

## **Appendix F**

### **Site Options Assessment Proformas**

Part 2 of 3

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# East Langdon Residential Sites

# LAN003 (SAP46)

# East Langdon

## Land adjacent Langdon Court Bungalow, The Street, East Langdon

### Proposed Use - Residential



## SA Objective 1: Housing

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

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

## SA Objective 2: Services and Facilities

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

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

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

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

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

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

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

- Langdon Primary School

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

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

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

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

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

**SA Effect - Negligible (0)**

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

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

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

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

## SA Objective 3: Economy

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

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

## SA Objective 4: Sustainable Transport

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

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

- Martin Mill

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

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

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

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

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

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

- Langdon Primary School

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

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

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

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

## SA Objective 5: Minerals, Soils and Water

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

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

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

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

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

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

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

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

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

## SA Objective 8: Climate Change Mitigation

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

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

- Martin Mill

The site is within 300m of a bus stop.

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

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

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

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

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

- Langdon Primary School

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

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

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

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

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

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

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

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

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

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

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

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

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

## **SA Objective 11: Landscape**

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

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

# East Studdal Residential Sites



## Land adjacent to The Follies, Downs Road, East Studdal Proposed Use - Residential



### SA Objective 1: Housing

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

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

### SA Objective 2: Services and Facilities

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

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

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

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

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

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

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

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

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

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

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

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

SA Effect - Negligible (0)

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

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

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

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

## SA Objective 3: Economy

SA Effect - Minor positive (+)

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

## SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

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

The site is within 600m of a bus stop.

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

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

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

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

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

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

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

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

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

## SA Objective 5: Minerals, Soils and Water

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

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

## SA Objective 6: Air Quality

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

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

## SA Objective 7: Climate Change Adaptation

### SA Effect - Negligible (0)

- The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.
- The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

- The site is not within 2,000m of a railway station.
- The site is within 600m of a bus stop.
- The site is not within 1,200m of an NHS GP Surgery.
- The site is within 300m of open space, sport, recreation facilities, open country or registered common land.
- The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.
- The site is within 200m of a Public Right of Way/Cycle Path.
- The site is not within 1,200m of a primary or middle school.
- The site is not within 2,000m of a secondary school.
- The site is not within 2,000m of further/higher education facilities.
- The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.
- The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

### SA Effect - Negligible (0)

- The site does not intersect an ecological designation.
- The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.
- The site is not within 250m of a designated site.

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

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

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

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

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

## **SA Objective 11: Landscape**

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

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

## Downs Road, East Studdal (SUT01)

### Proposed Use - Residential



## SA Objective 1: Housing

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

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

## SA Objective 2: Services and Facilities

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

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

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

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

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

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

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

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

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

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

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

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

SA Effect - Negligible (0)

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

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

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

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

## SA Objective 3: Economy

SA Effect - Minor positive (+)

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

## SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

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

The site is within 600m of a bus stop.

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

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

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

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

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

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

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

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

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

## SA Objective 5: Minerals, Soils and Water

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

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

## SA Objective 6: Air Quality

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

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

## SA Objective 7: Climate Change Adaptation

### SA Effect - Negligible (0)

- The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.
- The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

- The site is not within 2,000m of a railway station.
- The site is within 600m of a bus stop.
- The site is not within 1,200m of an NHS GP Surgery.
- The site is within 300m of open space, sport, recreation facilities, open country or registered common land.
- The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.
- The site is within 200m of a Public Right of Way/Cycle Path.
- The site is not within 1,200m of a primary or middle school.
- The site is not within 2,000m of a secondary school.
- The site is not within 2,000m of further/higher education facilities.
- The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.
- The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

### SA Effect - Negligible (0)

- The site does not intersect an ecological designation.
- The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.
- The site is not within 250m of a designated site.

