

Dover District Council



Strategic Housing Land Availability Assessment

Final Report

June 2009



GVA Grimley Ltd

10 Stratton Street
London
W1J 8JR

0870 900 8990
www.gvagrimley.co.uk

This report is designed to be printed double sided.

Dover District Council

Strategic Housing Land Availability Assessment

Draft Final Report

June 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

CONTENTS

- 1. EXECUTIVE SUMMARY 1
- 2. INTRODUCTION..... 3
- 3. POLICY BACKGROUND..... 8
- 4. SITE IDENTIFICATION..... 17
- 5. SITE ASSESSMENT 21
- 6. ASSESSING HOUSING POTENTIAL..... 33
- 7. KEY FINDINGS..... 44

- APPENDIX A – SITE BY SITE SCORING POTENTIAL 55
- APPENDIX B – SITE MAPS..... 79
- APPENDIX C – EXCLUDED SITES 92

1. EXECUTIVE SUMMARY

- 1.1 The purpose of the Strategic Housing Land Availability Assessment (SHLAA) is to identify the potential housing capacity of Dover District and to identify individual sites for a 5, 10 and 15 year supply of housing. The SHLAA provides a methodical assessment of sites but should be regarded as a tool to aid the Council in making decisions over which sites it wishes to allocate for development. The SHLAA therefore aids, but does not make, policy decisions.
- 1.2 The assessment gathered 425 sites for consideration; this was reduced through a number of filtering processes to a final list of 199 sites which were fully assessed across a range of criteria to assess their potential for housing.
- 1.3 The assessment criteria included Current Use, Physical Constraints, and Policy Alignment to assess their availability, suitability and achievability and were conducted through onsite evaluation and a desktop review.
- 1.4 The sites were grouped into five categories which reflected the magnitude and frequency of constraints towards site deliverability and developability as well as likely timescales in which these can be overcome and housing can be delivered.
- 1.5 This SHLAA outlined an unconstrained housing land capacity of 31,405 units across the District. This figure represents the capacity of all the sites assessed regardless of whether they are likely to be delivered at any given point in the future.
- 1.6 A more constrained assessment of the levels of deliverable and developable housing potential in the District identified a capacity for 19,244 units. The levels of deliverable potential, i.e. that likely to be developed in the first five years of the study have been identified and numbers 4,590 units. Nevertheless, this more constrained assessment will need to be subject to a more detailed, site based, assessment by the Council, which is likely to reduce capacity further.
- 1.7 The level of identified deliverable and developable potential in this assessment is greater than the District's target of 10,100 new net dwellings in the period 2006-2026 which reflect the Regional Spatial Strategy (South East Plan).
- 1.8 Dover District Council's (DDC) LDF Core Strategy identified that land will be allocated for the distribution of 14,000 new homes. This includes land for 9,700 new homes in Dover, 1,600 in Deal and 1,000 in Aylesham. In all cases there is an identified housing land capacity to meet these targets.
- 1.9 The District Council has identified four Strategic Allocations in the Core Strategy that individually and collectively are of such a scale and significance that they are central to the success of the Core Strategy. The SHLAA supports the identification of these sites.

- 1.10 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.

2. INTRODUCTION

Purpose

- 2.1 GVA Grimley Ltd was instructed by Dover District Council in August 2008 to undertake a SHLAA for the District. The purpose is to undertake a comprehensive review of housing land availability within the District, to determine the aggregate housing supply within the District, and identify an appropriate supply of deliverable and developable sites over a 5, 10 and 15 timeframe.
- 2.2 The housing potential identified is a snapshot of the current assessment of deliverability and developability of sites. The Report should not be viewed as a static document but a starting point in identifying a rolling five year supply of suitable housing land. The Council have the opportunity to continue to update the database created for this assessment and ensure that the most recent information is available in assessing and identifying the five year housing supply at any point in the future.

Important Note

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.

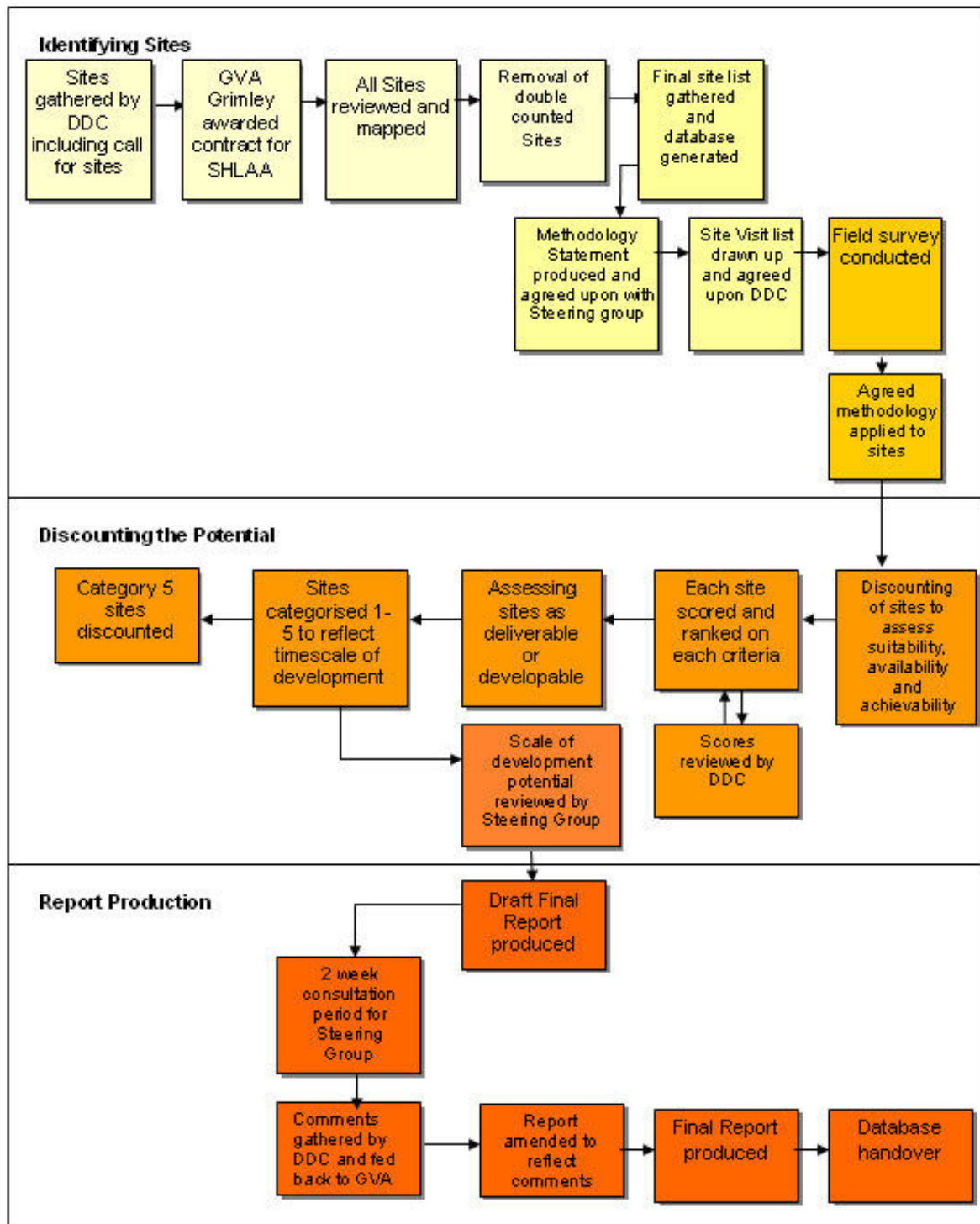
Overall spatial decisions relating to the pattern of growth in the District will be made by the LDF. Site specific recommendations will be made by the Site Allocations DPD.

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.

The SHLAA has identified a number of sites owned and used by the Council which are currently under review, including car parks, but this in no way represents the Council's desire or plan to convert all or any of these sites to housing.

- 2.3 The SHLAA provides a methodical assessment of sites but should be regarded as a tool to aid the Council in making decisions over which sites it wishes to allocate for development. The SHLAA therefore aids, but does not make, policy decisions. The identified capacity throughout this document may well reduce as a result of the councils planning decisions on individual applications. This process also identifies a pool of sites from which allocations may be made.
- 2.4 Table 1 gives an overview of the methodology adopted in the production of the SHLAA a more detailed review of the methodology can be found in sections 4, 5 and 6.

Figure 1-Methodology Flowchart



Housing Targets

- 2.5 While the Core Strategy is seeking to allocate land for up to 14,000 homes, the Dover District housing target is to complete 10,100 units by the end of 2026, consistent with the Regional Spatial Strategy.
- 2.6 The draft South East Plan allocated 6,100 units for Dover District; this was subsequently increased through the Examination in Public to 8,100 units. The final increase to 10,100 new units by 2026 came about through the Secretary of State's Proposed Changes in August 2008 and is incorporated in the adopted plan. The long term aspiration of the District takes the total to 14,000 new net dwellings across the District.

Stakeholder Consultation

- 2.7 The advice of a wider steering group of experts has been sought throughout this assessment through steering group meetings and progress updates. As well as consulting with local house builders and estate agents on the current and future housing demand in the District a range of representatives including local RSLs, Homes and Communities Agency, and Kent County Council were involved. Table 1 outlines the individuals and groups that were invited to participate in the development of the Strategic Housing Land Availability Assessment and who we gratefully thank for their involvement.

Table 1 – Stakeholder Consultation Group

Name	Company
Jamie Wragg	Abbey Developments Ltd
Ian Bull	Crest Homes
Bryony Turner	Homes and Communities Agency
Katherine Davies	Homes and Communities Agency
Alison Thompson	English Rural Housing Association
Nicholas Rooke	G W Finn & Sons
Alan Burns	Gillcrest Homes
David Jarman	Hobbs Parker
Julian Dipper	Kent County Council
Sally Bengé	Kent County Council
Jane Davis	Rural Housing Trust
Heather Juman	Homes and Communities Agency formerly The Housing Corporation
Tim Warren	Town & Country Housing Group
Annabel McKie	Strategic Projects Manager, Southern Housing Group
Jeanne Taylor	Lee Evans Planning

Structure of the Report

2.8 Following this introduction, the Report is structured as follows:

- Section 3 – The key policies and documents which affect the supply of housing and housing land in Dover District;
- Section 4 – Gives an explanation of how the initial and final list of sites forming the potential housing land was derived;
- Section 5 – Sets out an explanation of how the final list of potential sites was assessed to derive the deliverability and developability potential for housing and the categorisation of sites for the purpose of defining the 5, 10 and 15 year supply;
- Section 6 – Provides an estimate of the District's housing land and supply of sites; and
- Section 7 – Sets out the key conclusions to be drawn from the assessment.

3. POLICY BACKGROUND

- 3.1 There are a number of national, regional and local planning guidance and policy documents that inform this Strategic Housing Land Availability Assessment.
- 3.2 The main guidance for conducting a Strategic Housing Land Availability Assessment was the Strategic Housing Land Availability Assessments – Practice Guidance published by Communities and Local Government in July 2007, which explains how to undertake such assessments. This document replaced Tapping the Potential published alongside PPG3 (March 2006) which had previously guided Urban Capacity Studies.
- 3.3 A review of the most pertinent documents is set out below. Consideration has also been given to documents such as PPS1 (Delivering Sustainable Development), PPS12 (Local Development Frameworks), PPG2 (Green Belts), PPS9 (Biodiversity and Geological Conservation), PPG13 (Transport), and PPS25 (Development and Flood Risk).

National Planning Policy

THE PLANNING AND COMPULSORY PURCHASE ACT 2004 (P&CPA, MAY 2004) AND PLANNING POLICY STATEMENT 12: LOCAL DEVELOPMENT FRAMEWORKS (PPS12, JUNE 2008)

- 3.4 This Strategic Housing Land Availability Assessment has been undertaken within the new planning framework as set out by the Planning & Compulsory Purchase Act 2004 and PPS12 (2008). The P&CPA sets a revised policy framework for the planning system. The Act requires all Local Authorities to review their development plans and put in place new policy documents, which are referred to as Local Development Frameworks (LDFs).
- 3.5 This SHLAA informs the District's future strategy and is part of the evidence base to support the Core Strategy and Site Allocations Document on housing and any future revisions to the South East Plan.

PLANNING POLICY STATEMENT 3: HOUSING (NOVEMBER 2006)

- 3.6 PPS3 is the Government's national planning policy framework for delivering its housing objectives. The document emphasises the need to improve both affordability and housing supply. The policies and objectives outlined in this statement should be taken into account by local planning authorities when preparing their LDF.

- 3.7 PPS3 requests that local planning authorities identify and maintain a rolling five year supply of deliverable land for housing (para 7).
- 3.8 Paragraph 9 of PPS3 outlines the Government's strategic housing objectives of creating decent, affordable housing for everyone in communities where they want to live. To achieve this they seek to:
- Deliver a wide range of high quality housing, both affordable and market to address the needs of the community;
 - Widen opportunities for home ownership and ensure high quality housing for those who cannot afford to own, especially those who are vulnerable or in need;
 - Improve affordability by increasing supply;
 - To create sustainable, inclusive, mixed communities in all areas both urban and rural.
- 3.9 This document also outlines several additional planning for housing objectives (paragraph 10); including the following deliverable outcomes from the planning system:
- High quality housing that is well designed and built to high standards;
 - A sufficient housing quantity which takes into account need and demand and seeks to improve choice;
 - Development in suitable locations, which offer a range of community facilities and with good access to jobs, key services and infrastructure;
 - A flexible responsive supply of land, managed in a way that makes effective and efficient use of land, including the re-use of previously developed land, where appropriate.
- 3.10 Paragraph 11 PPS3 recommends that LDFs should be informed by a robust, shared evidence base, in particular of housing need and demand, through a Strategic Housing Market Assessment and Strategic Housing Land Availability Assessment. Broad locations for development should be identified and specific sites taken into account and assessed for suitability and viability for housing development.
- 3.11 PPS3 outlines its objective to ensure effective use of land by re-using land that has previously been developed. It hopes to achieve efficient uses of land by encouraging local planning authorities to develop density policies which take in to account:
- The spatial vision for the area;
 - Current and future capacity of infrastructure, services and facilities;
 - Current and future levels of accessibility;

- The characteristics of the area;
 - The desire to achieve high quality, well designed housing.
- 3.12 PPS3 includes an objective to ensure the planning system delivers a flexible, responsive supply of land, which at a local level should include identifying broad locations and specific sites that enables continuous delivery of housing for the next 15 years from the date of adoption of the their LDF (para. 53).
- 3.13 Local Planning Authorities should draw on information from their Strategic Housing Land Availability Assessment and identify specific deliverable sites for the first five year period. These sites, which are deliverable, should be **available**, **suitable** and **achievable** (para. 54).
- 3.14 Paragraph 38 instructs that assessment should take into account any physical, environmental, land ownership, land use, and investment constraints, such as physical access restrictions, contamination, stability, flood risks and the need to protect natural resources.
- 3.15 Local Planning Authorities (in para. 55) should also:
- Identify a further supply of sites to deliver housing in years 6-10 and where possible years 11-15;
 - Identify strategic sites which are critical to the delivery of the housing strategy over the plan period;
 - Show broad locations on a key diagram and locations of specific sites on a proposals map;
 - Illustrate the expected rate of housing growth through a housing trajectory for the plan period.
- 3.16 When determining how much land is available local planning authorities should not include sites with planning permission or give allowances for windfall sites (paragraph 58 & 59), unless they can demonstrate that the sites are: developable and are likely to contribute to housing delivery at the point envisaged or there are genuine local circumstances that prevent specific sites being identified (para. 58).
- 3.17 The Dover District Council's SHLAA has included those sites with planning permission which the Council have deemed as developable and where construction had not been completed at the start of the SHLAA process. This is in line with the guidance notes published for SHLAAs in July 2007.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS – PRACTICE GUIDANCE (JULY 2007)

- 3.18 The Strategic Housing Land Availability Assessment - Practice Guidance was produced by Communities and Local Government to assist in the delivery of SHLAAs by Local Authorities and their partners and sits alongside guidance contained in PPS3 (Housing).

- 3.19 The Practice Guidance identifies eight stages to conducting a SHLAA. The following four are particularly key stages in the process:

Identifying Site Sources

- 3.20 Identify sites to be assessed and consider all sources of capacity. This includes sites with planning permission, existing housing allocations, vacant land and derelict buildings, surplus public sector land and land in non-residential use that may be suitable for re-development for housing such as commercial buildings or car parks.

Surveying the Capacity

- 3.21 Quantifying capacity using existing data, desktop review and field surveys. The approach may be comprehensive or based on priority area studies or typical urban area studies. For the Dover SHLAA, data was derived from a combination of sources, see para. 4.1.

- 3.22 This Study did not undertake a new comprehensive review of all potential sources of sites as outlined in the guidance because of the multiple processes that had identified all such sources sites between 2004 and 2008. A comprehensive desktop review took place including frequent consultation with the District's Planning Department. Individual sites were analysed through available data such as previous studies, planning applications, site representation proforma and District database information.

Estimating Household Potential

- 3.23 Stage 6 of the guidelines outlines how this stage should be carried out. The Dover District potential was established using density multipliers that reflect efficient use of the available land.

Discounting Potential

- 3.24 This step is covered in Stage 7 of the Practice Guidance and moves the study from previously unconstrained development to a more realistic assessment of what is achievable available and suitable for housing. The discounted capacity should be a fair reflection and assessment of the aggregate potential of the level of residential development that may be brought forward within the urban area for the plan period.

- 3.25 For this SHLAA a range of discounting criteria were used to establish the deliverability of sites. This included testing on current use, access to road network and sustainability. The methodology that has been employed for this SHLAA is set out below in Section 4.

PLANNING POLICY STATEMENT 4: PLANNING FOR SUSTAINABLE ECONOMIC DEVELOPMENT (CONSULTATION PAPER MAY 2009)

- 3.26 This consultation paper outlines the Government's strategy for Economic development. It seeks to maintain macroeconomic stability, ensure employment for all and the use of microeconomic reform to tackle market failures around the drivers of productivity – investment, innovation, competition, skills and enterprise.
- 3.27 Policy EC1.3 states that where possible land use reviews such as housing and employment should be undertaken at the same time to ensure full assessment of competing land reviews is made. This has been the case in Dover where both the SHLAA and Employment Land Review have taken place concurrently.
- 3.28 The statement also acknowledges that any site with no reasonable prospect for economic development during the plan period then no employment allocation should be granted or retained and alternative uses such as housing should be actively considered (policy EC 4.1). In Dover District a number of the housing sites considered are currently or previously identified employment land.

Regional & County Policy Context

THE SOUTH EAST PLAN (ADOPTED MAY 2009)

- 3.29 Dover District was initially set a housing target 6,100 new homes in the Regional Spatial Strategy (RSS), however this was increased through the Secretary of States Proposed Changes to 10,100 for the period 2006 to 2026 with the majority of housing development to be located in Dover town. This included an annual monitoring target of 505 dwellings. This is now confirmed in the adopted RSS.
- 3.30 While concentrating on East Kent and Ashford Sub-region the RSS states that the urban area of Dover was selected for concentrated growth because the District Council has identified areas of search for development, outside the AONB and set back from the immediate coast, and a particular need to regenerate the urban area and to revitalise the economy.
- 3.31 The RSS promotes further growth in Dover to support regeneration whilst respecting the important environmental constraints to development. The identified scale of growth need to be supported by employment opportunities, infrastructure and services. Policy EKA6 states that new employment land will be provided if required to keep the employment and housing growth in balance.
- 3.32 The RSS also outlines its support for examining the potential further growth which was ratified by the increases outlined above. The RSS states that an additional 2,000 homes are possible through high quality regeneration and acceptable development on green land

- 3.33 The South East Plan (policy EKA3) sets an indicative affordable housing target of 30% for East Kent and Ashford sub-region. It states that this level of affordable housing is the maximum practical amount given that the sub-region's housing market is less buoyant than the rest of the South East Region.

KENT AND MEDWAY SHLAA PROTOCOL

- 3.34 The Kent and Medway SHLAA Protocol broadly reflects that in the Strategic Housing Land Availability Assessment Practice Guidance.
- 3.35 The Protocol outlines the recommended densities to be used in identifying the level of potential for each site by its location type. These densities are outlined in Table 2 below.

Table 2 - Recommended Densities

Density	Location
50 units per hectare	Principal urban areas
30 units per hectare	Other areas

Local Policy / Context

- 3.36 There were a number of documents at the local level that informed and provided context to this SHLAA exercise; these included the Local Plan, Local Development Framework Submission Core Strategy and LDF Preferred Options Site Allocations document.

DOVER DISTRICT LOCAL PLAN (ADOPTED 2002)

- 3.37 The Local Plan is the starting point for this assessment as a number of key strategies, objectives and policies have a direct bearing on site assessment. As the adopted Local Plan expired in 2006 the District Council has 'saved' a number of policies beyond this period.
- 3.38 The Local Plan Objective 9 states that sufficient housing land will be identified to meet the strategic housing requirements over the plan period. All housing sites in the Local Plan were allocated using the principles of sustainable development in line with the Plan's first aim.
- 3.39 The District's sustainability objectives outlines that the countryside will be protected from non-essential development and that open space will be identified for protection.
- 3.40 The transport objectives for the District ensure future investment in transport was concentrated in the urban area. This is with the aim of making these areas a more attractive proposition for living,

working, shopping and relaxing in. Major new developments will also be located so to minimise the need for travel.

- 3.41 The District's Housing Strategy includes seeking to control the levels of available housing land, direct provision towards the urban areas and provide a choice of housing opportunities in terms of size, type and location.
- 3.42 Policy HS1 states that housing development will not be permitted on land outside the defined settlement boundaries unless justified by other development plan policies.
- 3.43 Policy HS2 identifies ten housing allocation sites with an estimated capacity for over 800 units. A number of these sites were included in the SHLAA assessment however in the main they are already developed. The policy continues by stating that unallocated sites within settlement confines will be permitted provided that housing is the most suitable land use.

