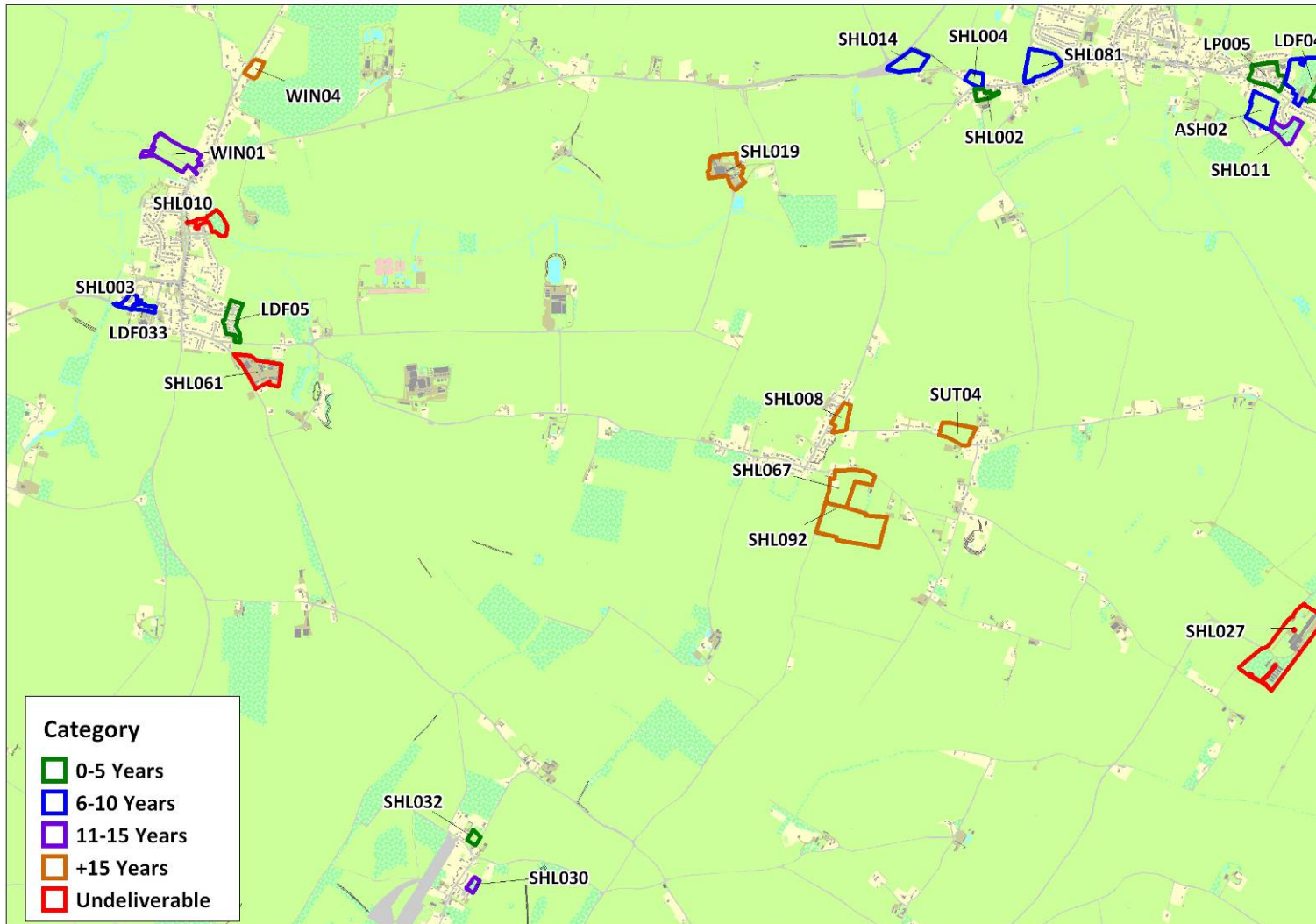


Map 10 - Ash sites





Map 11 - Staple, Wingham and Godnestone sites



Map 12 - Langdon, St Margaret's and Kingsdown sites



## APPENDIX C – EXCLUDED SITES

## Addendum Sites

Name	Size (HA)	Source	Size	AONB	Heritage Coast	Special Area of Conservation (SAC)	Special Protection Area	Ramsar	Sites of Special Scientific Interest	Flood Risk	Ancient Woodlands	Adverse Topography, open space or current use
1, 2 & land adjacent, Jubilee Rd, Worth (WOR07)	0.23	Addendum								X		
30 Mill Hill, Deal (DEA11)	0.09	Addendum	X									
Builders Yard between 62 and 68 Southwall Road, Deal (DEA26)	0.42	Addendum								X		
Builders Yard, High Street, Wingham (WIN02)	0.14	Addendum	X									
Depot, Deal Rd, Worth (WOR04)	0.09	Addendum	X							X		
Durlock Bridge Poultry Farm, Ash (STA01)	1.85	Addendum								X		
Elms Vale Road, Dover (DOV23)	1.6	Addendum		X								
KCC Depot & Gold driving Range (SAN06M)	1.42	Addendum								X		
KCC Depot, Ash Road Sandwich (SAN14)	0.28	Addendum								X		
Land adjacent 64 Old Dover Road, Capel-le-Ferne. (CAP01)	0.15	Addendum	X	X	X							
Land adjacent to allotments, Folkestone Rd, Dover. (DOV21)	1.34	Addendum		X								
Land adjacent to Casa Marina (STM08)	0.15	Addendum	X	X	X							
Land adjacent to Hill View, Short Lane, Alkham (ALK02)	0.27	Addendum		X								
Land adjacent to Minters Yard, Southwall Road, Deal (DEA24)	3.41	Addendum								X		
Land Adjacent to Strathfleet, Victoria Rd, Kingsdown. (KIN03)	0.18	Addendum		X								
Land adjacent to The Close Nursery Nelson Park, St Margaret's.(STM01)	0.3	Addendum		X								

Name	Size (HA)	Source	Size	AONB	Heritage Coast	Special Area of Conservation (SAC)	Special Protection Area	Ramsar	Sites of Special Scientific Interest	Flood Risk	Ancient Woodlands	Adverse Topography, open space or current use
Land adjacent to the Close Nursery Nelson Park, St Margaret's.(STM07)	0.24	Addendum		X								