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

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

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

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

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

## **SA Objective 11: Landscape**

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

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



The Homestead Field; Homestead Lane; East Studdal;  
Kent; CT15 5BN

Proposed Use - Residential



## SA Objective 1: Housing

SA Effect - Minor Positive (+)

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

## SA Objective 2: Services and Facilities

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

SA Effect - Significant negative (--)

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

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

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

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

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

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

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

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

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

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

**SA Effect - Negligible (0)**

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

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

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

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

## SA Objective 3: Economy

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

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

## SA Objective 4: Sustainable Transport

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

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

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

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

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

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

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

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

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

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

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

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

## SA Objective 5: Minerals, Soils and Water

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

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

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

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

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

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

## SA Objective 7: Climate Change Adaptation

### SA Effect - Minor negative (-)

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

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

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

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

The site is within 300m of a bus stop.

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

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

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

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

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

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

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

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

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

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

The site does not intersect an ecological designation.

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

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

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

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

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

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

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

## **SA Objective 11: Landscape**

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

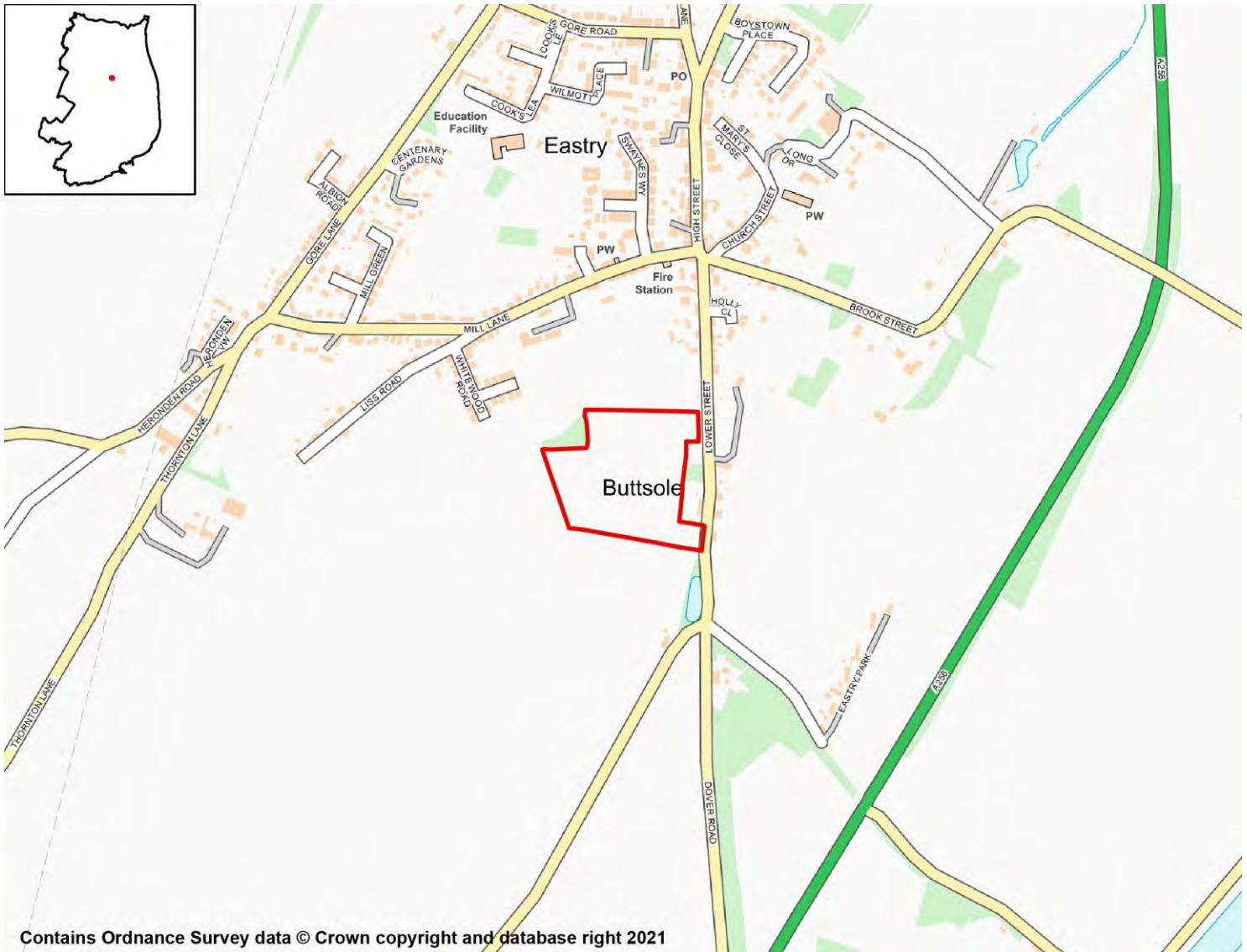
**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**