LDF CORE STRATEGY SUBMISSION DOCUMENT (JANUARY 2009)

- 3.44 The Core Strategy Submission document is the key plan in the District's LDF process. The document sets out the overall ambitions and priorities for the District as well as a set of proposals to ensure their delivery.
- 3.45 The document highlights the lack of sufficient choice within the Districts' housing stock to meet current needs in terms of affordability, type, size and quality. It also states that there is not enough housing at the high end of the market that appeals to working age people moving into the area. This may be due to the previously unresolved issues with volume house builders not being attracted to the area due to the weaker market.
- 3.46 The aim of the District is to provide an improved range, flexibility and quality of housing which will also better accommodate local needs. Growth will be used to promote higher quality design that reinforces local distinctiveness and sense of place.
- 3.47 The strategy will be realised through a coordinated programme based upon a close relationship between infrastructure provision and the creation of new jobs and homes.
- 3.48 The District's objectives include delivering additional housing stock to broaden the range and improve the quality and market perception of the District.
- 3.49 The District has opted for the highest rate of growth outlined in the Preferred Options of a housing provision up to 14,000 new homes with a minimum of 10,100 by 2026. This longer term view provided greater certainty for communities and investors particularly in relation to infrastructure issues. The higher level of housing has a greater capability to address the issues facing the District, particularly supporting labour supply and forecast economic growth.

- 3.50 The Core Strategy Policy CP1 states that the location and scale of development within the District must comply with the settlement hierarchy. This includes maintaining a Regional Centre at Dover, District Centre at Deal and a Rural Service Centre at Sandwich and a proposed new Rural Service Centre at Aylesham.
- 3.51 Policy CP2 outlines the provision for 14,000 new homes between 2006 and 2026. This is distributed across the District in Policy CP3 as the following land allocations (Table 3). These are minimum allocations, and would not be seen as maximum allocations, in the event that suitable sites were to be identified

Table 3 - Submission Core Strategy Housing Land Allocations

Area	Units	%
Dover	9,700	70
Deal	1,600	10
Sandwich	500	5
Aylesham	1,000	7
Rural Areas	1,200	8
Total	14,000	100

- 3.52 The 14,000 new units outlined in the Core Strategy will be delivered through four proposed Strategic Allocations, and the Site Allocations Document. Dover Waterfront has a potential for a minimum 400 new homes, Whitfield is an allocation for at least 5,750 new homes, Mid Town Dover is covered by Policy CP9 which allocates 100 homes in the area and Connaught Barracks has a minimum development target of 500 new homes. The Strategic Allocations have a total capacity of 6,750 new units.
- 3.53 The Site Allocations Document will also allocate additional land for 6,250 units based on the following:
- Dover - 2,950;
 - Deal - 1,600;
 - Sandwich – 500; and
 - Rural Areas - 1,200.
- 3.54 The retained Local Plan Policy at Aylesham allows for an additional 1,000 new homes taking the total housing land allocations to 14,000 homes.
- 3.55 Policy CP4 states that Housing Allocations in the Site Allocations DPD and planning applications of more than ten units should identify the purpose of development in terms of creating, reinforcing or restoring the local housing market in which they are located. Density should wherever possible

exceed 40 dwellings net per hectare and will seldom be justified at less than 30 dwellings net per hectare.

- 3.56 A number of broad Potential Urban Expansion areas are outlined including Whitfield, Sholden and Walmer and Sandwich.

4. SITE IDENTIFICATION

Introduction

4.1 This section reviews the process through which sites were identified as having potential to be developed for housing. Part of this process included reviewing previous urban capacity studies, land use databases and a call for sites from private companies and individuals to put forward sites for consideration specifically for this process. The complete list of site identification sources are as follows:

- Dover District Local Plan 2002;
- Dover District LDF Core Strategy (Issues and Options Report);
- Dover Urban Capacity Study 2004;
- Call for sites;
- Surplus public sector land;
- NLUD Brownfield sites;
- Dover District Council Property services team;
- Sites with unimplemented planning permission; and
- Appropriate previously rejected sites.

4.2 425 sites were identified through this process in the District. On occasion the same sites come forward from two or more sources. Where this occurred duplicate sites were deleted leaving a single site. Where sites overlapped the overlapping area has been attributed to one or the other but kept the remainder of both sites. Where sites have a similar border the larger of the two was assessed to assist the analysis and keep the highest possible level of housing potential. After the process of de-duplication the number of sites was reduced to 338 covering an area of 1,421 hectares.

Exclusions

4.1 The three criteria which constituted the initial sieving of sites from the initial long list, allowed a more manageable number of sites and focus on those with the greatest chance of being developed for housing. The following section outlines the criteria used in the first sieve of sites.

SIZE

- 4.2 Sites which are unlikely to produce more than five units were removed from the site list. This did not reflect the sites deliverability and they may come forward as windfall sites in future. Using the national indicative minimum of 30 dwellings per hectare as outlined by PPS3, this meant all sites smaller than 0.17 hectares were excluded from the SHLAA.

POLICY DESIGNATION

- 4.3 A number of national, regional and local policies particularly those relating to the environment, constitute a potential major barrier(s) to housing development. For this reason those sites which fall within the list of policy designations outlined in table 4 (below) were excluded. The criteria adopted were the first tier of constraints from the Dover District LDF Core Strategy Sustainability Assessment. Where a site straddles these designations the site area was redrawn to exclude the part of the site within the designated policy area.

Table 4 - Policy Designations

Policy Designation
Area of Outstanding Natural Beauty Outside of Existing Development Envelope
Heritage Coast
Special Area of Conservation (SAC)
Special Protection Area (SPA)
Ramsar Site
Sites of Special Scientific Interest
Flood Risk Zone 3B
Ancient Woodlands

- 4.4 If a site is found within the Area of Outstanding Natural Beauty but within the settlement confines it would not be ruled out as a matter of exclusion but would score negatively in the scoring criteria.

ADVERSE TOPOGRAPHY, OPEN SPACE OR CURRENT USE

- 4.5 Using MasterMap topography data, sites that were subject to adverse sloping were highlighted. Where sloping covered a large majority of the site, these were excluded from the SHLAA. Where sites have partial sloping or sloping covering a minority of the site, then the site remained in the assessment but with redrawn boundaries. The Ordnance Survey defines these areas as manmade inclinations which are permanent features and are generally over 1.0 in height.
- 4.6 A number of sites were co-located with existing open land designations, where this was the case the site boundary was either redrawn to exclude any areas of overlap (unless this reduced the site size to below the 0.17 ha threshold) or if the site was entirely within the green space designation

remained unedited but was scored accordingly in the policy alignment category of the site assessment.

- 4.7 Sites which were on the high pressure gas main pipeline which runs north to south in the District were excluded on Health and Safety grounds.
- 4.8 A total of 139 sites were excluded from the final site list due to one or more conflicts with the above exclusion criteria. A list of these sites and reason for their exclusion can be found in appendix C.

Final working site list

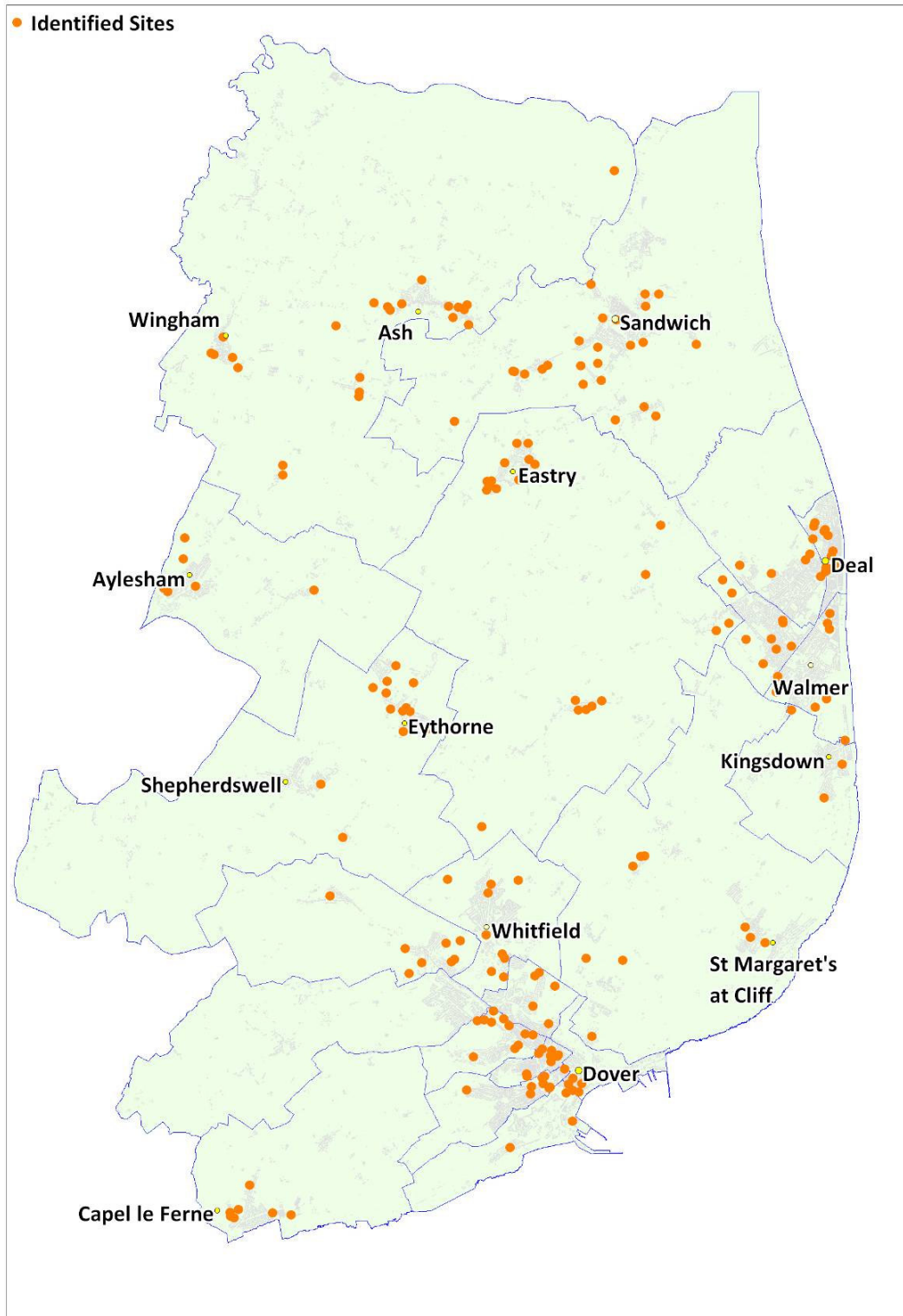
- 4.9 The final site list comprised 199 sites covering an area of just under 1,034 hectares. This list was compiled from six sources; the most common of which were those identified during the SHLAA process, including the call for sites. Table 5 outlines the source of sites for the final working list and the number of sites which each contributed.

Table 5 - Source of Identified Sites

Source	Sites
Sites identified during SHLAA process	97
Site allocations issues and options housing sites	42
Sites identified during previous UCS	24
Potential housing sites	20
Sites with planning permission	11
DDC local plan allocated housing sites	5
Total	199

- 4.10 With the exception of the River Ward all wards in the District were identified as having some housing potential. Appendix B contains the location plans. Figure 2 outlines the location of the sites identified as having housing potential in the District.

Figure 2 - Distribution of Potential Housing Sites



5. SITE ASSESSMENT

- 5.1 This section outlines the process in which site deliverability, achievability and viability was assessed. The site assessment was divided into two main stages; a desktop review followed by an on-site evaluation. A scoring system was used to provide objective basis for analysis.
- 5.2 Scores are weighted using varying ranges. This is conducted in order to ensure that the scoring and categorisation reflects their relative importance in the Dover District context and in the case of adverse issues/ constraints, the level of difficulty with which they might be resolved. The range of scores within higher weighted criteria was greater and as such had the potential to contribute more to the final site score.
- 5.3 Weighting the scores also serves to increase the maximum possible overall score and potentially create a greater spread of scores, creating a clearer distinction between deliverable, developable and other housing sites
- 5.4 Once each site's total score had been calculated to reflect the level and number of constraints it was possible to categorise each site in terms of deliverability and developability and hence their likely timescale of development. At the end of this section there is a full breakdown of the categorisation process and a worked example of the scoring methodology.

Desktop Review and Analysis

- 5.5 The first four scoring criteria were completed through a desktop review using GIS to initially assess sites. If required further investigation was carried out during site visits. The remainder of this subsection outlines the scoring methodology for each of the criteria.

POLICY ALIGNMENT

- 5.6 Each site was assessed in relation to existing local planning policy. A site allocated within the Local Plan was considered more deliverable than a site outside an urban area, settlement development boundary or within an area of open space. The body of evidence behind such allocations leads to the belief that these sites are the most likely to come forward for housing development. Green Wedge/Corridor and other open space issues were also considered here, particularly the potential for any review over the plan period.
- 5.7 This criterion allowed for the promotion of areas currently designated for housing as well as guiding development inside the development envelope to make best use of previously developed land and focus development in locations where there is a better opportunity to access jobs, services and facilities.

- 5.8 Sites within an agreed distance of environmental designations were seen as encroaching on environmental constraints; for Dover District the distance varies depending on the environmental designation. Encroachment was defined as sites outside the development envelope and within 400 metres of the European designations of SAC, SPA, RAMSAR and SSSI and sites less than 200 metres from AONB, Ancient Woodlands and Heritage Coast. This is in line with Natural England recommendations on the protection of habitats from urbanisation.
- 5.9 Sites which straddled settlement boundaries were given a category of their own to reflect their complexity.
- 5.10 Table 6 outlines the approach to scoring for this criterion.

Table 6 - Policy Alignment Scoring

Score	Policy Alignment
	Reason
10	Designation as a Housing Allocation Site and within a Development Envelope (Settlement boundaries)
8	Within Development Envelope (settlement boundaries) and/or non-housing designation or Housing Allocation Site Outside Development Envelope
7	Sites within Development Envelope (settlement boundaries) with no designation
6	Partially Outside Development Envelope with no designation
4	Completely Outside Development Envelope with no other designation or non housing designation
3	Completely Outside Development Envelope and no designation but Impacting upon Environmental Constraints
2	Within or Partially within Development Envelope, fully within Open Space or Statutory Nature reserve or Green Wedge, Green Corridor, or Historic Park
1	Outside Development Envelope, fully within Open Space or Statutory Nature reserve or Green Wedge, Green Corridor, or Historic Park Outside Development Envelope and non-housing designation

PHYSICAL CONSTRAINTS

- 5.11 Each site was assessed against physical constraints which may affect deliverability. This included discounting sites which were in areas likely to flood or erode large-scale tree coverage for example.
- 5.12 Physical constraints were assessed in terms of their magnitude and extent with some very minor constraints ignored based on site analysis. Man made features such as pylons or other utilities, which would greatly inhibit development, were also be identified and sites were scored accordingly.

5.13 A number of sites were highlighted as having contamination issues through the District Council's pollution and contamination database. Judgement was used to highlight those sites which would require extensive remediation before they would become habitable and were scored accordingly.

5.14 Table 7 outlines the approach to scoring for this criterion.

Table 7 - Physical Constraints Scoring

Score	Physical Constraints
	Reason
8	No obvious physical constraints
6	Site with small areas of sloping land, woods or hedgerows, to be addressed
4	Within or partially within Flood Zone 1
3	Within or partially within Flood Zone 2 or with pylons & utilities or contamination issues
2	Within or partially within Flood Zone 3
1	Sites close to cliff or coastal areas liable to erode

MARKET ATTRACTIVENESS

5.15 Arguably the most important factor in the current climate is the attractiveness for developers to invest in sites. As such it was prudent to investigate which sites would be the most attractive for developers bearing in mind likely housing type and current house prices in the area.

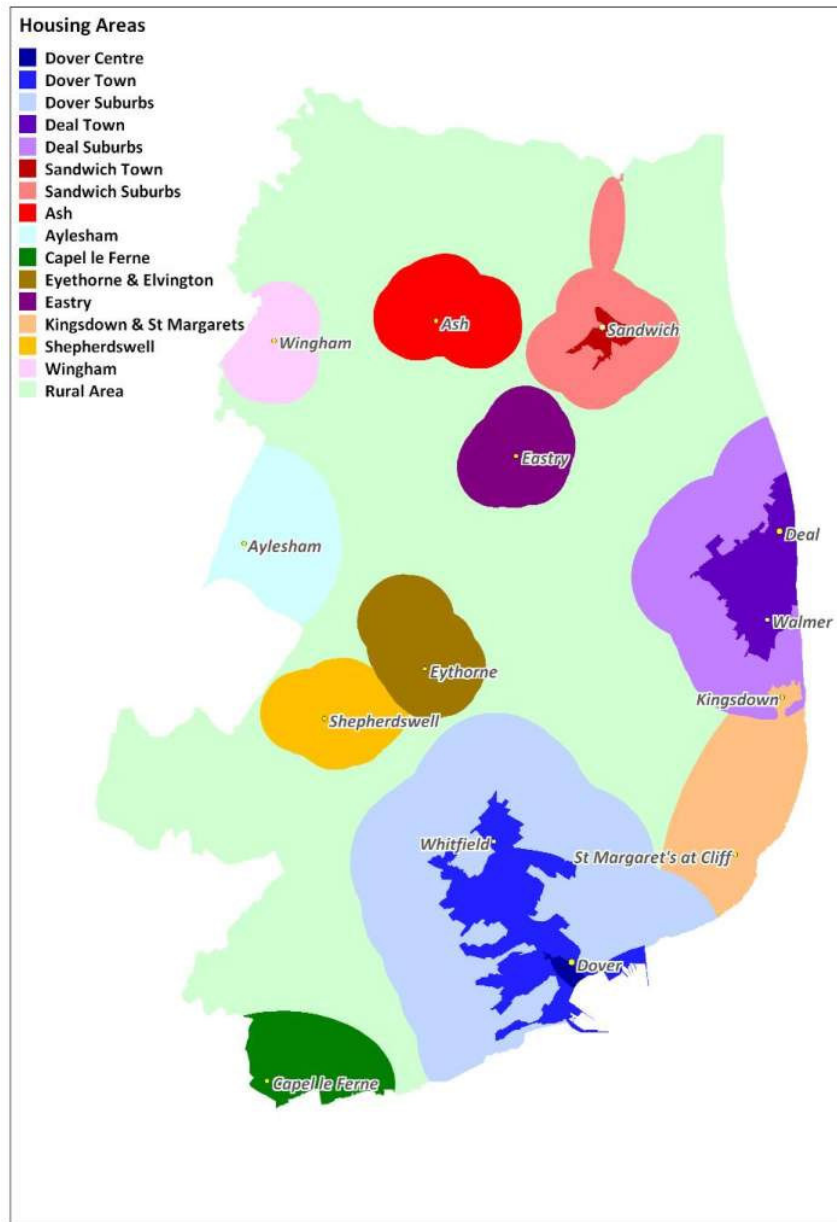
5.16 Market attractiveness was assessed using a typology-based approach combined with consultation with local estate agents and developers. Each sites score was based firstly on the most recent house price data in the immediate surrounding area taken from the Land Registry and secondly on the cost of development based on the likely housing type demand for each area.

5.17 The value of each site was designated depending on the postal sector that the majority of the site fell into. These postal sectors had been split into three equal ranges based on the average overall house price in the year upto July 2008.

5.18 The second section of the market attractiveness site score was based on the likely types of development demanded in certain areas and the associated cost of these types of development. GVA Grimley split the District into 16 sub areas based on the District's larger settlements. The following Figure outlines the housing areas which were defined by GVA Grimley and assessed in terms of the demand for individual housing types as discussed with local developers and estate agents. The Housing Markets Areas Identified in the Strategic Housing Market Assessment were

not used in this study as they were judged to be too broad based and the market areas identified below allowed for a more localised perspective.

Figure 3-Map of GVA Housing Market Areas



5.19 A consultation period with a number of developers and local agents established the likely housing types for each of these areas based on current demand. Where possible each of the sub-areas were assigned a dominant housing type based on demand. Detached and flatted developments were more expensive to build than terraced or semi detached properties based on the Building Cost Information Service Mean Price per Square Metres costing for Kent. Therefore scores for

sites in the areas where demand for these types of properties are highest were reduced accordingly.

5.20 Table 8 outlines the approach to scoring for this criterion.

Table 8 - Market Attractiveness Scoring

Score	Market Attractiveness
	Reason
8	Higher Value, Normal Cost
6	Medium Value, Normal Cost
4	Higher Value, High Cost
3	Lower Value, Normal Cost
2	Medium Value, High Cost
1	Lower Value, High Cost

ACCESS TO SERVICES

- 5.21 In order to reflect a development's local service provision each site was judged in regard to its proximity to existing local services and amenities including public transport. The social infrastructure focused on schools and GPs surgery, as these are the most critical community service facilities to the capacity of the area. Although based primarily on GIS based analysis this information was reviewed on the ground to obtain a more accurate analysis for the site scoring.
- 5.22 Each site was given a 400 and 800 metre buffer zone to broadly reflect the number of services within 5 and 10 minutes walk of the site. The postcode location of schools and GP services were researched and overlaid on these buffers to assess each sites access to services.
- 5.23 Public transport scoring was based on the number and quality of access based on the number of modes available. Sites located next to train stations scored better than those with only bus access. This assumes that sites with rail access can act as transport and modal interchange hubs with increased levels of public transport options. Each site's proximity to train stations and bus stops were measured using County Council data.
- 5.24 Table 9 outlines the approach to scoring for this criterion.

Table 9 - Access to Services Scoring

Score	Access to Services
	Reason
7	Within 5 minutes walk of rail station, GP surgery and school
6	Within 5 minutes walk of bus and GP surgery and school
4.5	Site with at least 2 of 3 from: public transport, GP surgery and school within 5 minutes walk
4	Site within 10 minutes walk of rail station, GP surgery and school
3.5	Site within 10 minutes walk of bus, GP surgery or school
3	Site with at least 2 of 3 from: public transport, GP surgery and school within 10 minutes walk
2.5	Site with at least 1 of 3 from: public transport, GP surgery and school within 5 minutes walk
2	Site with at least 1 of 3 from: public transport, GP surgery and school within 10 minutes walk
1	Site with no public transport, GP surgery and school within 10 minutes walk

On-Site Survey

5.25 The second phase of the site assessment was undertaken during 19th to 21st of November 2008 when all sites were subject to primary survey. An initial review of the survey data was undertaken to confirm completeness. Data gathered for each site included:

- Site name;
- Location in relation to settlement hierarchy;
- Confirmation of boundaries;
- Principal site features – vegetation, existing structures, etc.;
- Surrounding uses and activities;
- Additional Constraints and
- Surrounding Densities.