Land adjacent to the Hollies, Fleming Rd, Woodnesborough. (WOO04)	0.09	Addendum	X									
Land adjacent to The Old Vicarage,Lowslip Hill, Soval, West Hougham. (HOU02)	1.13	Addendum		X								
Land at St Peter and St Paul's Church, Beaconsfield Avenue, Dover. (DOV13)	0.06	Addendum	X									
Land at St Peter and St Paul's Church, Frith Rd, Dover. (DOV14)	0.16	Addendum	X									
Land behind 23 to 27 Woodnesborough Rd, Sandwich (SAN01)	0.05	Addendum	X							X		
Land behind Whitefriars Meadow, Sandwich. (SAN16)	0.35	Addendum								X		X
Land between Dover Road and Deal Rd, Sandwich (SAN13)	3.48	Addendum								X		
Land between Glyndale & Morella Villa, Durlock Road Ash (ASH05)	0.15	Addendum	X									
Land between Goodnestone Rd & Staple Rd, Wingham. (WIN03)	0.12	Addendum	X									
Land between Green Lane and Winehouse Lane, Capel-le-Ferne (CAP02)	6.85	Addendum		X								
Land between Kandy and Halstead, Gore Lane, Eastry (EAS05)	0.09	Addendum	X									
Land off Nelson Park Rd (track), Nelson Park, St Margaret's. (STM04)	0.64	Addendum		X								
Land to the rear of 1 to 13 Woodnesborough Road, Sandwich (SAN14)	0.34	Addendum								X		



Name	Size (HA)	Source	Size	AONB	Heritage Coast	Special Area of Conservation (SAC)	Special Protection Area	Ramsar	Sites of Special Scientific Interest	Flood Risk	Ancient Woodlands	Adverse Topography, open space or current use
Land to the rear of 162 to 166 St George's Rd, Sandwich (SAN04)	2.28	Addendum								X		
Land to the rear of 210 Mongeham Road, Mongeham. (MON01)	0.03	Addendum	X									
Land to the rear of Woodnesborough Rd, Sandwich (SAN15)	2.87	Addendum								X		X
Minters Yard, Southwall Road, Deal (DEA13)	2.28	Addendum								X		X
Rectory and Hall, St Alphege Road, Dover. (DOV12)	0.14	Addendum	X	X								
Tennis Court, Seaway's, St Margaret's Bay (STM05)	0.1	Addendum	X									
Land opposite 149 to 159 Capel Street, Capel le Ferne (CAP03)	0.29	Addendum		X								
Farthingloe Farm, Dover	12.4	Addendum		X								