# Eastry

## Residential Sites

## Land at Buttsole Pond, Lower Street, Eastry

### Proposed Use - Residential



### SA Objective 1: Housing

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

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

### SA Objective 2: Services and Facilities

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

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

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

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

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

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

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

- Eastry Church of England Primary School

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

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

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

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

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

**SA Effect - Negligible (0)**

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

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

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

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

## SA Objective 3: Economy

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

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

## SA Objective 4: Sustainable Transport

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

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

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

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

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

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

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

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

- Eastry Church of England Primary School

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

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

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

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

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Minor negative (-)

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

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

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

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

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

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

## SA Objective 7: Climate Change Adaptation

### SA Effect - Minor negative (-)

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

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

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

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

The site is within 300m of a bus stop.

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

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

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

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

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

- Eastry Church of England Primary School

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

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

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

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

## SA Objective 9: Biodiversity

### SA Effect - Minor negative (-)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:



- The site interests with a relevant Site of Special Scientific Interest Impact Risk Zone

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

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

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

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

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

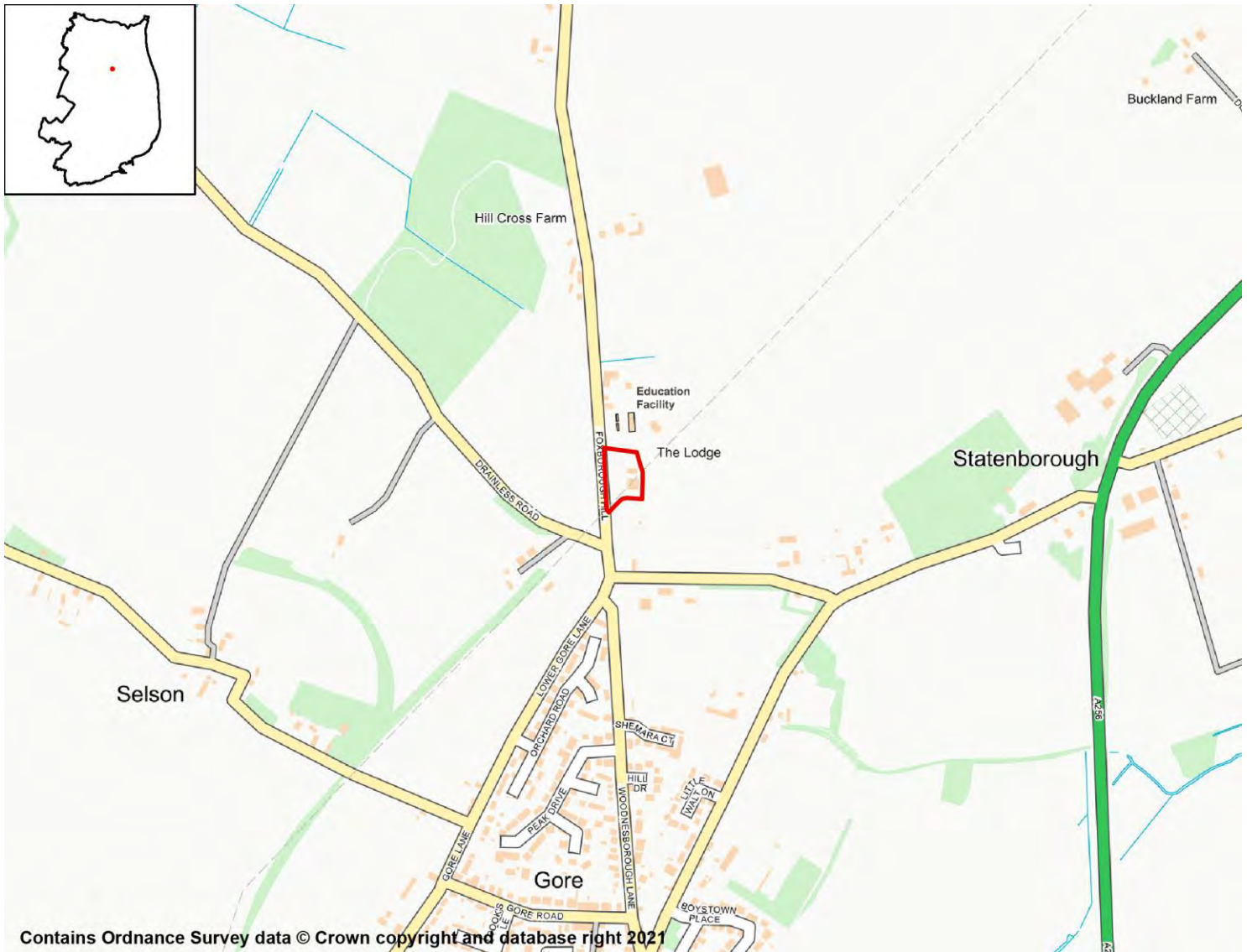
## SA Objective 11: Landscape

SA Effect - Minor negative/Uncertain (-?)

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

## Land east of Foxborough Hill, Eastry

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

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

## SA Objective 2: Services and Facilities

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

### SA Effect - Minor negative (-)

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

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

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

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

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

- Eastry Church of England Primary School

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

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

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

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

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

**SA Effect - Negligible (0)**

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

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

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

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

## SA Objective 3: Economy

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

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

## SA Objective 4: Sustainable Transport

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

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

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

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

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

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

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

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

- Eastry Church of England Primary School

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

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

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

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

## SA Objective 5: Minerals, Soils and Water

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

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

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

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

The site is located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

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

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

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

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

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

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

The site is within 300m of a bus stop.

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

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

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

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

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

- Eastry Church of England Primary School

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

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

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

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

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

The site does not intersect an ecological designation.