5.26 The remaining criteria were derived from this data as well as consultation within the planning team of Dover District Council. The remainder of this section outlines the final three scoring criteria.

OWNERSHIP

- 5.27 Each site was scored in terms of its likely ownership, with favourable scores given to those with the least number of owners reflecting the time/ cost implications of site assembly (unless the site is being promoted jointly by multiple owners). A number of assumptions were made at this stage in that, within reason each building or group of buildings or each plot of land has single ownership.
- 5.28 Where there were a number of existing leases which would have to be extinguished to facilitate site redevelopment, this was reflected in the assessment and such sites given a lower score. The larger the area in multiple ownerships the more constraints are likely to be evident and the scoring reflected this. Where a site was in single ownership these sites were scored highly.
- 5.29 Where it was thought necessary public sector owned sites scored slightly higher than those sites which were deemed to be private ownership. The rationale for the slightly increased score was that those public sites put forward were likely to be surplus to operational/existing use and were more readily available for development. There were a number of exceptions to this when it was unclear whether a public sector site was available or not. When this was the case the site score was reduced accordingly.
- 5.30 Where information was unknown or hard to come by for this criteria, consultation with the planning department of Dover District Council, who have extensive knowledge on the ownership of sites, allowed a professional judgement on the scoring of sites to be made.
- 5.31 Table 10 outlines the approach to scoring for this criterion.

Table 10 - Ownership Scoring

Score	Ownership
	Reason
5	Single Public Sector Ownership
4.5	Single Private Ownership
4	Multiple Public Sector Ownerships
3.5	2-3 Ownerships
3	Multiple up to 1 hectare
2.5	Multiple 1-5 hectare
2	Multiple 5-10 hectares
1	Multiple over 10 hectares

CURRENT USE

- 5.32 Vacant land was considered more suitable than in-use sites, as how much re-provision and clearing is required before building can commence affects the deliverability of sites. The scoring for this criterion promoted bringing forward vacant previously developed land before land that has not previously been developed or contributes to local green space. This accord with national planning policy.
- 5.33 An objective view was taken to judge whether a site was primarily inside or outside the settlement boundary and scored accordingly.
- 5.34 Table 11 outlines the approach to scoring for this criterion.

Table 11 - Current Use Scoring

Score	Current Use
	Reason
7	Vacant brownfield land or buildings identified as derelict
5	Vacant building not in commercial use including lock ups, etc.
4	Partially occupied single use site
3	Fully occupied single use (e.g. factory, school)
2	Previously not developed land inside settlement boundaries (designated open space but not environmental designation).
1	Fully occupied multiple use (e.g. retail with housing above) or previously not developed land outside settlement boundaries (designated open space) but not environmental designation.

PROXIMITY TO ROAD NETWORK

- 5.35 This criterion reflected the degree of difficulty of development, and the subsequent costs incurred to provide the access required to develop the site.
- 5.36 Sites were assessed in terms of proximity to current road infrastructure as poor access increases the cost of site infrastructure and the complexity of development, reducing the likelihood for development. If a site was less than five metres from a current road it was deemed as accessible for development and given a higher score. This does not fully assess the quality of the road access which will be conducted through the normal planning process in conjunction with Kent Highways Services.
- 5.37 The initial assessment was undertaken using GIS with other access issues such as poor visibility assessed on the ground with sites' scores reduced accordingly.

- 5.38 All sites were further assessed through on-site assessment with a view to identifying whether the sites were backland (plots of land with access but to the rear of existing development) or a land take is required (sites requiring some form of proactive land assembly) to gain access. Where this was the case, the score for access to road network was reduced accordingly.
- 5.39 A number of sites were highlighted by Kent Highway Services regarding concern over access. Where this was the case the site score for proximity to road network was reduced accordingly.

Table 12 - Proximity to Road Network Scoring

Score	Proximity to Road Network
	Reason
5	Less than 5 metres from road assuming direct access to site
4	Access investment required in an urban area including site visibility
3	Backland, land take required in an urban area including potential ransom strips
2	Access investment required in a rural area including site visibility
1	Land take required in a rural area including potential ransom strips

EXCEPTIONAL SCORING

- 5.40 Where there is an identified need to score sites outside of the previous criteria, further exceptional scoring criteria was included in the final site assessment. This ensured that where it could be proven that certain sites would come forward for housing, a more realistic assessment of their development potential could be provided and the site assigned to the appropriate development category. By using an exception scoring criteria it ensured transparency of all decisions and enabled scoring to be more flexible incorporating local knowledge of a site.
- 5.41 The exception score was applied to 53 sites. The exception scores ranged from -7 to 11 depending on the level required to ensure appropriate assessment. The most common reason for its use was that the site was already developed, was about to be developed or had planning permission which was likely to be implemented.
- 5.42 Appendix A includes a table of each site's score for each criterion including an explanation of the exception scores used.

Categorisation

- 5.43 Once all the sites were scored across the criteria they were ranked based on their total score. The highest scoring sites were those which were the more likely to be delivered. In all cases the scores for each site were further reviewed to ensure the most accurate scoring possible.
- 5.44 The combined scores allowed each site to be ranked in terms of its deliverability and developability potential or if they are unlikely to be developable for housing at all. As the frequency of positive scores reduces, a series of cut-off points were established through professional judgement to create five categories which reflect the frequency and magnitude of constraints facing sites. The cut off points were then ratified by reassessing the development potential of borderline sites and ensuring that cut off points broadly reflect a site's deliverability based on the evidence available such as site visits, knowledge of the sites and consultation regarding the borderline sites in question.
- 5.45 Each site's category also determined whether the site is carried forward as having development potential over the lifespan of the RSS, and whether this is in the first five years or later. This effectively allowed the housing potential land supply trajectory to be created. It is appreciated that a score difference of half a point could see a site move from one category to the next or in an extreme case a range of four points moving a site from being undeliverable to being developable in the next five to ten years. For this reason we have paid particular attention to borderline sites to ensure they are assessed and categorised correctly and where necessary applied exceptional scores. The categories are:
- **Category 1 – Deliverable** sites within the next five years are those sites that have little or no constraints to development at the present time (Scoring 37 and over).
 - **Category 2 – Likely future developable** sites with only limited constraints to development. These sites are likely to be deliverable within the next 5 to 10 years (Sites scoring between 32 – 36 points).
 - **Category 3 - Possible future developable** sites with reasonable development potential (10 to 15 years), but with some surmountable constraints in the short-to-medium term (Sites scoring between 30 – 31 points).
 - **Category 4 – Developable** sites that face significant constraints that are only likely to be overcome in over 15 years time (Sites scoring between 28 – 29 points).
 - **Category 5 – Not Suitable for Development** are those sites with insurmountable constraints and/or in unsuitable locations for residential development (Sites scoring less than 28 points).
- 5.46 The timescales indicated represent the period when the first housing on the site are likely to become habitable.

- 5.47 While the total score is key to a site's ranking and categorisation a broad discussion with the Stakeholder Group a more detailed assessment including some sensitivity testing with the client team determined how those sites at the margins scored and if necessary separated and re-graded sites into an appropriate five year housing land supply tranche. If site conditions change there is the opportunity to review site scores in future and adjust the sites and district potential accordingly.
- 5.48 The five categories can be grouped in three broader domains:
- **Deliverable** – (Category 1) a site is available now, offers a suitable location for housing development and there is a reasonable prospect that housing will be delivered on the site within five years;
 - **Developable** – (Categories 2,3 & 4) a site in a suitable location for housing development, and with a reasonable prospect that it will be available for and could be developed at a specific point in time and;
 - **Undeliverable** – (Category 5) sites located in unsuitable location and/or face significant levels of constraints and are unlikely to be developed at any point in the future..
- 5.49 The scores and categorisation of all tested sites are set out in the appendix.

Example Housing Site Scoring

The following scenario is hypothetical and gives a broad overview of the mechanisms of our scoring system.

- The local authority school has just been rebuilt on a new site leaving the existing building in a derelict state and about to be demolished. The site is within the existing settlement boundary although has no other designation placed upon it. The site covers an area of 6 hectares.
- The small stream to the rear of the site has been liable to flooding in severe weather and was designated as Flood Zone Two by the Environment Agency. There are no other physical barriers in place which would increase cost or development potential.
- The surrounding area is relatively dense although this is mostly with higher cost family housing and also includes local shops, bus stops and a GP surgery in close proximity to the site.

Therefore the site score based on the above is as follows:

- Policy Alignment – 7 -Sites within Development Envelope (settlement boundaries) with no designation;

- Physical Constraints – 3- Within or partially within Flood Zone 2
- Market Attractiveness – 8- Higher Value, Normal Cost;
- Ownership – 5- Single Public Sector Ownership;
- Current Use – 7- Vacant Brownfield land or buildings identified as derelict;
- Access to Road Network – 5- Less than 5 metres from road assuming direct access to site;
- Sustainability – 6- Within 10 minutes walk of bus and / or local shops and social infrastructure and;
- Exception - 0 – No exceptional information was known on this site

This would give the site a total score of 42 which in this assessment would fall into category 1, deliverable in the next first five years. The site is in a higher density area and would therefore likely to be delivered at around 50 units per hectare giving a unit outcome of around 300 units.

Further information on how the development potential in each site was calculated is outlined in the following section.

5.50 See Appendix A for the scoring and categorisation of the sites tested in this Assessment

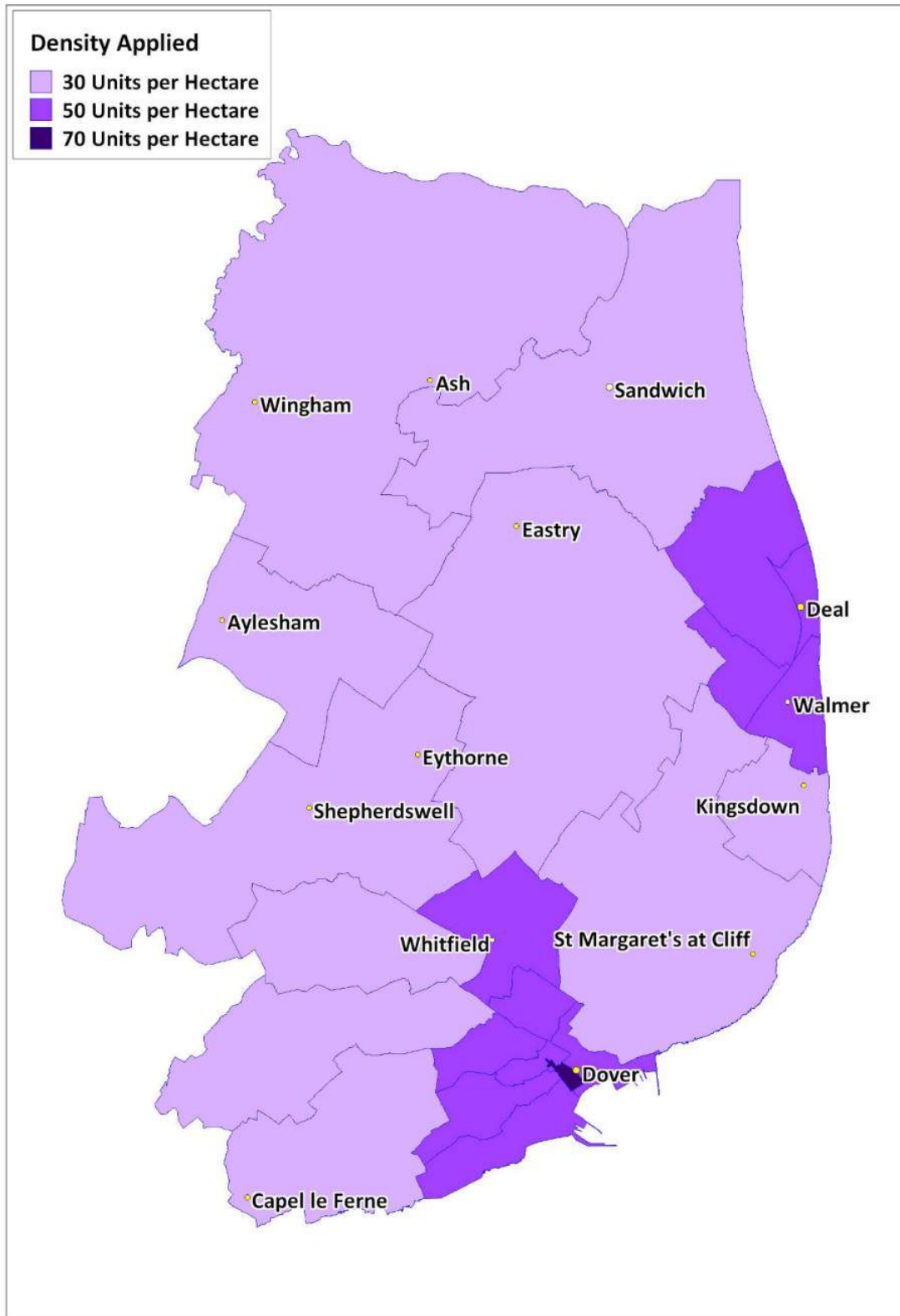
6. ASSESSING HOUSING POTENTIAL

- 6.1 This section outlines how the capacity for each site was established and what the total unconstrained capacity of the District is based on these capacities. This is followed by a breakdown for each of the five year timescales including analysis on the scale and location of development potential.

Estimate Housing Potential

- 6.2 Where capacity had not already been identified through granted planning permissions or policy documents such as the Site Allocations Preferred Options and LDF Core Strategy an average density approach was used to estimate the housing potential of each site. The backstop density range from PPS3 and the Kent and Medway SHLAA Protocol of 50/Ha in principal urban areas and 30/Ha elsewhere.
- 6.3 A density of 70 units per hectare was applied to sites in Dover Town Centre to reflect the higher densities achievable in town centre areas. Ward based data was used to reflect the densities of different locations with the exclusion of Dover Town Centre whose defined boundary was used instead. It is however important to reiterate that the densities used in the SHLAA should only be treated as being indicative and there may be other reasons why it is not possible to develop a site at a density identified in the study. Figure 4 outlines the densities used to calculate the unit output from each site.

Figure 4- Ward Densities



Unconstrained Development

- 6.4 The unconstrained capacity represents the full development potential across the District including all options open to the Council for urban expansions as outlined in the Preferred Options Site Allocation document. However, only some will be developed. For example there are nine potential housing sites in Deal at Walmer and Sholden from which the District Council can decide which if any, to take forward and at which rate. Subsequently those the council decide not to take forward will reduce the overall development potential in Deal and the District as a whole by their capacity.
- 6.5 The final list of sites, if developed fully at the outlined densities, provides the District with an unconstrained capacity of 31,405 new homes. Subject to discounting, this level of unconstrained capacity indicates that Dover District has an adequate supply of land for both the Growth Point and South East Plan Proposed Changes housing targets.
- 6.6 In order to meet 10,100 new homes 32% of the unconstrained development potential would have to be developed. The level of required development increases to 45% when assessed against the District Council's long term aspirations of 14,000 new housing units.
- 6.7 Categorisation notwithstanding, the figure of 31,405 new homes is dependent on eight large sites which contribute over 50% percent of the District's unconstrained housing land capacity. Seven of these sites represent extensions to the main settlements of Dover, Deal and Sandwich with the additional site, an extension of Aylesham. An outline of the unconstrained capacity across the District is shown in Table 13.

Table 13 - Unconstrained Housing Land Potential in Dover District

Location	Sites	Area	Units	%
Dover	65	519.9	14,996	47.8
Deal	39	165.3	5,776	18.4
Sandwich	24	99.1	2,752	8.8
Aylesham	5	67.3	2,334	7.4
Rural	66	189.7	5,547	17.7
Total	199	1,041.3	31,405	100.0

- 6.8 The unconstrained capacity does not reflect the likelihood of when land can be delivered or developed, if at all, this is outlined in the following sub-sections.

Deliverable Sites

- 6.9 There are 48 sites which cover an area of just under 130 Hectares. These have the greatest opportunity of development and are judged to be deliverable in the first five years of the plan period. The level of deliverable potential in the District is outlined in Table 14.

Table 14 - Deliverable Sites (Years 0-5) in Dover District

Sites	Area (Ha)	Units
48	129.3	4,590

- 6.10 Much of the deliverable potential is representative of sites that have recently been constructed or have planning permission which has, or is about to be, implemented. The remainder of the sites represent a number of previously developed sites which are vacant or derelict.
- 6.11 Pro-rata the RSS target of 10,100 new homes would be reduced to 2,525 for a period of five years. In order to achieve this target 55% of the identified deliverable housing land in this period would have to be developed. With this analysis the higher the level of development required, the more difficult it becomes to reach the targets
- 6.12 The deliverable housing potential would contribute around 32% of the 14,000 new units long term housing target.

LOCATION

- 6.13 The majority of the identified development potential is found in the Dover Town (35%) and Aylesham (27%). The delivery potential of 1,216 units in Aylesham represents 98% of the entire housing deliverable and developable potential for that area. The highest level of development potential in Sandwich (782 units) is also likely to be deliverable in the first five years, although it must be appreciated that this figure is substantially higher than the amount of housing development for Sandwich that has been identified in the Core Strategy Submission Document (500 units).

Table 15 - Distribution of Delivery Potential in Dover District Years 0-5

Location	Sites	Area (Ha)	Units	%
Dover	23	26.9	1,625	35.4
Deal	9	28.4	676	14.7
Sandwich	3	30.7	782	17.0
Aylesham	2	30.1	1,216	26.5
Rural	11	13.2	291	6.3
Total	48	129.3	4,590	100.0

- 6.14 The largest numbers of sites (23) are found in Dover Town with a further eleven sites in the rural areas of the District and nine in Deal. The largest provider of housing potential in terms of area is in Sandwich at 30.7 Ha, with the second most significant contribution in Aylesham (30.1 Ha) which provides a potential for 782 units.

SCALE

- 6.15 This section refers to the accompanying table which illustrate the number of sites and unit output across five different scales of development. .

Table 16 Scale of Sites with Delivery Potential in Dover District Years 0-5

No of Units on a site	No. of Individual Sites	Total Area	Total No of Units	Overall %
<50	30	18.3	531	11.6
>50	9	14.5	556	12.1
>100	8	66.7	2,294	50.0
>500	0	0.0	0	0.0
>1000	1	29.8	1,210	26.4
Total	48	129.3	4,590	100.0

- 6.16 There are thirty small sites each with a potential of less than 50 units which combined contribute 531 units (10% of the total). A higher potential from smaller sites mean a reduced reliance on a small number of key sites to meet the housing targets.
- 6.17 Table 16 shows that the highest level of potential comes from eight sites with a capacity between 100 and 500 units. These sites combined have a housing land potential of almost 2,300 units, 50% of the identified potential.
- 6.18 There is one site which contributes over 1,000 units which is the Aylesham expansion area; it is likely that at such a high level of potential then delivery would be partially into the next category of developable sites in years 6-10.

Developable Years 6-10

- 6.19 The developable potential in Dover District peaks at 7,783 units in years 6-10 and originates from both the greatest number of sites (58) and the largest area (266.4 Ha).

Table 17 - Developable Sites (Years 6-10) in Dover District

Sites	Area (Ha)	Units
58	266.4	7,729

- 6.20 This category represents a number of larger greenfield sites with significant development potential such as the Strategic Allocations at East Whitfield.
- 6.21 Pro-rata the RSS target of 10,100 new units would be reduced to 2,525 over this five year period. In order to achieve this target 32% of identified developable housing land in this category is require to be developed.

- 6.22 The developable housing potential would contribute around 55% of the 14,000 new units associated with the District Council's long term aspirations.

LOCATION

- 6.23 The largest level of development land in this category is in Dover Town which contributes over 60% of the identified capacity. The large development potential is due to the allocated sites at Whitfield and Connaught Barracks which together have a development capacity of around 3,000 homes. The sites at Whitfield are also the two largest sites by area and contribute around 310 Ha of the 707 Ha of housing development land in the District.

Table 18 - Distribution of development potential in Dover District Years 6-10

Location	Sites	Area (Ha)	Units	%
Dover	20	184.4	4,709	60.9
Deal	15	43.9	1,995	25.8
Sandwich	8	20.2	548	7.1
Aylesham	0	0.0	0	0.0
Rural	15	17.8	477	6.2
Total	58	266.4	7,729	100.0

- 6.24 Deal with 1,995 units from 15 sites contributes a significant amount of development potential in this category. This includes a number of expansion options in Walmer and Sholden. The Council will investigate these options as part of the LDF process.

SCALE

- 6.25 The large site at Whitfield contributes a large proportion (37%) of the development potential during this 6-10 year period. Those sites with a capacity between 100 and 500 units also make a significant contribution to the development potential in Dover in years 6-10 with 30%.

Table 19 - Scale of Sites with Developable Potential in Dover District Years 6-10

No of Units on a site	No. of Individual Sites	Total Area	Total No of Units	Overall %
<50	42	25.2	810	10.5
>50	4	9.3	288	3.7
>100	9	50.0	2,314	29.9
>500	2	31.2	1,442	18.7
>1000	1	150.6	2,875	37.2
Total	58	266.4	7,729	100.0

- 6.26 The development potential in this timeframe has an increased number and unit output from small sites, however their contribution to the total identified potential reduces. This reflects a higher reliance in this timeframe on just a few key sites with large outputs.
- 6.27 The single site with a development potential of over 1,000 units represents the identified capacity at East Whitfield. It is unlikely however that a site of such magnitude would be built and marketed within a five year bracket, as such the total potential capacity is likely to filter through to the later periods.

Developable Years 11-15

- 6.28 The level of housing development reduces slightly from the previous timescales to 5,037 units in years 11-15. This is delivered through 29 sites.

Table 20 - Developable Sites (Years 11-15) in Dover District

Sites	Area (Ha)	Units
29	243.5	5,037

- 6.29 Broadly, this category represents a number of sites which are currently in use but may be re-developed in time, or those that have policy constraints which are restricting development at the present time but may be reviewed.
- 6.30 As with the previous timescales, this category would have a pro-rata RSS target of 2,525. In order to meet this target around 50% of the identified developable housing land is require to be developed. The developable housing potential in this timescale would contribute around 36% of the 14,000 units associated with the District Council's long term aspirations.

LOCATION

- 6.31 The level of development potential in this timescale is dominated by the development potential in Dover (65%). The rural areas, with 19% of the development potential, provide the second largest contribution. This period also represents the peak of rural housing land development contribution.

Table 21 - Distribution of Development Potential in Dover District Years 11-15

Location	Sites	Area (Ha)	Units	%
Dover	9	172.1	3,284	65.2
Deal	4	20.6	218	4.3
Sandwich	2	19.0	570	11.3
Aylesham	2	0.7	20	0.4
Rural	12	31.3	945	18.8
Total	29	243.5	5,037	100.0

- 6.32 Dover still contributes a relatively large number of sites, second only to the rural area. The Dover sites include the remainder of the earmarked development in Whitfield and as such covers an area of just over 170Ha. The rural sites also contribute the second largest area of land during this timescale at 31.3 Ha, followed by Deal with 20.6 Ha and Sandwich at 19 Ha.

SCALE

- 6.33 The scale of development potential reduced from the previous categories with two sites representing a development potential of over 500 units.

Table 22 - Scale of Sites with Developable Potential in Dover District Years 11-15

No of Units on a site	No. of Individual Sites	Total Area	Total No of Units	Overall %
<50	20	12.0	401	8.0
>50	2	16.9	126	2.5
>100	5	35.7	1,071	21
>500	1	18.8	564	11.2
>1000	1	160.1	2,875	57.1
Total	29	243.5	5,037	100.0

The number of sites, the unit output and the proportion of the total capacity from sites with a potential capacity of less than 100 units reduces from the previous categories.

- 6.34 As Table 22 indicates the largest levels of development comes from a single site of over 1,000 units. This represents the site at Whitfield which contributes 57% of the identified development capacity for this timescale. A greater reliance on larger sites can be dangerous for the District in meeting its housing target. If problems were to affect a site of such magnitude it would have a very negative bearing on the Districts ability to meet the housing targets.
- 6.35 The second largest contribution comes from five sites that have a development potential of between 100 and 500 units. In total these sites have a potential for 1,071 units, 21% of this category potential.
- 6.36 As with the previous timescale there is likely to be some level of development potential carried over from this category to the next. The likely levels of potential development from the previous sector may still have some capacity to have an effect on both this category and the next.

Developable +15 Years

- 6.37 The level of potential housing land falls to its lowest level in the final category.

Table 23 - Developable Sites (15+ years) in Dover District

Sites	Area (Ha)	Units
23	70.1	1,888

- 6.38 This category represents the remainder of the sites with development potential and constitutes a number of sites with a range of minor, or a single significant major constraint, or a mixture of both. These may also be sites that are in active use but, may over time, become suitable for housing.
- 6.39 As with the previous categories this timescale would have a pro-rata RSS target of 2,525 for the first five years only as this category is open ended. The identified potential in this timeframe is less than both the RSS and the Growth Point Targets.
- 6.40 It is possible that the levels of development required at this stage will be reduced as the rates of delivery in the previous sections may well be over and above the per annum housing targets. This would in turn reduce the level of development required in subsequent stages of the plan period especially the +15 years timescale.
- 6.41 The developable housing potential in this period would contribute around 13% of the 14,000 units and 19% of the RSS target if fully delivered.

LOCATION

- 6.42 The development potential in the 15+ years category comes primarily from six sites in Dover. These sites contribute over 35% of the development potential from 654 units.

Table 24 - Distribution of Development Potential in Dover District years 15+

Location	Sites	Area	Units	%
Dover	5	21.5	654	34.6
Deal	3	24.9	532	28.2
Sandwich	3	6.0	155	8.2
Aylesham	0	0.0	0	0.0
Rural	12	17.8	547	29.0
Total	23	70.1	1,888	100.0

- 6.43 The largest number of sites are in the rural areas of the District although in terms of area these only contribute 17.8 Ha behind both Dover (21.5 Ha) and Deal (24.9 Ha).

SCALE

- 6.44 As with the previous category there is only one site with a development potential of over 500 units. The largest number of sites (at thirteen) comes from those with a development potential of less than 50 units.

Table 25 - Scale of Sites with Developable Potential in Dover District years 15+

No of Units on a site	No. of Individual Sites	Total Area	Total No of Units	Overall %
<50	13	9.1	263	13.9
>50	5	8.9	274	14.5
>100	4	31.8	739	39.1
>500	1	20.4	612	32.4
>1000	0	0.0	0	0.0
Total	23	70.1	1,888	100.0

- 6.45 The reliance on larger sites to bring forward the identified development capacity decreases in this timescale, with no sites of over 1,000 unit potential identified. Although the number of smaller sites reduces their unit output increases as does their contribution to the total identified development potential.
- 6.46 There are four sites with a development potential of between 100 and 500 units. These sites contribute 739 units, 39.1% of the total identified capacity.

Undeliverable Sites

- 6.47 The remaining 42 sites which were assessed were unsuitable for housing development. These sites would theoretically accommodate over 12,000 homes.

Table 26 - Undeliverable Sites in Dover District

Sites	Area (Ha)	Units
41	332.0	12,161

- 6.48 This category includes those sites that have numerous major constraints, to the extent that they are unlikely to be delivered for housing at any time in the future.

*LOCATION***Table 27 - Distribution of Undeliverable Sites in Dover District**

Location	Sites	Area	Units	%
Dover	8	115.1	4,723	38.8
Deal	8	47.5	2,356	19.4
Sandwich	8	23.2	696	5.7
Aylesham	1	36.6	1,098	9.0
Rural	16	109.6	3,287	27.0
Total	41	332.0	12,161	100.0

- 6.49 The largest levels of discarded potential are in Dover town where the identified sites have the potential capacity for over 4,700 units. Of the remaining areas, only Sandwich had discarded sites with a total potential of less than 1,000 units.

SCALE

- 6.50 There were five discarded sites identified as having a potential unit output of over 1000 units, these include sites at Deal, Dover, Sandwich and Aylesham and in total would have contributed over 9,000 units, 74% of discarded potential.

Table 28 -Scale of Undeliverable Sites in Dover District

No of Units on a site	No. of Individual Sites	Total Area	Total No of Units	Overall %
<50	18	15.4	462	3.8
>50	11	19.7	773	6.4
>100	6	35.3	1,143	9.4
>500	1	14.9	744	6.1
>1000	5	246.7	9,039	74.3
Grand Total	41	332.0	12,161	100.0

- 6.51 The largest number of sites which were deemed as having no development potential are those sites which would contribute less than 50 units.

7. KEY FINDINGS

- 7.1 The SHLAA is a key evidence base to support the delivery of housing land outlined in the South East Plan. The Assessment should identify the availability of housing land and its potential to support the LDF process in the District.
- 7.2 The Assessment can also be used to inform subsequent studies into the level of land requirement such as social infrastructure, retail and employment land or open space needed to support an increased population derived from the increased housing numbers identified in this assessment.
- 7.3 This Assessment may be used as one of the bases to decide upon the broad location and level of housing sites allocated in the LDF through the Site Allocation DPD.
- 7.4 The SHLAA also identifies areas of concern or priority, such as infrastructure, to ensure the delivery of housing in the District. The database created in this process will ensure a continuous assessment of potential is possible as well as providing a basis for Annual Monitoring Reports.

Housing Targets

- 7.5 Dover District has an RSS housing target of 10,100 units, the LDF Core Strategy, is based on this target. Through this SHLAA process there is an identified land supply for deliverable and developable sites totalling some 19,244 units, subject to further testing.
- 7.6 The level of deliverable and development potential identified in the District is likely to be sufficient to achieve both housing targets.
- 7.7 In order to deliver the 10,100 new units outlined in the South East Plan 52.5% of the identified land potential would have to be delivered. This figure rises to 73% for the 14,000 new homes.
- 7.8 The district is also tasked with identifying potential housing land for the first five and ten years of the plan period. Pro Rata the South East Plan housing targets for these timescales are 2,525 units and 5,050 respectively. This SHLAA has identified a deliverable potential of 4,590 units for the first five year period. This level of potential is likely to provide sufficient land to achieve the housing target in the first five years of the plan period.
- 7.9 The SHLAA has also identified a further 7,729 units of developable potential in the first ten years taking the total to 12,319 units. This level of housing land potential is likely to be sufficient to achieve the required levels of new housing for the first ten years of the plan period.

Adjusted Development Schedule

- 7.10 There are a number of larger sites which are likely to be developed over more than a five year period due to the number of housing units involved. It has been estimated that private housing sites are only likely to be able to develop and successfully market a maximum 100 units per annum. This assumes that development sites are stand alone and do not acknowledge the effect of competitor sites on the success of site sales.
- 7.11 There are five sites in the assessment which have the potential for over 500 units (100 units per annum over a category span of five years). For this analysis we have the initial 500 units per site remain in their category of origin with any further potential above this line moving into subsequent timescales. Where sites have a capacity of over 1000 units the potential is spread across more than one timescale.

Table 29 – Trajectory of Adjusted Housing Land Capacity

Category	Original Capacity (units)	Adjusted Capacity (units)	Adjustment
0-5 Years	4590	3880	-710
6-10 Years	7723	5406	-2317
11-15 Years	4973	3686	-1287
+15 Years	1888	6202	4314
Total	19174	19174	0

- 7.12 The overall deliverable and development potential remains static after the adjustment timescales are calculated however there is a more balanced level of development across the four timescales.
- 7.13 After the adjustment has taken place the first three categories have a net unit loss, however, the reduced levels of development potential are countered by higher levels of potential in the final (open ended) 15+ year timescale. This arguably represents a more attainable level of development across the first three categories.
- 7.14 The levels of development potential in the first 15 years falls to just under 13,000 units which subsequently increases the required rate of development to 58% to meet the adjusted South East Plan for this 15 year period.

Distribution of Development

- 7.15 The District's emerging LDF Core Strategy policy CP3 outlines the proposed distribution of housing land throughout the District. Table 25 reflects the likely housing land allocated in the Core Strategy and the potential level of unconstrained housing land generated in this assessment.

Table 30 - Core Strategy Distribution Against Deliverable and Developable Housing Potential

Area	Core Strategy Distribution		Deliverable and Developable Potential Distribution	
	Units	%	Units	%
Dover	9,700	70	10273	53.4
Deal	1,600	10	3420	17.8
Sandwich	500	5	2056	10.7
Aylesham	1,000	7	1236	6.4
Rural Areas	1,200	8	2260	11.7
Total	14,000	100	19244	100.0

- 7.16 In proportional terms there are broadly similar scales of development for each of the sub areas between the SHLAA and Core Strategy, with the exception of a noticeable shift from Dover Town to the Rural Areas and Sandwich in terms of the expected and potential level of development.
- 7.17 In unit terms the level of housing provision outlined in the LDF Core Strategy sub-areas are lower than the identified SHLAA deliverable and developable capacity; acknowledging that the Core Strategy targets are achievable and in most cases significantly more capacity exists.
- 7.18 The most challenging levels of delivery in the sub areas are in Dover Town and Aylesham which would have to deliver their identified category 1-4 sites at a rate of 94% and 80% respectively.
- 7.19 The high delivery rates required for these sub-area reaffirms the reliance on sites in the existing Local Plan in Aylesham and the strategic allocation at Whitfield in reaching the desired levels of development in these sub areas. Figure 10 shows the distribution of all sites and their development potential.

Greenfield Land Requirements

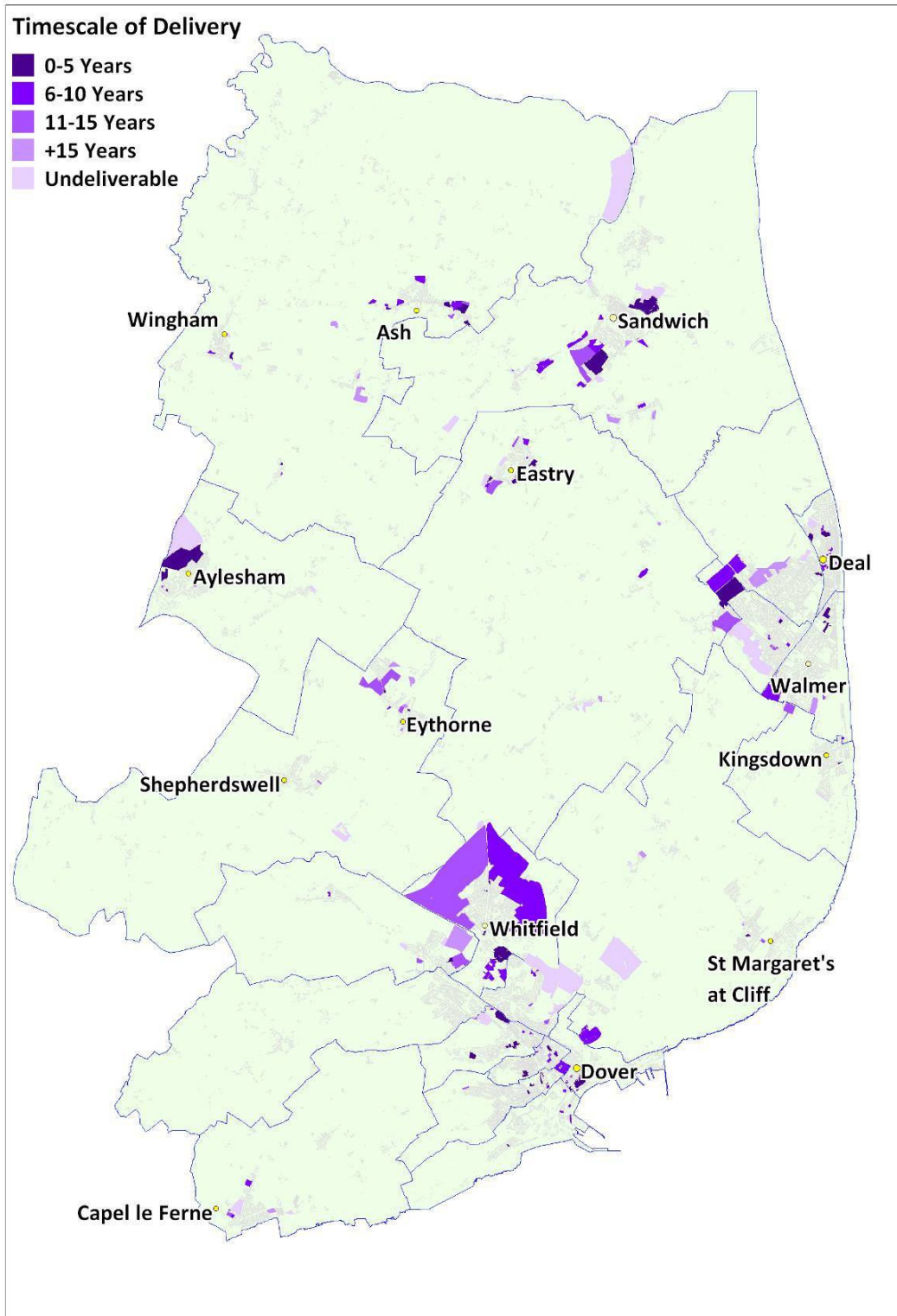
- 7.20 The identified housing land sites within the District include 110 greenfield sites. A large majority of the unconstrained housing potential, around 83%, is from greenfield land.
- 7.21 Table 26 outlines the split between greenfield and brownfield sites identified as having the potential for housing in the first four categories.

Table 31 - Brownfield Greenfield Split

Source	0-5 Years		6-10 Years		11-15 Years		+15 Years		Total		Percentage	
	Sites	Units	Sites	Units	Sites	Units	Sites	Units	Sites	Units	Sites	Units
Previously Developed Land	40	2,489	28	1,780	8	115	5	89	81	4,473	51	23
Greenfield	8	2,102	30	5,949	21	4,922	18	1,800	77	14,772	49	77
Grand Total	48	4,590	58	7,729	29	5,037	23	1,888	158	19,244	100	100

- 7.22 The majority of the sites (83%) with deliverable housing potential are from previously developed land although the unit output is more balanced at 54%.
- 7.23 The vast majority of the identified deliverable and developable potential (77%) comes from Greenfield sites. This equates to some 14,772 units, the largest number of which are in the 6-10 years timescale including half of the proposed strategic allocations at Whitfield.
- 7.24 Over the five year periods, there are diminishing returns as previously developed land becomes increasingly scarce. This indicates that the pressure on developing greenfield sites in the District increases over time.
- 7.25 By acknowledging the levels required from Greenfield development, the District can guide development into the most appropriate location and prepare the infrastructure to aid this.

Figure 5- Distribution and Development Potential of all Sites



Strategic Allocations

- 7.26 The LDF Core Strategy outlines four proposed Strategic Allocations representing those sites which are of such scale and significance that they are central to the success of the Core Strategy.
- 7.27 These sites remain significant in terms of the level of identified deliverable and developable sites and it is recommended that the Council continues to implement its strategy to assist the development of these sites for housing.
- The Council are actively working in partnership with the Port of Dover Authority and SEEDA to regenerate this area both for employment and housing uses. A number of infrastructure requirements, including infill land reversion of the marina, are also required to make this developable for the 400 new homes indicated. For that reason this allocation was not seen as being developable until at least the 6 -10 year timeframe.

Figure 6 - Dover Waterfront



- **Mid Town, Dover** faces a number of constraints the most notable of which is the risk of flooding from the River Dour. The Council is actively working with a number of partner organisations to bring forward this public sector led development. Reversion of healthcare and education facilities within the site will hopefully generate momentum and release the land for the development of 100 housing units in the area; it is for this reason that the site is not seen as being developable until at least the 6 -10 year timeframe.

Figure 7 - Mid Town Dover

- **Connaught Barracks, Dover**, is a Homes and Communities Agency led development whose only major constraints are need to clear the site and is the current market attractiveness due to the low house prices of the surrounding housing stock. However this site offers the opportunity for a landmark development close to Dover Castle with views across the English Channel. It is for that reason that the site was seen as being more attractive to developers and homebuyers than the scoring system suggests and as such was given an exception score to reflect this. The Connaught Barracks site requires significant clearance and remediation of disused MOD buildings. However it remains possible that it will come forward as a housing site of 500 units in years 6 -10.

Figure 8 -Connaught Barracks

- The managed expansion of **Whitfield** is the most ambitious of the strategic allocations with a development potential of 5,750 units. This potential was assessed across two sites east and west of Whitfield both of which scored poorly in their current use having never previously been developed. The District Council is actively working with a number of housing developers to bring these sites forward. Such is the size of these sites and the associated infrastructure required it is not expected to be developable until at least the 6 - 10 year period for the eastern

site, with development continuing into the 11-15 year period and beyond for the western sites and beyond.

Figure 9 - Whitfield expansion areas



Review of Sources

7.28 The most fruitful source of deliverable and developable housing land are those sites identified as potential housing sites. These are the large sites, identified as options for the expansion of the major settlements in the District. The 15 expansion options combined have a development capacity of 10,142 just over the South East Plan allocation on their own. However as these sites are only options it is unlikely all will be developed, as development is directed at only the most appropriate levels and locations.

Table 32 - Sources of Housing Potential

Source	0-5 Years		6-10 Years		11-15 Years		+15 Years		Grand Total	
	Sites	Units	Sites	Units	Sites	Units	Sites	Units	Sites	Units
Potential Housing Site	2	821	8	5,292	4	3,740	0	0	14	9,852
SHLAA	7	97	24	795	16	1,118	16	1,449	63	3,458
LDF	23	3,150	10	979	5	118	4	125	42	4,372
DDC Local Plan	5	255	0	0	0	0	0	0	5	255
UCS	6	151	13	629	3	48	2	25	24	852
Permissions	5	117	3	34	1	14	0	0	9	165
Grand Total	48	4,590	58	7,729	29	5,037	22	1,598	157	18,954

7.29 The call for sites specifically for this SHLAA provided 63 sites totalling 3,458 units with deliverable or developable capacity for housing. This source also identified the largest number of undeliverable sites at 34 which combined had a capacity for just over 6,000 units.

7.30 Nine sites identified from a review of planning permissions had a deliverable or developable capacity of 165 units, some of which have already been developed.

Broad Locations for Urban Extension

- 7.31 The sites identified in the Council's LDF Core Strategy as Broad Locations for Urban Extension include sites to the North of Dover at Whitfield, North West of Deal at Sholden, South West of Deal at Walmer, and Land to the South West of Sandwich.
- 7.32 The corresponding sites which cover these areas have no major physical or environmental designation constraints. The sites at Whitfield are seen as being developable in years 6-10 as they score well across all the criteria with the only area of concern being their market attractiveness.
- 7.33 Market attractiveness is also the main concern in the case of the identified expansion areas in Sandwich. The expansion sites in Sholden have mixed prospects with two sites scoring well with another two scoring poorly particularly on physical constraints. There are concerns about the developability of the site between Deal and Sholden and a substantial exception score was required to allow this to be seen as developable. The small potential expansion area in Walmer scores positively on all criteria.
- 7.34 The Broad Areas for Urban Extension identified in the LDF Core Strategy correspond roughly with identified levels of deliverable and developable sites with housing potential in the District which are not previously developed land.

Dover Town Centre

- 7.35 25 sites were identified in Dover Town Centre stretching from the Buckland Paper Mill in the north, to the Waterfront Car Park at De Bradelei Wharf (this site is part of Dover Waterfront). Many of these sites had a previous allocation and as such were given the capacity associated with that status. There are four sites which were identified as having the potential to sustain a capacity of 70 housing units per hectare.
- 7.36 The identified sites covered an area of 21 hectares including the major sites at St James, Mid Town and Buckland Paper Mill. These sites contribute to the deliverable and developable potential of the District by just over 1,400 units 10% of the Council's long term aspirations and 14% of the South East Plan target.
- 7.37 Crucially these sites will contribute to the renaissance of the Town Centre, however they will also encourage a more positive perception of the area as a whole which in turn may support and encourage the level of development required in other parts of the District.