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

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

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

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

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

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

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

## **SA Objective 11: Landscape**

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

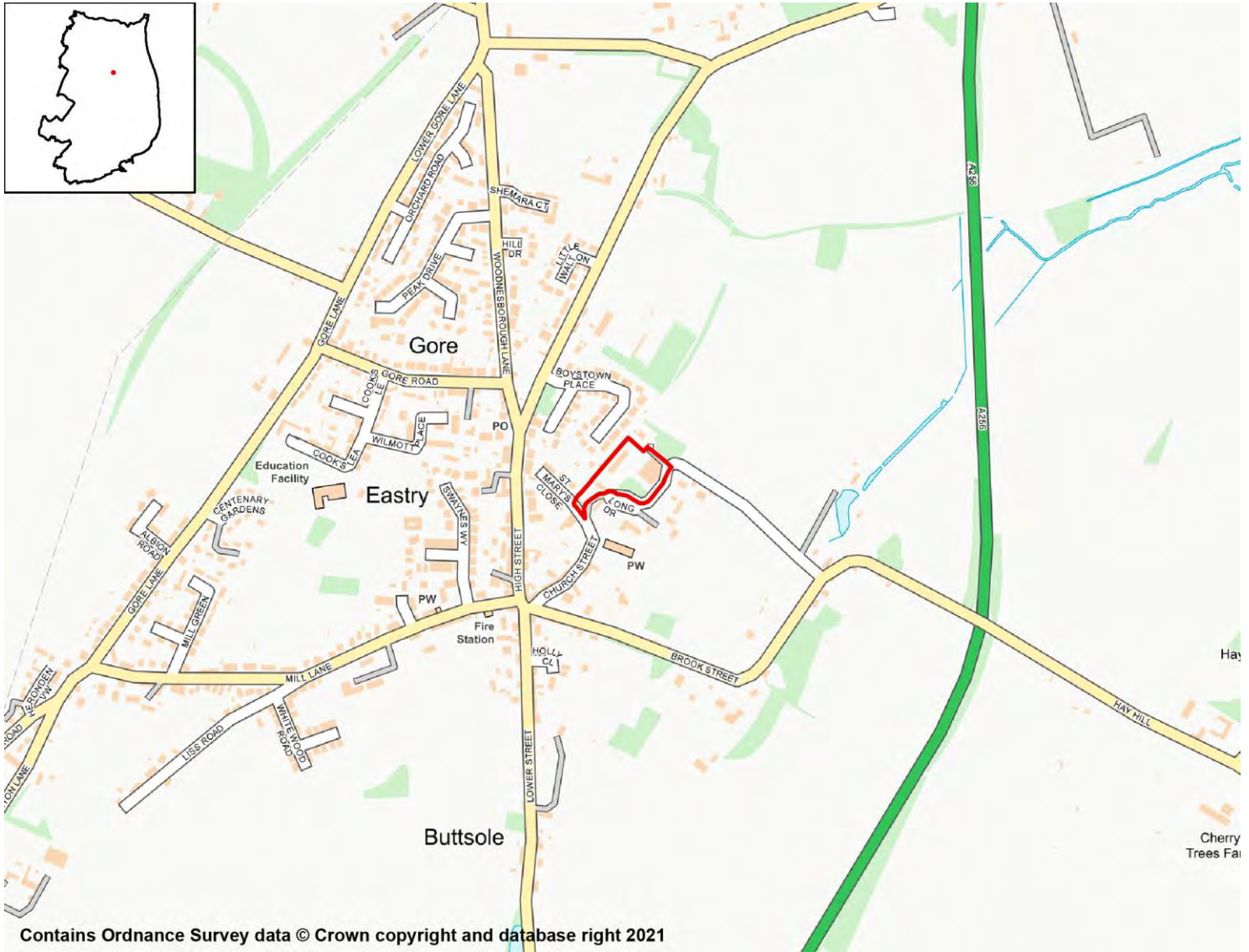
**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**

# EAS009 (SAP33)

## Eastry Court Farm, Eastry

### Proposed Use - Residential

Eastry



## SA Objective 1: Housing

SA Effect - Minor Positive (+)

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

## SA Objective 2: Services and Facilities

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

SA Effect - Minor negative (-)

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

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

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

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

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

- Eastry Church of England Primary School

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

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

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

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

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

**SA Effect - Negligible (0)**

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

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

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

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

## SA Objective 3: Economy

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

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

## SA Objective 4: Sustainable Transport

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

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

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

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

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

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

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

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

- Eastry Church of England Primary School

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

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

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

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

## SA Objective 5: Minerals, Soils and Water

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

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

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

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

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

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

## SA Objective 7: Climate Change Adaptation

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

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

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

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

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

The site is within 300m of a bus stop.