Site Allocations DPD

- 7.38 The SHLAA informs the Site Allocations Document in that it identifies the level and scale of development potential across the district as well as further assessing the deliverability of individual sites.

- 7.39 The preferred options stage of the Site Allocations document identified a number of sites as preferred locations for housing all of which were assessed in the SHLAA process all of which were scored as being deliverable or developable within the next 20 years.
- 7.40 While not reshaping the site allocations preferred options the District Council may wish to use the SHLAA as a tool and review the level and allocations required in each sub area as well as ensuring allocations in key sites are consolidated from the preferred options in the submission version of the Site Allocations DPD.

Overcoming Constraints and Recommendations

- 7.41 There are no immediate steps the District must take to bring further housing sites over and above those identified as being deliverable or developable. There are however continuing barriers which have to be overcome in order to make the levels of development already identified come to fruition.

Sustainable Levels of Development

- 7.42 There are a number of sites which represent an unsustainable level of development within their respective settlement without new infrastructure. For example there are sites with potential for just under 600 units within Elvington which is unlikely to be sustainable within the present social infrastructure of the village and is not something that the District Council is actively pursuing.
- 7.43 The Council should seek to upgrade the social infrastructure where appropriate to provide for the levels of development indicated in this document. Alternatively, the Council should ensure that only a level of development which can work within the present social infrastructure is permitted until such upgrades can occur. In the long term this is a matter for the site allocations DPD to resolve.

Land Assembly

- 7.44 There are a number of sites which are in multiple ownerships which may affect the deliverability of sites. The Council should continue to seek a more proactive approach from the public sector to encourage consolidations or relocations of existing uses where they are inefficient, under-occupied and, or obsolete. This is particularly key to a number of larger sites in multiple ownership at the periphery of settlements.
- 7.45 There are continuing roles for the District, the County Council, SEEDA and the Homes and Communities Agency in funding physical interventions in this regard. Land assembly, development briefs and/or developer procurement steps could be supported.

Monitoring

- 7.46 The SHLAA will provide the District Council with a starting point from which to commence their monitoring of housing developments. The Council is required to provide the Department of Communities and Local Government with an update to their housing position through the Housing Strategy Statistical Appendix as well as identifying a rolling five year housing supply as part of the SHLAA process.
- 7.47 A database of sites has been created through the SHLAA process which can be continuously updated to allow the District Council to quickly and easily monitor housing potential within the district as well as assess levels of development against five, ten and fifteen year targets.

APPENDIX A – SITE BY SITE SCORING POTENTIAL

Site list is sorted by site score and unit output

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
LDF023	R M Barracks, Gladstone Road/North Barrack Road	10.0	8.0	6.0	5.0	7.0	5.0	6.0	1.0	Already developed - DOV/05/00578 for 93 units	48.00	93.0	0-5 Years
PP010	Halliday Drive, Deal	7.0	8.0	6.0	5.0	7.0	5.0	6.0	1.0	Already developed - DOV/97/1264 for 60 units (49 conversion, 11 new build)	45.00	60.0	0-5 Years
LP004	Collar Makers Green, Ash	10.0	8.0	8.0	3.0	7.0	5.0	3.0	0.0	Already developed - DOV/02/0220 for 82 units	44.00	82.0	0-5 Years
SHL034	South Barracks, Deal	10.0	8.0	6.0	5.0	4.0	5.0	6.0	0.0	DOV/08/00863 application refused for 9 three storey dwellings	44.00	13.0	0-5 Years
SHL032	Yew Tree Farm, Boyes Lane, Goodnestone	10.0	8.0	4.0	4.5	7.0	5.0	3.0	2.0	Already developed DOV/07/00957 for 12 units	43.50	12.0	0-5 Years
LDF039	Former Astor Primary School, Astor Avenue	7.0	8.0	3.0	5.0	7.0	5.0	7.0	1.0	Already developed DOV/05/1271 for 59 units	43.00	59.0	0-5 Years
LDF010	E H Brown & Son Timber Yard, 26/28 Mill Hill	7.0	8.0	3.0	4.5	7.0	5.0	4.5	3.0	Outline planning permission granted for residential development (number of units not known)	42.00	26.0	0-5 Years
LDF020	Old Park Barracks, Melbourne Avenue	10.0	8.0	3.0	3.0	7.0	5.0	4.5	1.0	Site nearing completion. DOV/03/01155 for 123 units	41.50	123.0	0-5 Years
LDF037	Land adjacent Former Westmount College, Folkestone Road	7.0	8.0	3.0	4.5	7.0	4.0	7.0	1.0	Planning application approved for 97 dwellings. Application includes conversion of existing building and covers a larger area therefore capacity adjusted.	41.50	19.0	0-5 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
LDF038	Land on the corner of Melbourne Avenue/Old Park Barracks	8.0	6.0	3.0	4.5	7.0	5.0	4.5	3.0	Currently being developed for housing. DOV/06/00850 for 177 units	41.00	177.0	0-5 Years
LP002	Eastry Old Hospital	10.0	6.0	6.0	5.0	3.0	5.0	6.0	0.0		41.00	40.0	0-5 Years
LDF021	Webbs Hotel, 161-165 Folkestone Road	7.0	8.0	3.0	3.0	7.0	5.0	7.0	1.0	Already developed. DOV/05/00785 for 34 retirement flats	41.00	34.0	0-5 Years
SHL045	Manor Farmyard, Egerton Road, Temple Ewell	6.0	8.0	6.0	4.5	7.0	5.0	4.5	0.0		41.00	22.2	0-5 Years
LDF05	Land adj Orchard Close, Staple Road, Wingham	8.0	6.0	4.0	5.0	7.0	5.0	4.5	1.0	Already developed - rural exceptions site. DOV/04/01409 for 25 units	40.50	25.0	0-5 Years
LP001	Heronden View, Eastry	10.0	3.0	6.0	5.0	7.0	5.0	3.5	1.0	Already developed. DOV/03/01321 for 24 dwellings	40.50	24.0	0-5 Years
PP001	68 Sandwich Road Eythorne	7.0	8.0	6.0	4.5	7.0	5.0	3.0	0.0	DOV/06/00787 Planning Application granted for 8 dwellings	40.50	8.0	0-5 Years
LDF032	Aylesham Expansion Area	10.0	6.0	3.0	5.0	1.0	5.0	7.0	3.0	Site Allocated in Local Plan, has been subject to a Master plan and a planning application has been submitted. DOV/08/01095 for 1210 units (not determined).	40.00	1210.0	0-5 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
SHL002	Land at Gilton Farm, Ash - amendment to Village Confines	4.0	8.0	8.0	4.5	7.0	5.0	3.5	0.0		40.00	9.9	0-5 Years
LDF022	65/67 Folkestone Road	7.0	6.0	3.0	5.0	7.0	5.0	7.0	0.0	DOV/05/00217(o) for 8 flats	40.00	8.0	0-5 Years
LDF036	Land at Barwick Road	7.0	3.0	3.0	3.5	7.0	5.0	3.0	8.0	Site has been granted planning permission. DOV/ 01100095	39.50	220.0	0-5 Years
LP003	Land South of Northwall Rd, Deal	10.0	2.0	6.0	5.0	7.0	5.0	4.5	0.0	Part of this site has planning permission - flooding issues. DOV/04/00261 for 19 units (but only half the site of LP003)	39.50	59.0	0-5 Years
UCS015	Golf Road/Ark Lane	7.0	2.0	6.0	4.5	7.0	5.0	6.0	2.0	Key site in provision of local social infrastructure & flood risk issues.	39.50	20.0	0-5 Years
LDF017	Land south of Upper Street	3.0	6.0	8.0	4.5	7.0	5.0	3.0	3.0	Site identified in preferred options in conservation area likely to be developer interest and would improve community facilities including village hall	39.50	7.0	0-5 Years
SHL031	DDC owned site - Land to east of Adelaide Road, Elvington - Small Site	6.0	8.0	6.0	5.0	5.0	5.0	4.5	0.0		39.50	6.9	0-5 Years
SHL059	Amendment to site boundary at Eastry Court Farm, Eastry	4.0	6.0	6.0	4.5	5.0	5.0	6.0	3.0	Site identified in preferred options although would only be footprint of existing buildings	39.50	5.0	0-5 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
LDF030	Buckland Paper Mill, London Road	7.0	2.0	3.0	5.0	7.0	5.0	6.0	4.0	Land being assembled and developed by SEEDA/Gilcrest Homes. . . Last Planning Application DOV/06/01455.	39.00	335.0	0-5 Years
UCS017	Oakside Road, Aylesham	7.0	8.0	3.0	5.0	5.0	5.0	6.0	0.0		39.00	6.3	0-5 Years
PHS011	Sholden Downs Nursery	4.0	8.0	8.0	5.0	4.0	5.0	4.5	0.0	Rounded down to reflect density in proffered option (stalco engineering). LDF background work had 590 units.	38.50	360.0	0-5 Years
LDF040	Land n of River Stour, Ramsgate Road and part of Sandwich Ind Estate	3.0	2.0	8.0	4.5	7.0	5.0	6.0	3.0	Granted planning permission/part built. DOV/01/1167 total of 303 dwellings (239 remaining)	38.50	303.0	0-5 Years
PP007	Rear of Gasholder Site, Coombe Valley Road	7.0	8.0	3.0	4.5	5.0	5.0	4.0	2.0	Site has been granted planning permission. DOV/06/0680 for 19 dwellings	38.50	19.0	0-5 Years
LDF026	Esso Petrol Filling Station	7.0	3.0	6.0	3.5	7.0	5.0	6.0	1.0	Key Site on prominent location	38.50	10.0	0-5 Years
LDF027	Car parking, children's play area and Girl Guide and Brownie hall off Guilford Avenue	7.0	6.0	6.0	5.0	4.0	5.0	3.5	2.0	Site would be provided in eastern Whitfield	38.50	5.0	0-5 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
UCS004	Land to the rear of Dover Railway Station Yard, St Johns Road	7.0	6.0	3.0	5.0	4.0	4.0	7.0	2.0	Although issues with noise contamination this is positive housing location given high speed rail link and redevelopment of industry	38.00	50.0	0-5 Years
SHL013	The Vineries & 115 New Street, Ash	4.0	8.0	8.0	3.5	7.0	5.0	2.5	0.0		38.00	28.2	0-5 Years
UCS019	European Vehicle Recovery Centre, St Johns Road	7.0	3.0	3.0	5.0	7.0	4.0	7.0	2.0	Although issues with noise contamination this is positive housing location given high speed rail link and redevelopment of industry	38.00	18.0	0-5 Years
LDF024	St James's Area	10.0	2.0	1.0	2.5	1.0	5.0	6.0	10.0	Would be an attractive town centre location once developed land development already taking place including clearing of current uses much of which is DDC owned. DOV/05/00217 for 53 flats	37.50	53.0	0-5 Years
LDF025	Land on the corner of York Street	7.0	8.0	1.0	3.0	7.0	5.0	4.5	2.0	Land being developed as part of wider redevelopment	37.50	50.0	0-5 Years
LP005	Gardners Close, Ash	10.0	3.0	8.0	4.5	1.0	5.0	3.0	3.0	Already developed. DOV/02.00624 for 50 units	37.50	50.0	0-5 Years
LDF07	Eclipse Recovery Services and Sorting Office, Maison Dieu Road	7.0	2.0	3.0	3.5	7.0	5.0	6.0	4.0	Currently being developed for housing	37.50	24.0	0-5 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
PP008	King Lear, Public House, Dover	7.0	6.0	3.0	4.5	7.0	5.0	3.0	2.0	Already developed. DOV/07/00098 for 18 units	37.50	18.0	0-5 Years
LDF034	Former Astor Primary School, Astor Avenue	7.0	6.0	3.0	5.0	2.0	5.0	4.5	5.0	Under construction DOV/04/1130 & DOV/05/1203 (39 flats)	37.50	39	0-5 Years
LDF028	Land adj to the Royal Oak PH	7.0	6.0	6.0	5.0	4.0	5.0	3.5	1.0	Site on prominent location and would be a good infill site and actively looked at by DDC. DOV/08/1321 for 4 houses (not determined and does not include PH) minimum five used	37.50	5.0	0-5 Years
PHS017	Kumar Nursery, Sandwich	4.0	8.0	6.0	4.5	1.0	5.0	4.5	4.0	Site in preferred option report and would provide opportunity for transition from town to country	37.00	460.5	0-5 Years
LDF031	Coombe Valley Road	4.0	3.0	3.0	3.0	5.0	5.0	6.0	8.0	Part of this site has planning permission/planning application has been submitted for the Barwick site	37.00	315.0	0-5 Years
UCS016	Former Deal Parochial School	7.0	2.0	3.0	4.5	7.0	5.0	4.5	4.0	Already developed	37.00	37.5	0-5 Years
LDF06	Charlton Green Sorting Office, Frith Road & Maison Dieu Road	7.0	3.0	3.0	5.0	4.0	5.0	6.0	4.0	Prominent Town centre site would be in very good housing location once developed	37.00	34.5	0-5 Years
UCS007	Cattle Market Car Park, Sandwich	7.0	2.0	8.0	5.0	4.0	5.0	6.0	0.0		37.00	18.9	0-5 Years
PP002	Vicarage lane, St Margaret's at Cliff	7.0	6.0	4.0	4.5	7.0	5.0	3.5	0.0	DOV/07/00930 for 10 flats	37.00	12.3	0-5 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
LDF035	Connaught Barracks	8.0	6.0	3.0	5.0	5.0	5.0	4.5	0.0	Development site in picturesque location - new housing would have a higher score for market attractiveness and would also be attractive town centre housing location once developed	36.50	500.0	6-10 Years
UCS006	Car parks at the Dover Western Docks	10.0	2.0	3.0	5.0	4.0	5.0	3.5	4.0	These sites form part of the T2 proposal and Dover Waterfront	36.50	400.0	6-10 Years
LDF04	Land to the south of Sandwich Road	6.0	6.0	8.0	3.5	3.0	5.0	3.0	2.0		36.50	130.0	6-10 Years
SHL006	Charlton Shopping Centre, High Street, Dover	7.0	3.0	1.0	4.5	4.0	5.0	7.0	5.0	Site capable of being developed - vacant shops	36.50	44.1	6-10 Years
LDF08	Factory Building, Lorne Road	7.0	2.0	3.0	4.5	7.0	5.0	6.0	2.0	Derelict factory in town centre residential area would be developed as part of TC regeneration	36.50	17.0	6-10 Years
LDF019	Land adj to & rear of 21 Cherry Tree Avenue	7.0	2.0	3.0	4.5	7.0	5.0	6.0	2.0	Key brownfield land town centre site development of site may also provide riverside access, subject to flood risk assessment	36.50	7.0	6-10 Years
LDF013	Bisley Nurseries, The Street	6.0	8.0	4.0	4.5	2.0	5.0	2.5	4.0	Allocated in Site allocations DPD close to conservation area	36.00	50.0	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
UCS014	Building yard / waste land, Cannon Street	7.0	2.0	6.0	4.5	7.0	5.0	4.5	0.0		36.00	20.0	6-10 Years
SHL036	Extension to Village Confines - Shepherdswell Road, Eythorne	4.0	6.0	6.0	5.0	7.0	5.0	3.0	0.0		36.00	10.2	6-10 Years
PP005	Land next to Walmer Station	7.0	8.0	6.0	5.0	2.0	5.0	3.0	0.0	DOV/08/00869 for 10 units)	36.00	10.0	6-10 Years
SHL003	Land adjacent to Wingham Primary School, Canterbury Road, Wingham	7.0	8.0	4.0	4.5	3.0	5.0	4.5	0.0		36.00	8.0	6-10 Years
PHS013	Land West of Clifford park Caravan Park Deal	6.0	8.0	6.0	4.5	1.0	5.0	3.0	2.0	Allocated in Site allocations DPD will help create rural urban transition, rounded down to 400 as area not exactly the same as proffered option	35.50	400.0	6-10 Years
SHL079	DDC owned site - garage site to south of road, Dunedin Drive, Dover	7.0	6.0	3.0	5.0	5.0	5.0	4.5	0.0		35.50	11.0	6-10 Years
LDF016	Garage site, Kingsdown Road	4.0	3.0	8.0	4.5	3.0	5.0	3.0	5.0	Site has been subject to a planning application DOV/07/1362 for 14 dwellings but was refused because of prematurity and design.	35.50	10.0	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
PP011	Youth Hostel, 306 London Road, Dover	7.0	3.0	3.0	4.5	7.0	5.0	6.0	0.0	DOV/06/1265	35.50	9.0	6-10 Years
PHS018	Black Lane, Sandwich	4.0	6.0	6.0	4.5	1.0	5.0	4.5	4.0	Site in proffered option report and would provide opportunity for transition from town to country	35.00	160.8	6-10 Years
SHL069	Former Kent Salads site, Northbourne	4.0	8.0	4.0	4.5	7.0	5.0	2.5	0.0		35.00	70.5	6-10 Years
SHL062	Melbourne Community Primary School, Melbourne Avenue, Dover	8.0	8.0	3.0	5.0	3.0	5.0	3.0	0.0		35.00	44.5	6-10 Years
UCS013	Car Park, High Street, Deal	7.0	2.0	6.0	5.0	4.0	5.0	6.0	0.0		35.00	20.5	6-10 Years
UCS003	Area of open space adjacent to the Roman Painted House	7.0	8.0	1.0	5.0	4.0	4.0	6.0	0.0		35.00	18.9	6-10 Years
PP006	Spare Ground to Rear of Clarendon Road at Railway Line	7.0	6.0	3.0	5.0	2.0	5.0	7.0	0.0	DOV/05/00862 Outline application for flats, no numbers given.	35.00	14.5	6-10 Years
SHL081	Land at Molland Lane, Ash	4.0	8.0	8.0	4.5	1.0	5.0	4.5	0.0		35.00	6.0	6-10 Years
SHL070	Land at Old Park Hill, Dover	7.0	6.0	3.0	5.0	4.0	5.0	4.5	0.0		34.50	156.0	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
SHL046	Land at 17 Woodnesborough Road, Sandwich	6.0	2.0	6.0	4.5	5.0	5.0	6.0	0.0		34.50	22.8	6-10 Years
SHL085	Longships, 9 Cauldham Lane, Capel-le-Ferne	3.0	6.0	6.0	4.5	7.0	5.0	3.0	0.0		34.50	15.0	6-10 Years
SHL026	Land at Chequer Lane, Ash	4.0	8.0	8.0	4.5	1.0	5.0	3.5	0.0		34.00	91.8	6-10 Years
SHL018	Land between Roman Road and Sandwich Road, Eastry	6.0	8.0	6.0	4.5	1.0	5.0	3.5	0.0		34.00	45.9	6-10 Years
SHL058	Land at Beller's Bush Nursery, Sandwich Road, Sandwich	4.0	8.0	6.0	4.5	4.0	5.0	2.5	0.0		34.00	44.1	6-10 Years
LDF02	Land south of Sandwich Road	4.0	8.0	6.0	4.5	1.0	5.0	2.5	3.0	Site in preferred option report potentially could accommodate village hall	34.00	37.0	6-10 Years
SHL037	DDC owned site - Albany Place Car Park, Dover	7.0	6.0	3.0	5.0	4.0	5.0	4.0	0.0		34.00	20.5	6-10 Years
PHS019	Poulders Gardens, Sandwich	4.0	8.0	6.0	4.5	2.0	5.0	4.0	0.0	Density reduced to reflect part of Sunnyside nursery preferred option	33.50	110.0	6-10 Years
UCS009	Car Park King Street and Broad Street Deal	7.0	2.0	6.0	5.0	4.0	5.0	4.5	0.0		33.50	34.5	6-10 Years
SHL014	Land between A257 Ash Bypass and Old Sandwich Road, Gilton Fm, Ash	4.0	8.0	8.0	4.5	1.0	5.0	3.0	0.0		33.50	33.0	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
SHL025	The Old Chalk Pit, Heronden Road, Eastry	6.0	6.0	6.0	4.5	3.0	5.0	3.0	0.0		33.50	19.8	6-10 Years
SHL001	Land to rear of Eclipse Recovery Site, Maison Dieu Road, Dover	7.0	8.0	3.0	4.5	2.0	3.0	6.0	0.0		33.50	13.0	6-10 Years
SHL004	Land at GUILTON, Ash	4.0	8.0	8.0	4.5	1.0	5.0	3.0	0.0		33.50	12.6	6-10 Years
UCS021	Deal Station car park off Queens Street	7.0	2.0	6.0	5.0	4.0	5.0	4.5	0.0		33.50	11.0	6-10 Years
LDF033	Land adj Wingham Primary School	7.0	6.0	4.0	5.0	2.0	5.0	4.5	0.0		33.50	7.5	6-10 Years
LDF029	Mid Town Area	7.0	2.0	1.0	2.0	1.0	5.0	6.0	9.0	DDC Actively working on land assembly, flooding defenses and reprovision of current uses including college and CP. LDF had 200	33.00	200.0	6-10 Years
PHS020	Land South of St Andrews Catholic Church, Sandwich	4.0	3.0	8.0	4.5	4.0	5.0	4.5	0.0		33.00	47.4	6-10 Years
UCS011	Car Park, West Street, Deal Sainsburys	7.0	2.0	6.0	4.5	4.0	5.0	4.5	0.0		33.00	39.5	6-10 Years
SHL033	Land rear of 94 Crable Hill, Dover	7.0	8.0	3.0	3.5	2.0	5.0	4.5	0.0		33.00	12.5	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
UCS010	Corner of Park Street and West Street	7.0	2.0	6.0	4.5	4.0	5.0	4.5	0.0		33.00	11.0	6-10 Years
UCS002	Dover Station car park, Priory Gate Road	7.0	3.0	3.0	5.0	4.0	4.0	7.0	0.0		33.00	10.0	6-10 Years
UCS018	Allotments and Lock Ups, Melbourne Ave, Dover	7.0	8.0	3.0	5.0	2.0	5.0	3.0	0.0		33.00	8.5	6-10 Years
LDF09	The Yew Tree PH, Mill Hill	7.0	6.0	3.0	3.0	4.0	5.0	4.5	0.0		32.50	20.5	6-10 Years
SHL042	Land at Canterbury Road, Lydden	7.0	6.0	4.0	4.5	1.0	4.0	6.0	0.0		32.50	15.6	6-10 Years
UCS022	gasholder Site, North of Cannon Street, Deal	7.0	2.0	6.0	5.0	3.0	5.0	4.5	0.0		32.50	12.5	6-10 Years
SHL078	DDC owned site - Camden Crescent Car Park, Dover	7.0	2.0	1.0	5.0	4.0	5.0	3.5	5.0	Part of the Waterfront proposals/redevelopment.	32.50	11.0	6-10 Years
PHS002	Whitfield Eastern Expansion Area	4.0	8.0	6.0	3.5	1.0	5.0	3.5	1.0	Strategic Allocation Preferred Option subject to master planning and transport studies. No of units in LDF = 1790	32.00	2875.0	6-10 Years
PHS014	Sholden Downs, North	1.0	8.0	8.0	4.5	1.0	5.0	4.5	0.0		32.00	941.5	6-10 Years
PHS010	Land North of Sholden New Rd, Deal	3.0	6.0	8.0	4.5	1.0	5.0	4.5	0.0		32.00	421.0	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
PHS006	Dover Harobur Sports and Social Club, Port Zone Whitfield	8.0	6.0	3.0	4.5	2.0	5.0	3.5	0.0		32.00	336.5	6-10 Years
SHL021	Woodnesborough Nurseries, Sandwich Road, Woodnesborough	4.0	8.0	6.0	4.5	2.0	5.0	2.5	0.0		32.00	75.6	6-10 Years
UCS008	Land to Rear of Thornbridge Road, Deal	7.0	6.0	3.0	4.5	2.0	5.0	4.5	0.0		32.00	26.0	6-10 Years
UCS012	St George's car park, off West Street Deal	7.0	2.0	6.0	3.5	4.0	5.0	4.5	0.0		32.00	17.0	6-10 Years
SHL094	DDC owned site - Boystown Place, Eastry - Land either side of entrance off Sandwich Road	2.0	6.0	6.0	5.0	2.0	5.0	6.0	0.0		32.00	6.0	6-10 Years
SHL060	Land between 107 & 127 Capel Street, Capel-le-Ferne	3.0	8.0	6.0	4.5	1.0	5.0	4.5	0.0		32.00	5.0	6-10 Years
PHS016	Land Between A256 and Woodnesborough Road, Sandwich	4.0	8.0	6.0	4.5	1.0	5.0	3.0	0.0		31.50	564.0	11-15 Years
PHS005	Whitfield Valley, Dover	4.0	6.0	6.0	5.0	1.0	5.0	4.5	0.0		31.50	240.6	11-15 Years
SHL012	Land at Sandwich Road, Ash	4.0	8.0	8.0	3.0	1.0	5.0	2.5	0.0		31.50	27.6	11-15 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
SHL011	Site at Millfield, Ash	4.0	6.0	8.0	4.5	1.0	5.0	3.0	0.0		31.50	26.1	11-15 Years
UCS023	Shopping Centre Car Park, Maison Dieu Road	7.0	2.0	3.0	4.5	4.0	5.0	6.0	0.0		31.50	24.0	11-15 Years
SHL068	DDC owned site - Crabble Athletic Ground - football ground & practice pitch	6.0	6.0	3.0	5.0	3.0	4.0	4.5	0.0		31.50	10.0	11-15 Years
SHL030	DDC owned site - Site to rear of Hospital Meadow Cottages, Park View Close, Goodnestone	6.0	6.0	4.0	5.0	1.0	5.0	4.5	0.0		31.50	6.6	11-15 Years
PHS008	Whitfield Western Expansion Area	4.0	8.0	3.0	3.5	1.0	5.0	4.5	2.0	Strategic Allocation Preferred Option subject to master planning and transport studies.	31.00	2875.0	11-15 Years
SHL028	Land adjacent to Thornton Lane, Eastry	4.0	8.0	6.0	4.5	1.0	4.0	3.5	0.0		31.00	174.3	11-15 Years
SHL023	King's Farm, Dover Road, Deal	4.0	8.0	6.0	4.5	1.0	5.0	2.5	0.0		31.00	121.2	11-15 Years
LDF011	Land east of Monkton Court Lane	4.0	8.0	6.0	4.5	1.0	5.0	2.5	0.0		31.00	66.0	11-15 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
SHL053	Lower Gore Field, Lower Gore Lane, Eastry	4.0	6.0	6.0	4.5	1.0	5.0	4.5	0.0		31.00	35.7	11-15 Years
SHL080	DDC owned site - Land to the south side opposite Recreation Ground, Elms Vale Road, Dover	3.0	6.0	8.0	5.0	1.0	5.0	3.0	0.0		31.00	22.5	11-15 Years
SHL039	Land at the Western end of Hawkshill Road, Walmer	4.0	8.0	6.0	4.5	1.0	5.0	2.5	0.0		31.00	22.5	11-15 Years
SHL043	DDC owned site - Land on west side, south of Portal School, Sea Street, St Margaret's	4.0	6.0	4.0	5.0	1.0	5.0	6.0	0.0		31.00	16.8	11-15 Years
LDF018	Land off Mill Lane, Shepherdswell	7.0	6.0	4.0	5.0	1.0	5.0	3.0	0.0		31.00	10.0	11-15 Years
UCS024	Local parking Newman Road	2.0	8.0	3.0	5.0	2.0	5.0	6.0	0.0		31.00	6.3	11-15 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
LDF03	Laslett's Yard, Beacon Lane	4.0	8.0	2.0	4.5	5.0	5.0	2.5	0.0		31.00	6.0	11-15 Years
PHS012	Land North of Ellens Hill, Deal	4.0	6.0	3.0	3.5	1.0	5.0	3.0	5.0	Site in preferred option report and would provide opportunity for community infrastructure, density used to reflect proffered options	30.50	60.0	11-15 Years
SHL095	Land at Stanhope Road, Dover	2.0	8.0	3.0	4.5	2.0	5.0	6.0	0.0		30.50	44.5	11-15 Years
LDF014	Land at Cauldham Lane	3.0	8.0	6.0	4.5	1.0	5.0	3.0	0.0		30.50	22.8	11-15 Years
PP004	Reservoir St Richards Road, Deal	7.0	3.0	3.0	4.5	4.0	5.0	4.0	0.0	DOV/07/01224 granted for 14 dwellings. Site area for permission is 0.3318Ha.	30.50	14.0	11-15 Years
SHL084	38 Cauldham Lane, Capel-le-Ferne	3.0	6.0	6.0	4.5	3.0	5.0	3.0	0.0		30.50	6.6	11-15 Years
SHL089	DDC owned site - Land to west of Adelaide Road, Elvington	4.0	3.0	6.0	5.0	1.0	5.0	6.0	0.0		30.00	303.0	11-15 Years
SHL088	DDC owned site - Land to east of Adelaide Road, Elvington - Large Site	4.0	3.0	6.0	5.0	1.0	5.0	6.0	0.0		30.00	232.2	11-15 Years
SHL051	DDC owned site - Land at Shooters Hill, Eythorne	4.0	6.0	6.0	5.0	1.0	5.0	3.0	0.0		30.00	34.2	11-15 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
SHL050	Manor View Nursery, Lower Road, Temple Ewell	3.0	6.0	6.0	4.5	1.0	5.0	4.5	0.0		30.00	33.9	11-15 Years
UCS005	Church Street, Car Park Dover	7.0	2.0	1.0	5.0	4.0	5.0	6.0	0.0		30.00	17.5	11-15 Years
LDF042	SE of Market Square and Queens Road, Aylesham	1.0	8.0	3.0	5.0	2.0	5.0	6.0	0.0		30.00	13.2	11-15 Years
SHL077	Land off A2, Whitfield	4.0	6.0	6.0	4.5	1.0	4.0	4.0	0.0		29.50	612.3	+15 Years
SHL072	Rays Bottom, Walmer	4.0	6.0	6.0	4.5	1.0	5.0	3.0	0.0		29.50	222.0	+15 Years
LDF015	Land south of New Dover Road	3.0	8.0	6.0	4.5	1.0	4.0	3.0	0.0	Recognised as a site with potential in preferred option report	29.50	50.0	+15 Years
SHL086	Land adjacent Langdon Court Bungalow, The Street, East Langdon	6.0	8.0	1.0	4.5	2.0	5.0	3.0	0.0		29.50	41.7	+15 Years
LDF01	Land adj to Homeside	4.0	8.0	6.0	4.5	1.0	3.0	3.0	0.0		29.50	30.0	+15 Years
SHL040	Land at Coldred Road, Eythorne	4.0	6.0	6.0	4.5	1.0	5.0	3.0	0.0		29.50	13.5	+15 Years
UCS020	St Andrews Rectory, Buckland	7.0	2.0	3.0	4.5	2.0	5.0	6.0	0.0		29.50	10.0	+15 Years
SHL057	Land at Kearsney, Dover	3.0	6.0	6.0	4.5	1.0	5.0	4.0	0.0		29.50	9.0	+15 Years
SHL092	Mill Road, Staple - larger site	4.0	8.0	4.0	4.5	1.0	5.0	2.5	0.0		29.00	123.3	+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
SHL067	Mill Road, Staple - smaller site	4.0	8.0	4.0	4.5	1.0	5.0	2.5	0.0		29.00	63.0	+15 Years
SHL019	Land at Great Pedding Farm, Ash	4.0	8.0	4.0	4.5	1.0	5.0	2.5	0.0		29.00	50.4	+15 Years
SHL008	Land North of Lower Road and to the East of Durlock Road, Staple	4.0	8.0	4.0	4.5	1.0	5.0	2.5	0.0		29.00	20.7	+15 Years
UCS001	Royal Mail Depot, Granville Street	7.0	2.0	3.0	3.0	3.0	5.0	6.0	0.0		29.00	14.5	+15 Years
PHS009	Land at Court Lodge Farm, Deal	1.0	2.0	3.0	1.0	1.0	5.0	4.5	11.0	Site in preferred option report and would provide opportunity for community infrastructure	28.50	290.0	+15 Years
SHL063	DDC owned site - Sweetbriar Lane, Elvington	4.0	3.0	6.0	5.0	1.0	5.0	4.5	0.0		28.50	55.5	+15 Years
LDF041	East Studdal Nursery	6.0	8.0	1.0	4.5	3.0	5.0	1.0	0.0		28.50	30.0	+15 Years
SHL071	Land at rear of Felder Lodge, Worth	3.0	8.0	4.0	4.5	1.0	5.0	2.5	0.0		28.00	103.8	+15 Years
SHL020	Land North of Elnton Lane, Eythorne	2.0	6.0	6.0	4.5	1.0	4.0	4.5	0.0		28.00	54.6	+15 Years
SHL054	Land at Dover Road, Sandwich	4.0	2.0	6.0	4.5	2.0	5.0	4.5	0.0		28.00	36.6	+15 Years
SHL007	Site at Hillside Farm, Great Mongeham	4.0	8.0	3.0	4.5	1.0	5.0	2.5	0.0		28.00	20.1	+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
LDF012	Land to the east of Jubilee Road	3.0	2.0	4.0	4.5	1.0	5.0	2.5	6.0	Allocated in Site allocations DPD close to conservation area	28.00	15.0	+15 Years
SHL041	Land on corner of Broad Lane & The Street, Finglesham	3.0	2.0	4.0	4.5	7.0	5.0	2.5	0.0		28.00	14.1	+15 Years
SHL073	Land at Townsend Farm Road, St Margaret's-at-Cliffe	3.0	6.0	4.0	4.5	2.0	5.0	3.5	0.0		28.00	8.1	+15 Years
SHL083	Land to the north of Aylesham Local Plan Expansion Area	4.0	6.0	3.0	4.5	1.0	5.0	4.0	0.0		27.50	1098.3	Undeliverable
SHL074	Sandwich Industrial Estate, Sandwich	3.0	2.0	8.0	2.0	4.0	5.0	3.5	0.0		27.50	195.3	Undeliverable
SHL091	Land at Little Cauldham Farm, Capel-le-Ferne	3.0	6.0	6.0	4.5	1.0	4.0	3.0	0.0		27.50	186.0	Undeliverable
PP009	Stonar Industrial Estate, Sandwich	3.0	2.0	8.0	2.0	4.0	5.0	3.5	0.0		27.50	178.2	Undeliverable
SHL055	North Poulders Farm, Richborough Road, Sandwich	4.0	2.0	8.0	4.5	1.0	5.0	3.0	0.0		27.50	38.7	Undeliverable
SHL056	Amendment (deletion) to Village Confine, Bayview Road, Kingsdown	7.0	6.0	4.0	4.5	5.0	5.0	3.0	-7.0	Confines redrawn to ensure no development possible	27.50	36.6	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
SHL093	Land adjoining Laslett's Yard, Beacon Lane, Woodnesborough	4.0	8.0	2.0	5.0	1.0	5.0	2.5	0.0		27.50	7.2	Undeliverable
SHL087	Land to rear of West Lea, Deal	4.0	2.0	6.0	4.5	1.0	5.0	4.5	0.0		27.00	99.0	Undeliverable
PP003	Trinity Place, Mill Hill Deal	7.0	8.0	3.0	2.5	1.0	5.0	4.5	-4.0	Already developed since 1969 application for 75 dwellings unlikely to provide additional/new housing	27.00	75.0	Undeliverable
SHL064	Gore Field, Eastry	4.0	2.0	6.0	4.5	1.0	5.0	4.5	0.0		27.00	57.9	Undeliverable
SHL015	Prima Systems, Easole Street, Nonington	6.0	3.0	2.0	4.5	4.0	5.0	2.5	0.0		27.00	34.2	Undeliverable
SHL076	Land between St Richards Road & Ellens Road, Deal	4.0	6.0	3.0	4.5	1.0	5.0	3.0	0.0		26.50	744.0	Undeliverable
SHL022	Land at Heronden Road, Eastry	4.0	3.0	6.0	4.5	1.0	5.0	3.0	0.0		26.50	82.5	Undeliverable
SHL066	Eastling Down Farm, Sandwich Road, Whitfield	4.0	8.0	3.0	4.5	1.0	5.0	1.0	0.0		26.50	62.7	Undeliverable
PHS001	Land East of The Avenue, Dover	1.0	6.0	6.0	4.5	1.0	4.0	4.0	0.0	LDF background work had 45 units	26.50	47.4	Undeliverable
SHL029	Copthorne, Dover Road, Guston	4.0	8.0	3.0	4.5	3.0	2.0	2.0	0.0		26.50	6.6	Undeliverable
SHL082	Richborough Power Station, Sandwich	3.0	2.0	8.0	4.5	1.0	5.0	2.5	0.0		26.00	2464.2	Undeliverable

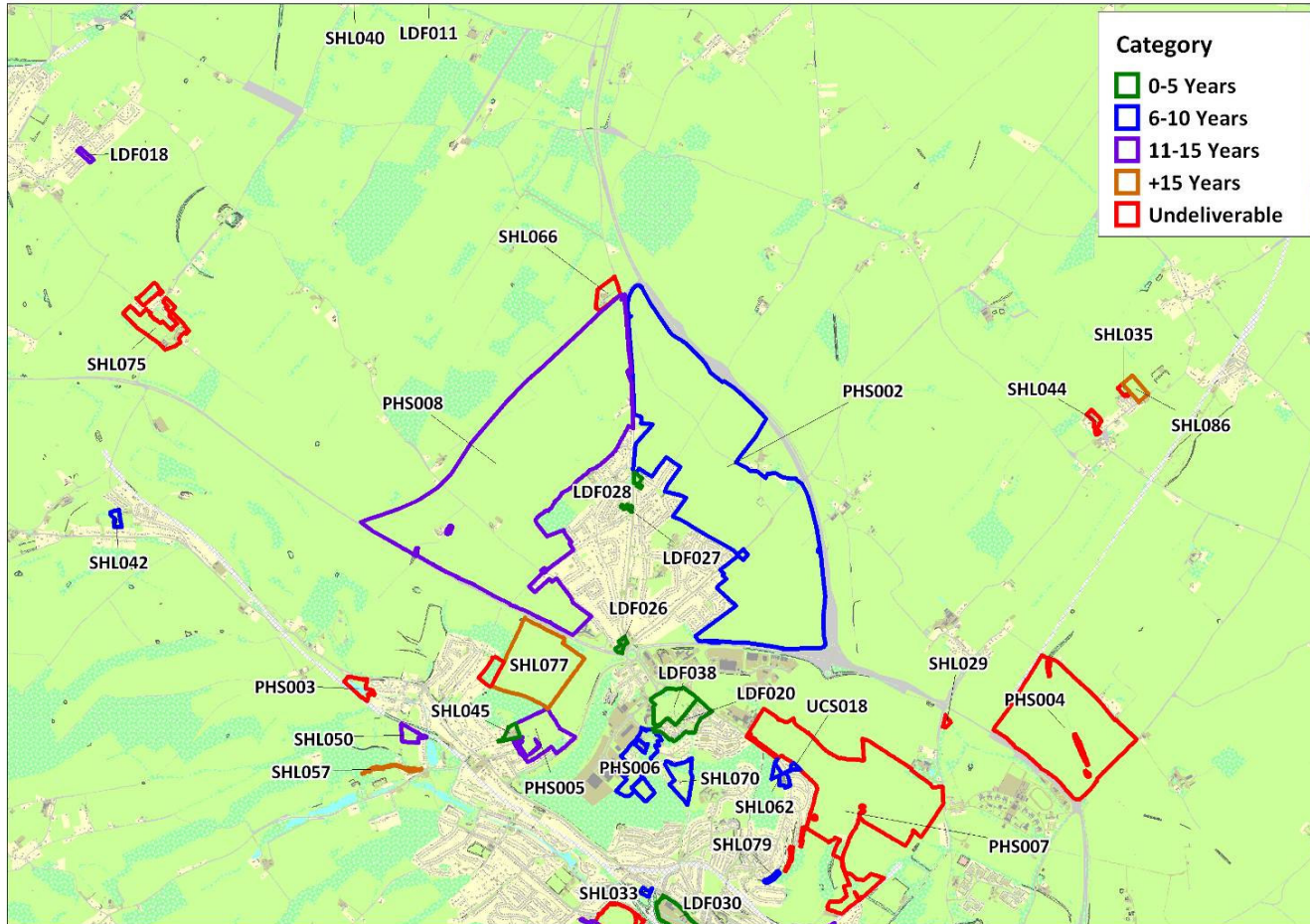
Site Ref	Site Name	Policy Alignment	Physical Constraints	Market	Ownership	Current Use	Access	Local Services	Exception	Exception Reason/ Other Comments	Total Score	Unit Output	Category
PHS004	Land North of Junction Between A2 and A258	4.0	6.0	3.0	4.5	1.0	5.0	2.5	0.0		26.00	1383.0	Undeliverable
SHL027	Hammill Brickworks, Hammill Road, Woodnesborough	4.0	3.0	2.0	4.5	5.0	5.0	2.5	0.0		26.00	172.5	Undeliverable
SHL052	Land at Golf Road, Deal	4.0	2.0	6.0	4.5	1.0	4.0	4.5	0.0		26.00	59.0	Undeliverable
SHL061	Wingham Engineering Works, Goodnestone Road, Wingham	4.0	3.0	4.0	4.5	1.0	5.0	4.5	0.0		26.00	55.5	Undeliverable
SHL044	Site at Langdon Court Farm, East Langdon	4.0	6.0	1.0	4.5	1.0	5.0	4.5	0.0		26.00	18.9	Undeliverable
SHL024	Land at Heronden Road, Eastry	4.0	6.0	6.0	4.5	1.0	2.0	2.5	0.0		26.00	9.0	Undeliverable
SHL065	Sydney Nursery, Dover Road, Sandwich	4.0	2.0	6.0	4.5	1.0	5.0	3.0	0.0	Partially within flood zone 2	25.50	61.5	Undeliverable
PHS003	Pond Close Nursery, Dover	3.0	2.0	6.0	4.5	2.0	5.0	3.0	0.0		25.50	44.7	Undeliverable
PHS007	Land Between Dover Road and Melbourne Ave, Dover	1.0	6.0	3.0	4.5	1.0	5.0	4.5	0.0		25.00	2884.5	Undeliverable
SHL035	Land adjacent Langdon County Primary School, Langdon	4.0	6.0	1.0	5.0	1.0	5.0	3.0	0.0		25.00	10.0	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
PHS015	Alexandra Drive, Deal	4.0	6.0	3.0	1.0	1.0	5.0	4.5	0.0		24.50	1209.0	Undeliverable
SHL010	Builder's Yard, 67 High Street, Wingham	6.0	2.0	4.0	3.5	1.0	2.0	6.0	0.0		24.50	25.5	Undeliverable
SHL038	Downsbridge Gardens, Sandown Road, Sandwich	3.0	2.0	8.0	4.5	1.0	5.0	1.0	0.0		24.50	12.6	Undeliverable
SHL075	Land around Coldred	4.0	6.0	1.0	4.5	1.0	5.0	2.5	0.0		24.00	203.1	Undeliverable
SHL009	Land off Downs Road, East Studdal	4.0	6.0	1.0	4.5	1.0	5.0	2.5	0.0		24.00	21.6	Undeliverable
SHL005	Land at Fieldings, Stoneheap Road, East Studdal	4.0	6.0	1.0	4.5	1.0	5.0	2.5	0.0		24.00	12.6	Undeliverable
SHL098	DDC owned Site - Crabble Athletic Ground - former cricket pitch	2.0	2.0	3.0	5.0	2.0	5.0	4.5	0.0		23.50	207.5	Undeliverable
SHL096	DDC owned site - Crabble Athletic Ground - land to south east off Minnis Terrace, River	2.0	2.0	3.0	5.0	2.0	5.0	4.5	0.0		23.50	87.0	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
SHL090	Land adjacent to Matthew's Close, Deal	4.0	2.0	3.0	4.5	1.0	5.0	4.0	0.0		23.50	80.0	Undeliverable
SHL049	Enlargement of allocation at Minter's Yard, Albert Road, Deal	4.0	2.0	3.0	4.5	1.0	5.0	4.0	0.0		23.50	53.0	Undeliverable
SHL017	The Follies, Downs Road, East Studdal	4.0	6.0	1.0	4.5	1.0	5.0	2.0	0.0		23.50	43.8	Undeliverable
SHL048	Land adjacent to The Street, Woodnesborough	4.0	6.0	2.0	4.5	2.0	2.0	2.5	0.0		23.00	30.3	Undeliverable
SHL047	Old Dover Road Site, Caple-le-Ferne	3.0	1.0	6.0	4.5	1.0	5.0	2.5	0.0		23.00	26.1	Undeliverable
SHL016	Downs Road, East Studdal	4.0	6.0	1.0	4.5	1.0	2.0	2.0	0.0		20.50	36.3	Undeliverable