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

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

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

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

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

- Eastry Church of England Primary School

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

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

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

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

## SA Objective 9: Biodiversity

### SA Effect - Minor negative (-)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:



- The site interests with a relevant Site of Special Scientific Interest Impact Risk Zone

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

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

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

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

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

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

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

## The Old Chalk Pit, Heronden Road, Eastry

### Proposed Use - Residential



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### SA Objective 1: Housing

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

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

### SA Objective 2: Services and Facilities

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

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

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

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

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

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

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

- Eastry Church of England Primary School

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

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

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

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

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

**SA Effect - Negligible (0)**

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

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

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

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

## SA Objective 3: Economy

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

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

## SA Objective 4: Sustainable Transport

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

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

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

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

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

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

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

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

- Eastry Church of England Primary School

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

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

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

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

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Minor negative (-)

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

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

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

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

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

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

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

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

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

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

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

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

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

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

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

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

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

- Eastry Church of England Primary School

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

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

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

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

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

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

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

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

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

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

## SA Objective 10: Historic Environment

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

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

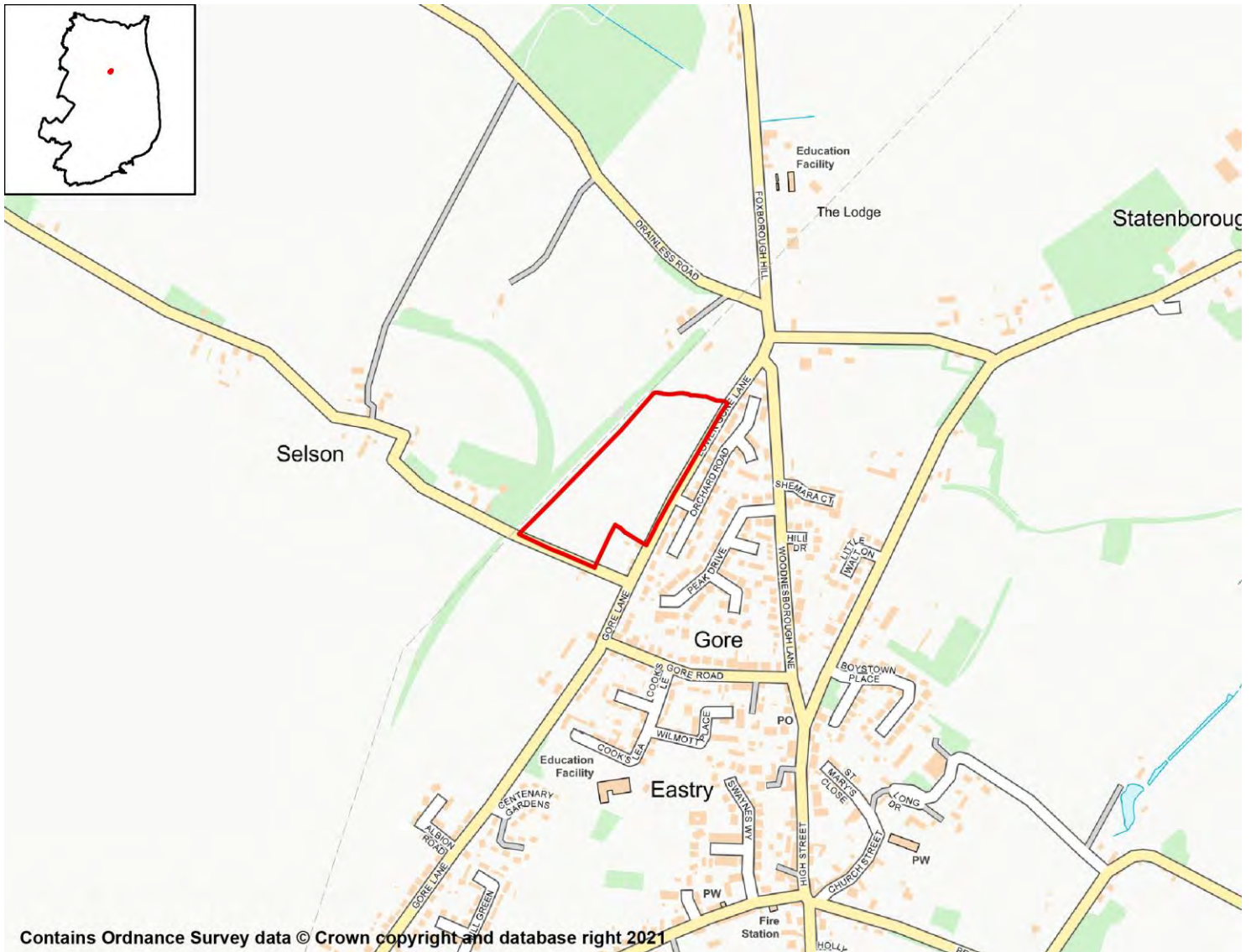
## SA Objective 11: Landscape

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

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

## Lower Gore Field, Lower Gore Lane, Eastry

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

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

## SA Objective 2: Services and Facilities

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

### SA Effect - Minor negative (-)

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

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

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

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

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

- Eastry Church of England Primary School

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

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

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

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

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

**SA Effect - Negligible (0)**

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

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