APPENDIX B – SITE MAPS

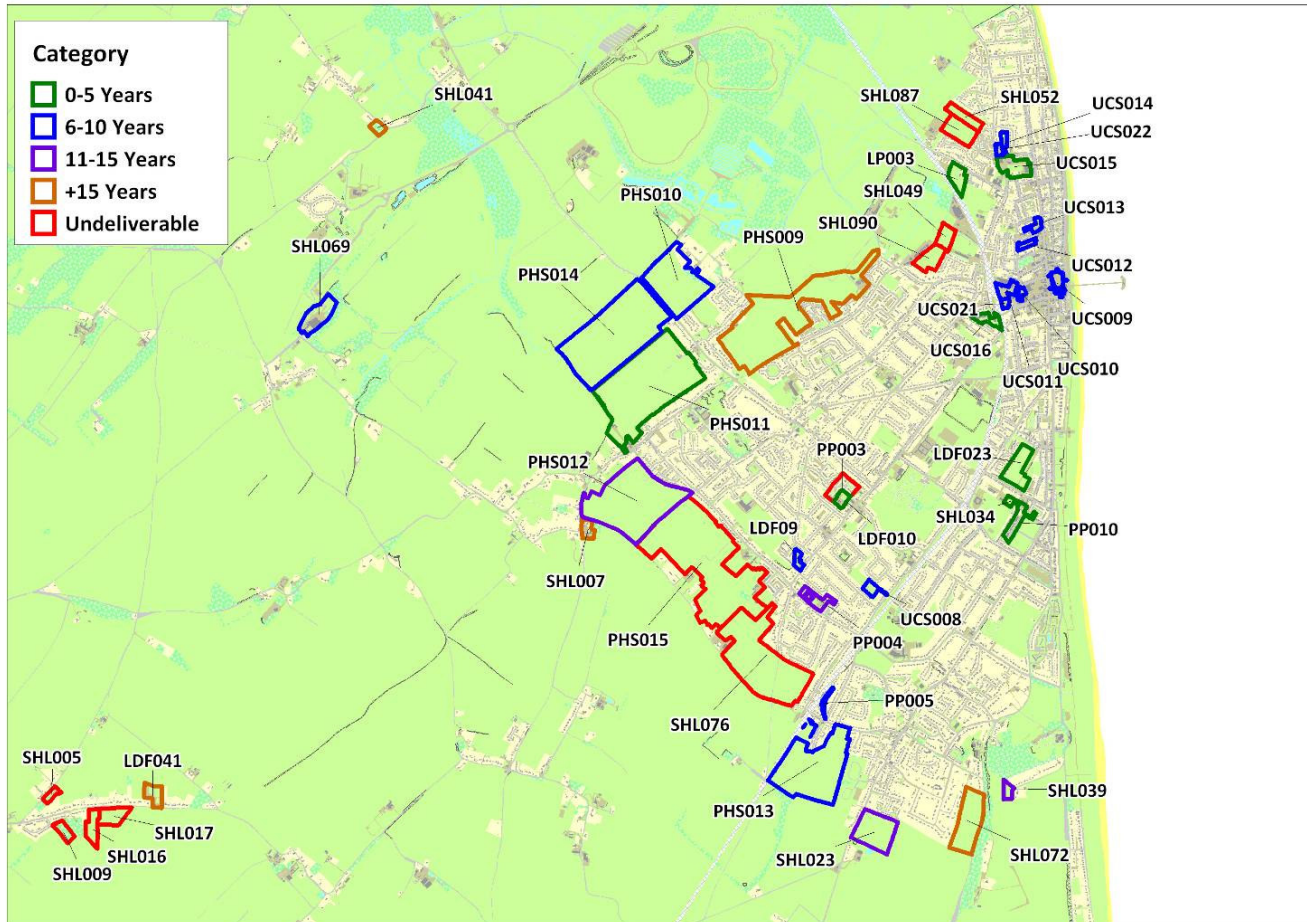
Map 1- Dover North sites



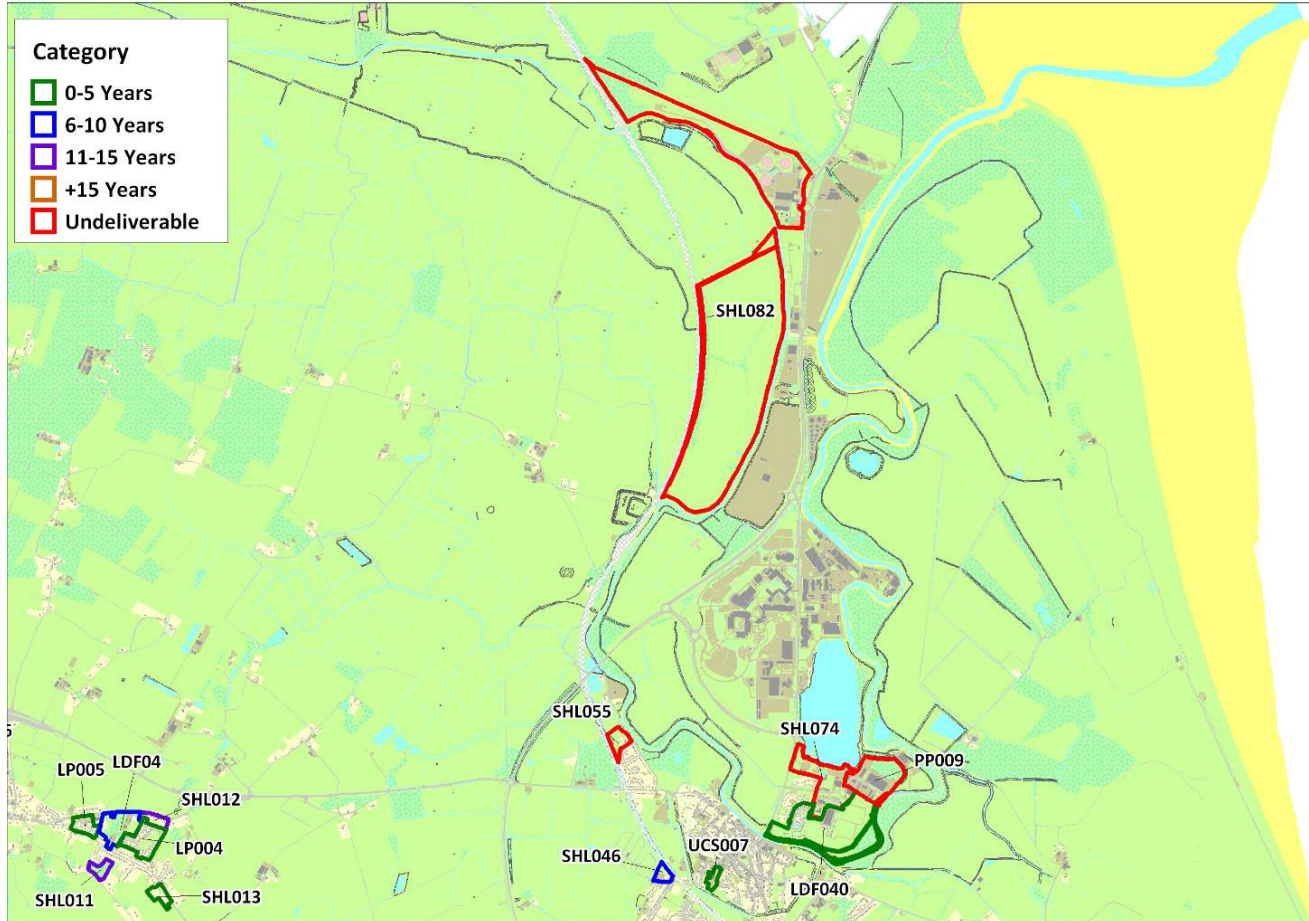
Map 2 - Dover South sites



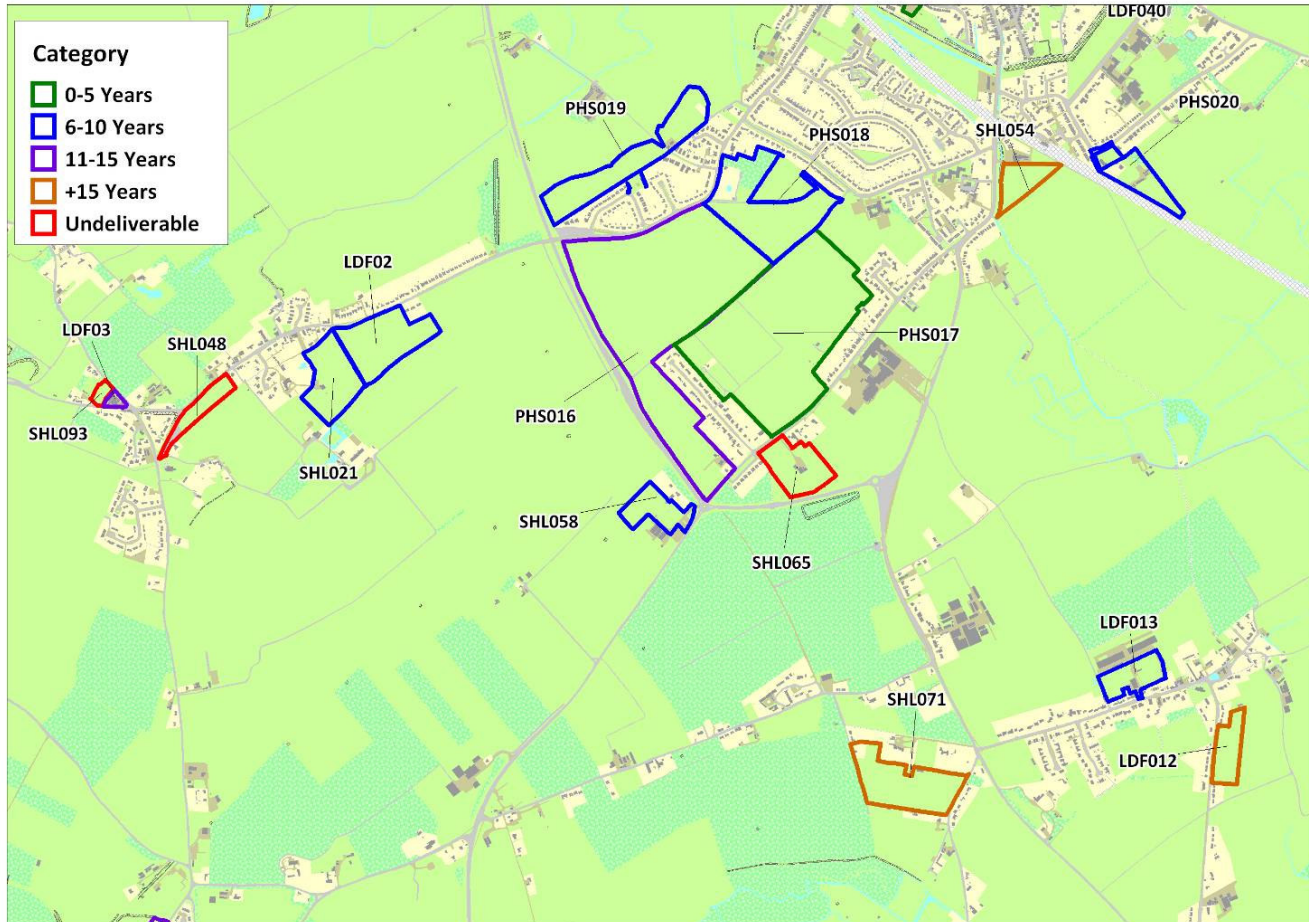
Map 3 - Deal sites



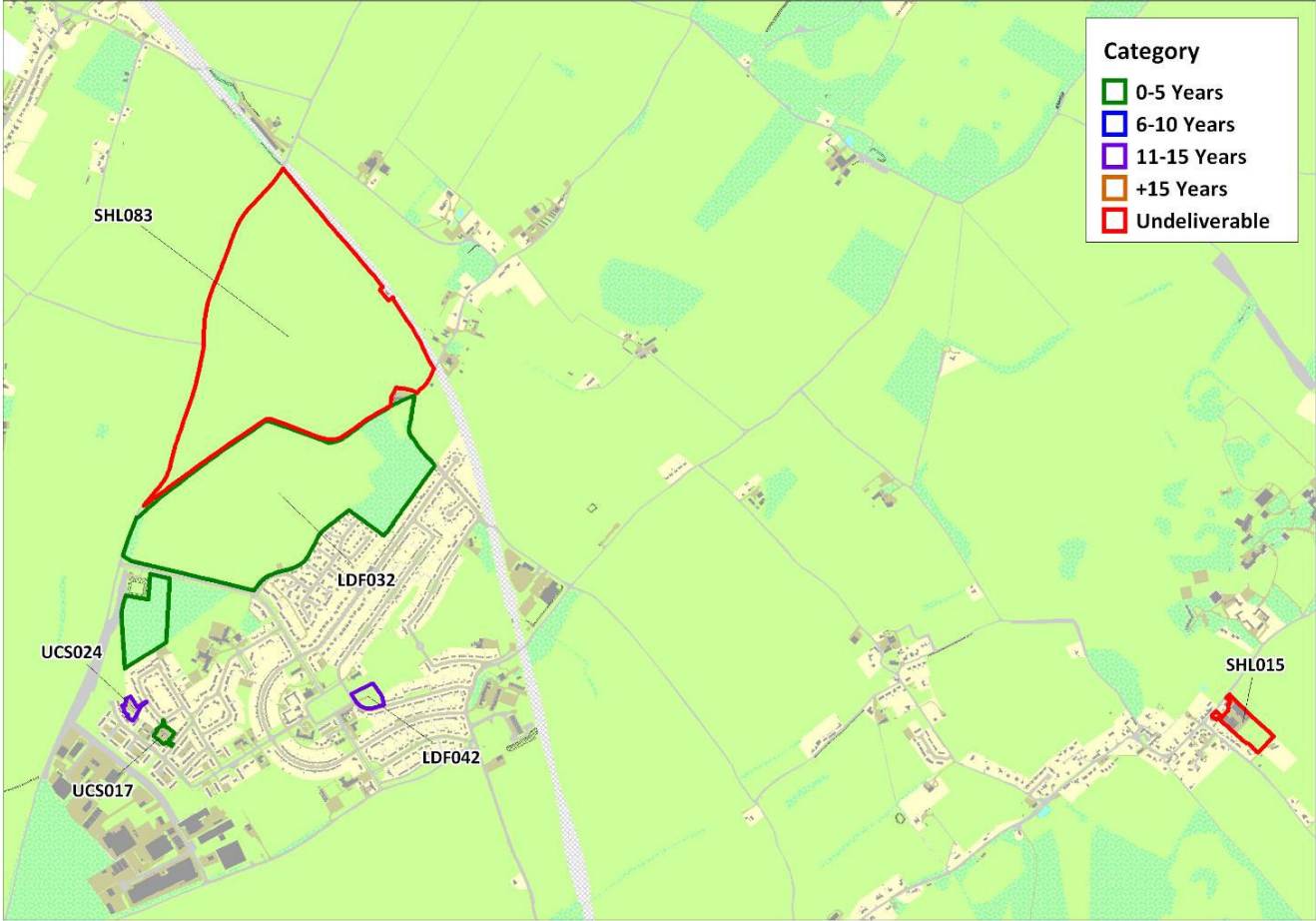
Map 4 - Sandwich North sites



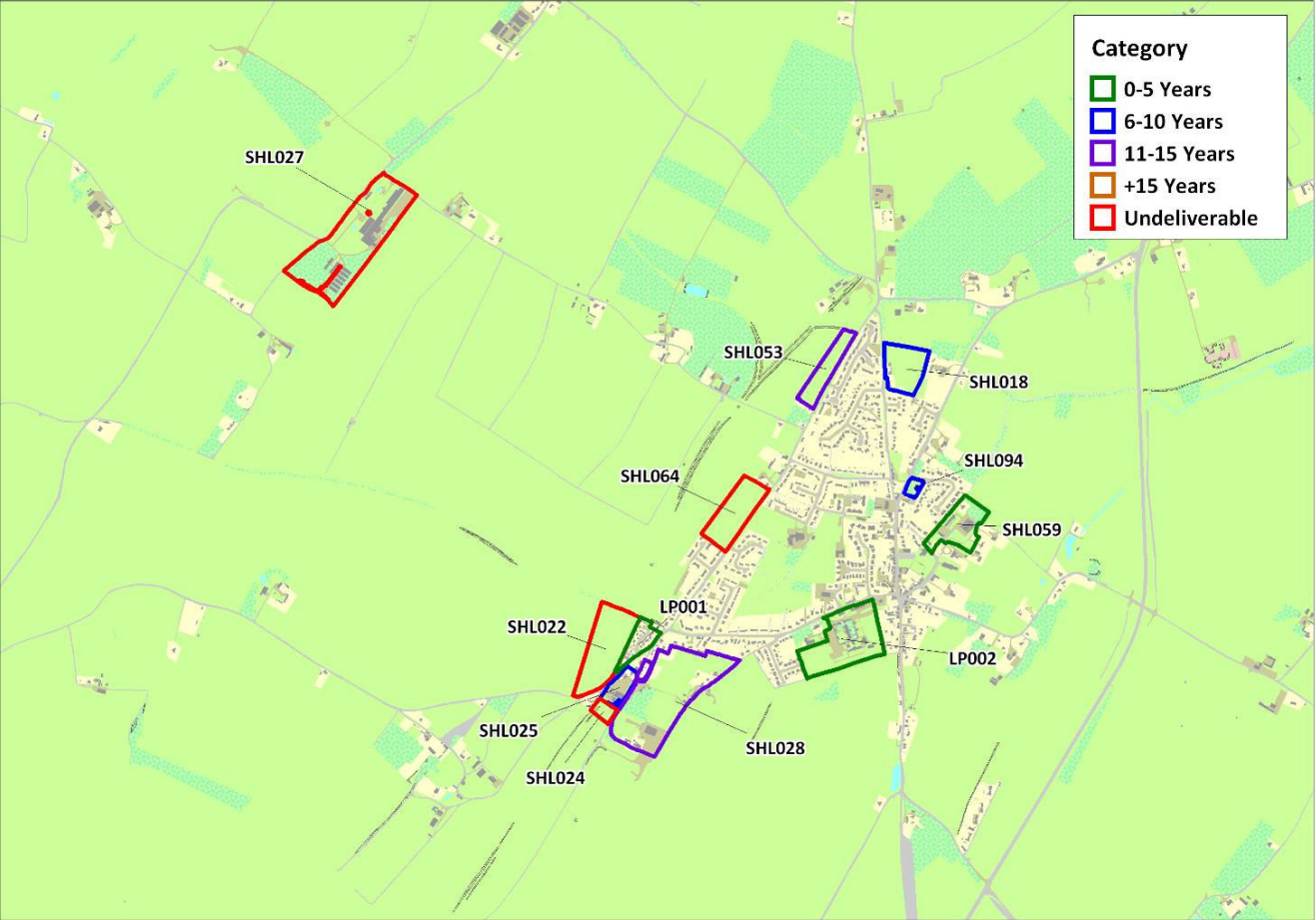
Map 5 - Sandwich South sites



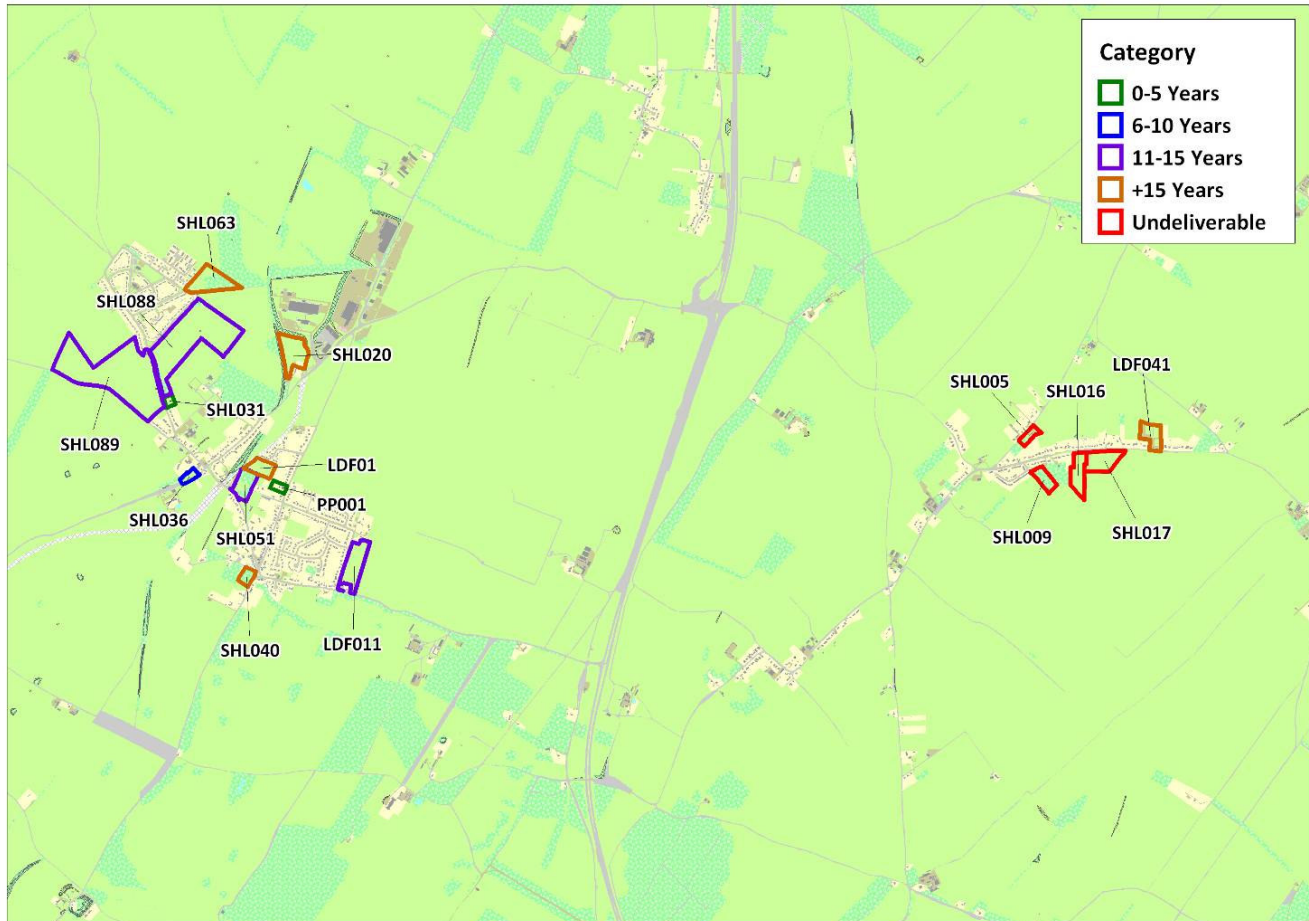
Map 6 – Aylesham sites



Map 7 – Eastry sites



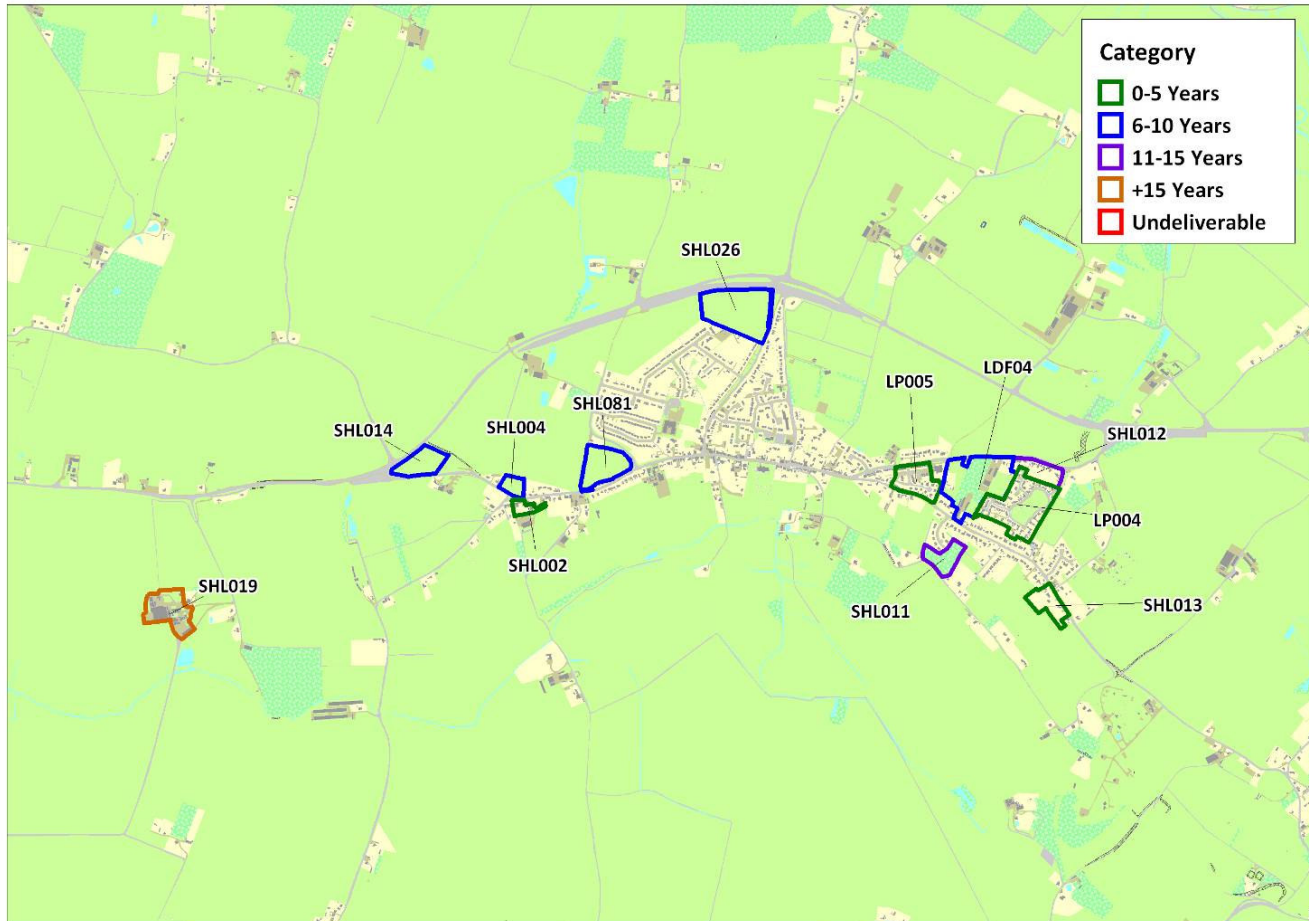
Map 8 – Eythorne, Elvington & East Studdal sites



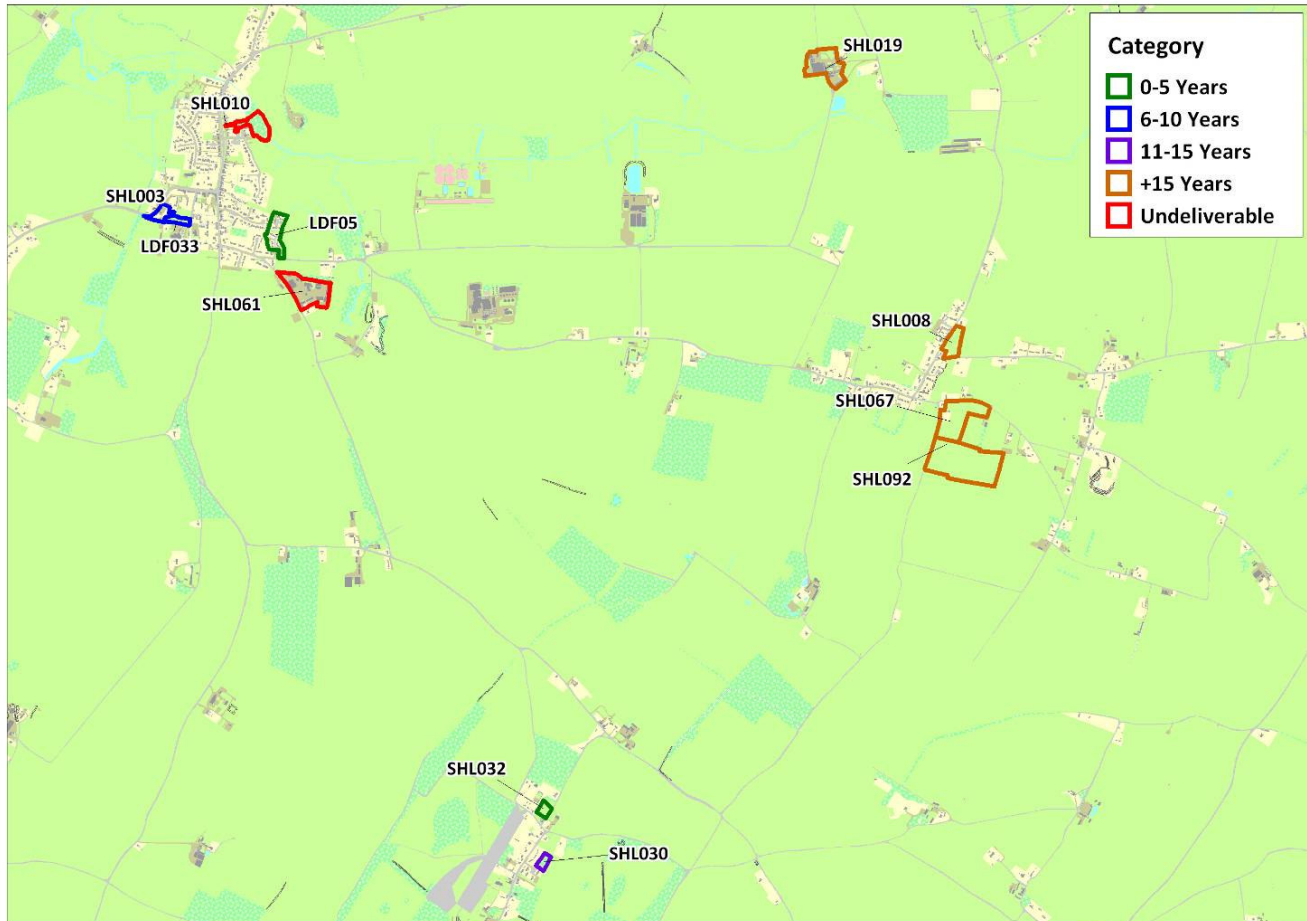
Map 9 - Capel le Ferne sites



Map 10 - Ash sites



Map 11 - Staple, Wingham and Godnestone sites



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



APPENDIX C – EXCLUDED SITES

Table sorted by size

Name	Size (Ha)	Source	Size	AONB	Heritage Coast	Special Area of Conservation (SAC)	Special Protection Area (SPA)	Ramsar	Sites of Special Scientific Interest	Flood Risk	Ancient Woodlands	Adverse Topography, Open Space or Current Use
38 Castle Street	0.01	LDF	X									
27-29 Cattle Market, Sandwich	0.01	UCS	X							X		
14-15 Cannon Street	0.02	LDF	X									
37-39 Hillside Road, Dover	0.02	UCS	X									
245-249 Folkestone Road	0.03	LDF	X									
Reliance Garage, Beaconsfield Road	0.03	LDF	X							X		
56-57 Biggin Street	0.03	LDF	X									
9 king street Dover	0.03	UCS	X							X		
141 Snaregate Street	0.03	UCS	X									
Land at Throntons Lane, Dover	0.03	UCS	X							X		
23-25 New Street Sandwich	0.03	UCS	X							X		
Buildings R/O of 127 Woodnesborough Road, Sandwich	0.03	UCS	X							X		
2-4 Clanwilliam Street, Deal	0.03	UCS	X							X		
Land R/O 49 High Street, Deal	0.03	UCS	X							X		
72-78 Blenheim Road, Deal	0.03	UCS	X							X		
Corner of Rugby Road and Folkstone Road, Dover	0.04	UCS	X									
83-87 Folkestone Road	0.04	LDF	X									
Orange Tree PH, 357 Folkestone Road	0.04	LDF	X									
126 Folkestone Road	0.04	LDF	X									
DDC owned site - Oak Street Car Park, Deal	0.04	SHLAA	X							X		

Name	Size (Ha)	Source	Size	AONB	Heritage Coast	Special Area of Conservation (SAC)	Special Protection Area (SPA)	Ramsar	Sites of Special Scientific Interest	Flood Risk	Ancient Woodlands	Adverse Topography, Open Space or Current Use
High Street CP, Deal	0.04	UCS	X							X		
30 St Francis Close, Deal	0.04	UCS	X									
Corner of St Francis Close, Deal	0.04	UCS	X									
Wilson Avenue, Deal	0.04	UCS	X									
Adjacent to 73 Hillside Road, Dover	0.05	UCS	X									
Leighton Road, Dover	0.05	UCS	X									
Corner of Beaconsfield Road and London Road	0.05	UCS	X									
South of Galliard Street, Sandwich	0.05	UCS	X							X		
Land North of 127 Woodnesborough Road, Sandwich	0.05	UCS	X							X		
Land R/O Club, Beach Street, Deal	0.05	UCS	X							X		
Land and Buildings to Rear of 60-68 New Street Sandwich	0.05	UCS	X							X		
Mill Green, Eastry	0.05	UCS	X									
1-13 York Street and 27-30 Queens Gardens	0.06	LDF	X									
183-185 Folkestone Road	0.06	LDF	X									
United Reformed Church, High Street	0.06	LDF	X									
Scout HQ Eaves Road, Dover	0.06	UCS	X									
Land Adjacent to 15 Hardwicke Road, Dover	0.06	UCS	X									
Christchurch Way, Dover	0.06	UCS	X									

Name	Size (Ha)	Source	Size	AONB	Heritage Coast	Special Area of Conservation (SAC)	Special Protection Area (SPA)	Ramsar	Sites of Special Scientific Interest	Flood Risk	Ancient Woodlands	Adverse Topography, Open Space or Current Use
18-24 Delf Street, Sandwich	0.06	UCS	X							X		
Land Adjacent to Baptist Church, Kelvedon Road, Deal	0.06	UCS	X									
Magness Road, Deal	0.06	UCS	X									
Boulevard Courrieres	0.06	UCS	X									
The Drove way, St Margarets	0.06	UCS	X									
Malvern Road	0.07	LDF	X									
West of Pillory Gate Wharf, Strand Street	0.07	LDF	X							X		
DDC owned site - Whitfield Play Area, Guilford Avenue, Whitfield	0.07	SHLAA	X									
Extension to site to rear of The Street, Worth	0.07	SHLAA	X									
1-7 Cannon Street, Dover	0.07	UCS	X									
Land Adjacent to 250 Folkestone Road, Dover	0.07	UCS	X									
adjacent to 1 Hill Side Road, Dover	0.07	UCS	X									
Corner of Alexander Plance and London Road	0.07	UCS	X									
Land to Rear of 27 Delf Street, Sandwich	0.07	UCS	X							X		
Stanhope Rd CP, Deal	0.07	UCS	X							X		
Elizabeth Carter Ave, Deal	0.07	UCS	X									
Haywards Close, Deal	0.07	UCS	X									
Hardy Road, Nelson Park	0.07	UCS	X	X								

Name	Size (Ha)	Source	Size	AONB	Heritage Coast	Special Area of Conservation (SAC)	Special Protection Area (SPA)	Ramsar	Sites of Special Scientific Interest	Flood Risk	Ancient Woodlands	Adverse Topography, Open Space or Current Use
1A Belgrave Road	0.08	LDF	X									
Prince of Wales House, Princes Street	0.08	LDF	X									
14 Godwyne Road	0.08	LDF	X									
Land to R/O Castle Hill House, Woolcomber Street	0.08	UCS	X									
56-58 Blenheim Road, Deal	0.08	UCS	X							X		
Sub Station, Woodborough Lane, Eastry	0.08	UCS	X									
Churchill's Snooker Club, London Road	0.09	LDF	X									
Land west of the Dublin Man 'o' War PH, 110 Lower Road	0.09	LDF	X									
Brush Factory, Mill Hill, Deal	0.09	SHLAA	X									
Sandwich Post Office/Sorting Office and Parcel Collection Point, King Street	0.09	UCS	X							X		
Land R/O 1-7 Cornwall Rd, Deal	0.09	UCS	X									
Garages at St Richards Road, Mongeham	0.09	UCS	X									
Garage block located off Churchill Close	0.09	UCS	X									