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

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

## SA Objective 3: Economy

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

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

## SA Objective 4: Sustainable Transport

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

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

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

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

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

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

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

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

- Eastry Church of England Primary School

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

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

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

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

## SA Objective 5: Minerals, Soils and Water

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

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

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

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

The site is located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

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

## SA Objective 7: Climate Change Adaptation

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

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

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

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

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

The site is within 300m of a bus stop.

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

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

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

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

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

- Eastry Church of England Primary School

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

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

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

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

## SA Objective 9: Biodiversity

### SA Effect - Minor negative (-)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:



- The site interests with a relevant Site of Special Scientific Interest Impact Risk Zone

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

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

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

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

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

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

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



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

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

## SA Objective 2: Services and Facilities

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

### SA Effect - Minor negative (-)

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

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

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

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

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

- Eastry Church of England Primary School

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

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

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

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

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

**SA Effect - Negligible (0)**

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

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

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

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

## SA Objective 3: Economy

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

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

## SA Objective 4: Sustainable Transport

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

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

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

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

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

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

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

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

- Eastry Church of England Primary School

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

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

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

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

## SA Objective 5: Minerals, Soils and Water

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

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

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

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

The site is located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

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

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

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

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

## SA Objective 8: Climate Change Mitigation

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

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

The site is within 300m of a bus stop.

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

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

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

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

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

- Eastry Church of England Primary School

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

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

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

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

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

The site does not intersect an ecological designation.