Land between 127 & 131 Woodnesborough Road	0.1	LDF	X							X		
Aylesham Baptist Church	0.1	LDF	X									
Malcolm Waite Ltd, Moat Sole	0.1	LDF	X							X		
Coombe Valley Road Car Park, Dover	0.1	SHLAA	X									

Name	Size (Ha)	Source	Size	AONB	Heritage Coast	Special Area of Conservation (SAC)	Special Protection Area (SPA)	Ramsar	Sites of Special Scientific Interest	Flood Risk	Ancient Woodlands	Adverse Topography, Open Space or Current Use
Amendment to Vill Conf to include land to rear of Lindley, Station Rd, St Margarets	0.1	SHLAA	X	X								
Land at Fleming Road, Woodnesborough	0.1	SHLAA	X									
Site rear of 220 Mongeham Road, Great Mongeham	0.1	SHLAA	X									
Powell Print, Widred Road	0.1	UCS	X									
Garage block, Ethelbert Road	0.1	UCS	X							X		
Jesus Quay	0.11	LDF	X							X		
The Bargain Shop, 68 Dover Road	0.11	LDF	X							X		
Land on corner of Freeman's Way and Mill Hill, Deal	0.11	SHLAA	X									
Royal Oak Public House, Sandwich Road, Whitfield	0.11	SHLAA	X									
Car park adjacent to the Royal Hotel off Beach Street	0.11	UCS	X							X		
Garages and hardstanding area off Stockdale Road	0.11	UCS	X									
149-156 Snargate Street	0.12	LDF	X									
Land adjacent to Fair Acres, Alkham Valley Road, Alkham	0.12	SHLAA	X	X								
Land at Floreat, Old Roman Road, Martin Mill	0.12	SHLAA	X									
Workshops & former allotment gardens off Primrose Road	0.12	UCS	X									

Name	Size (Ha)	Source	Size	AONB	Heritage Coast	Special Area of Conservation (SAC)	Special Protection Area (SPA)	Ramsar	Sites of Special Scientific Interest	Flood Risk	Ancient Woodlands	Adverse Topography, Open Space or Current Use
Buckland Garage, 137 - 143 London Road	0.12	UCS	X							X		
Car park/hardstanding area and garages to the rear of Farncombe Way, Whitfield	0.12	UCS	X									
Former builders yard and car parking area to the rear of Gladstone Road	0.12	UCS	X									
Land r/o 118 and 122 Blenheim Road	0.12	UCS	X							X		
22 Park Avenue	0.13	LDF	X									
10 Green Lane, Eythorne	0.13	LDF	X									
DDC owned site - Priory Road/Norman Street Car Park, Dover	0.13	SHLAA	X									
Context House, corner Primrose Place and Primrose Road	0.13	UCS	X									
Garages and land to the north of Trinity Place	0.13	UCS	X									
Garage block and car parking area located off William Pitt Avenue	0.13	UCS	X									
33 London Road	0.14	LDF	X									
Former Builders Yard, Widred Road	0.14	LDF	X									
Land off Alkham Road, Kearsney	0.14	SHLAA	X									
Temple Side, Temple Ewell, Dover	0.14	UCS	X									
Manley Close public car park, Whitfield	0.14	UCS	X									

Name	Size (Ha)	Source	Size	AONB	Heritage Coast	Special Area of Conservation (SAC)	Special Protection Area (SPA)	Ramsar	Sites of Special Scientific Interest	Flood Risk	Ancient Woodlands	Adverse Topography, Open Space or Current Use
Garages and land to the south of Trinity Place	0.14	UCS	X									
Vale View Rd, Aylesham	0.14	UCS	X									
Former Council Yard, Molland Lea, Ash	0.15	LDF	X									
Land to the r/o properties at The Street, Worth	0.15	LDF	X									
Land West of Waterfall Cottage, Alkham Road, Temple Ewell/Kearsney	0.15	SHLAA	X									
Garages at Clarendon Street Dover	0.15	UCS	X									
Car parking area located off William Pitt Avenue and Dola Avenue	0.15	UCS	X							X		
NCB Site, Beauchamp Avenue	0.16	LDF	X									
DDC owned site - Land on west side of Sandwich Road, Guilford Avenue, Whitfield	0.16	SHLAA	X									
Land at 47 New Street, Ash	0.16	SHLAA	X									
Former Dover District Council Building Maintenance Depot, Tower Hamlets Road	0.16	UCS	X									
Land to r/o 145 -160 London Road	0.16	UCS	X							X		
Car parking area Elizabeth Carter Avenue	0.16	UCS	X									

Name	Size (Ha)	Source	Size	AONB	Heritage Coast	Special Area of Conservation (SAC)	Special Protection Area (SPA)	Ramsar	Sites of Special Scientific Interest	Flood Risk	Ancient Woodlands	Adverse Topography, Open Space or Current Use
Land at Short Lane, Alkham	0.17	SHLAA		X						X		
DDC owned site - garage site to south of road, Dunedin Drive, Dover	0.26	SHLAA										X
Land adjoining Salisbury Road, St Margaret's-at-Cliffe	0.29	SHLAA		X								
Land at Nelson Park, St Margarets	0.4	SHLAA		X								
Land adjacent 455 Folkestone Road, Dover	0.43	SHLAA		X								
Land at New Dover Road, Capel-le-Ferne	0.54	SHLAA		X								
Land between Victory Road & Beresford Road, St Margarets	0.63	SHLAA		X								
Archway Site, Caple-le-Ferne	0.67	SHLAA		X								
Land adjacent Former Westmount College, Folkestone Road	1.09	LDF										X
Land adj. St Margaret's Bay Holiday Park, Reach Rd, St Marg's-at-Cliffe	1.3	SHLAA		X								
Broadsole Lane, West Hougham	1.31	SHLAA		X								
Land at Maxton Road, Folkestone Road, Dover	1.34	SHLAA		X								
Land at Barwick Road	1.44	LDF		X								
Land at West Hougham	1.81	SHLAA		X								
Land North of Salisbury Road, St Margaret's-at-Cliffe	2.61	SHLAA		X								

Name	Size (Ha)	Source	Size	AONB	Heritage Coast	Special Area of Conservation (SAC)	Special Protection Area (SPA)	Ramsar	Sites of Special Scientific Interest	Flood Risk	Ancient Woodlands	Adverse Topography, Open Space or Current Use
Land at Townsend Farm Road, St Margaret's-at-Cliffe	4.91	SHLAA		X								
Land to the North of New Dover Road, Capel-le-Ferne	7.18	SHLAA		X								
Former workers village at Farthingloe, Maxton	11.59	SHLAA		X								