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

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

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

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

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

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

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

## **SA Objective 11: Landscape**

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

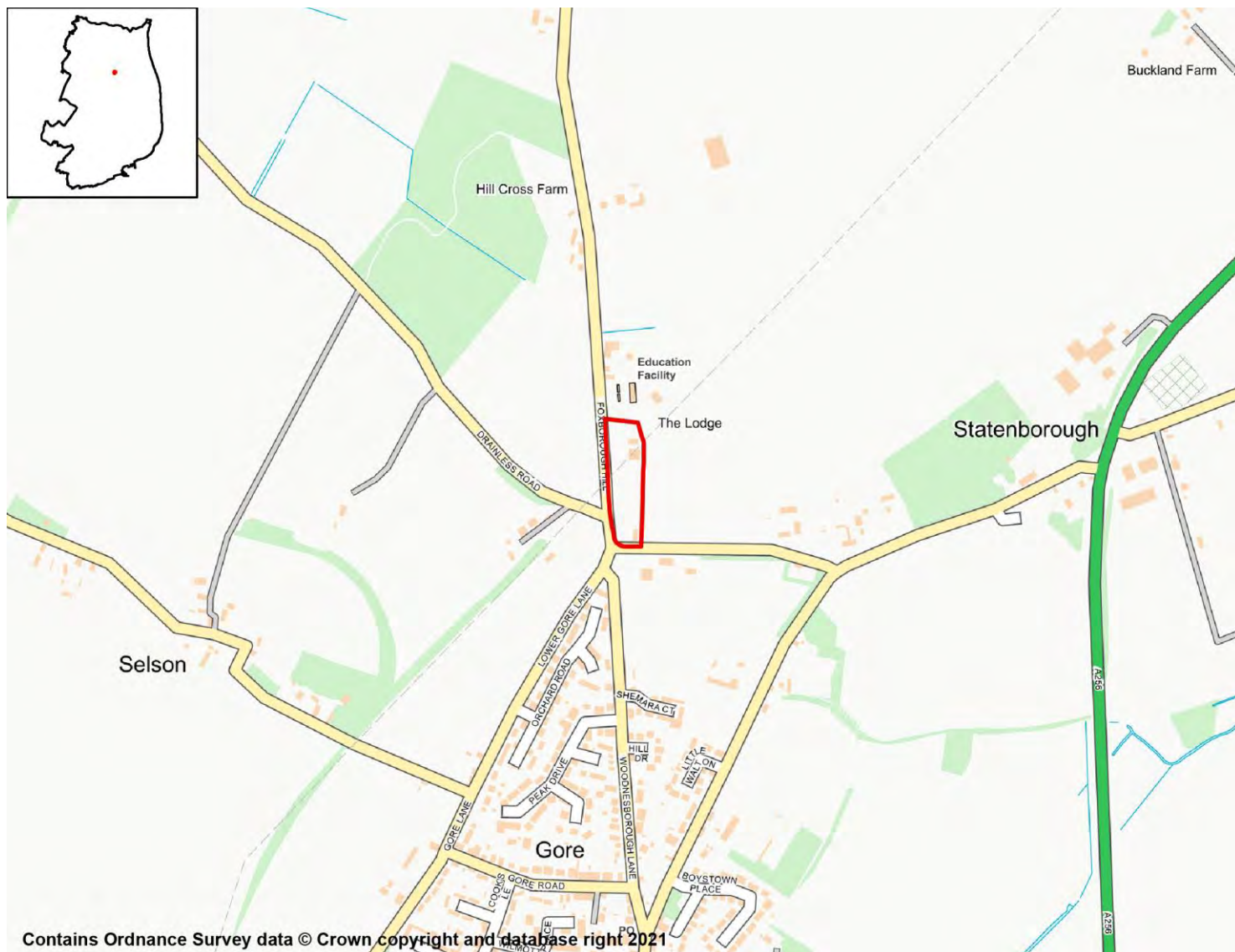
**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**

# Eastry

## Employment Sites

## Land east of Foxborough Hill, Eastry

### Proposed use - Employment



#### SA objective 1: Housing

SA Effect - Negligible (0)

All employment site options will have a negligible (0) effect on SA Objective 1.

#### SA objective 2: Services and Facilities

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

SA Effect - Minor negative (-)

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

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

The site would not cause the loss of any open space, sport, recreation facility, open

country and registered common land.

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

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

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

SA Effect - Negligible (0)

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

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

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

## SA objective 3: Economy

SA Effect - Minor positive (+)

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

## SA objective 4: Sustainable Transport

SA Effect - Minor negative (-)

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

The site is within 300m of a bus stop.

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

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

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

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

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

## SA objective 5: Minerals, Soils and Water

SA Effect - Significant negative (--)

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

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

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

The site is located within a Mineral Safeguarding Area.

## SA objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

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

## SA objective 7: Climate Change Adaptation

SA Effect - Negligible (0)



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

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

## SA objective 8: Climate Change Mitigation

SA Effect - Minor negative (-)

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

The site is within 300m of a bus stop.

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

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

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

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

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

## SA objective 9: Biodiversity

SA Effect - Minor negative (-)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- Air pollution
- Rural non-residential
- Water supply

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

The site does not intersect with notable ecological habitats.

The site does not contain a geological site.

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

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

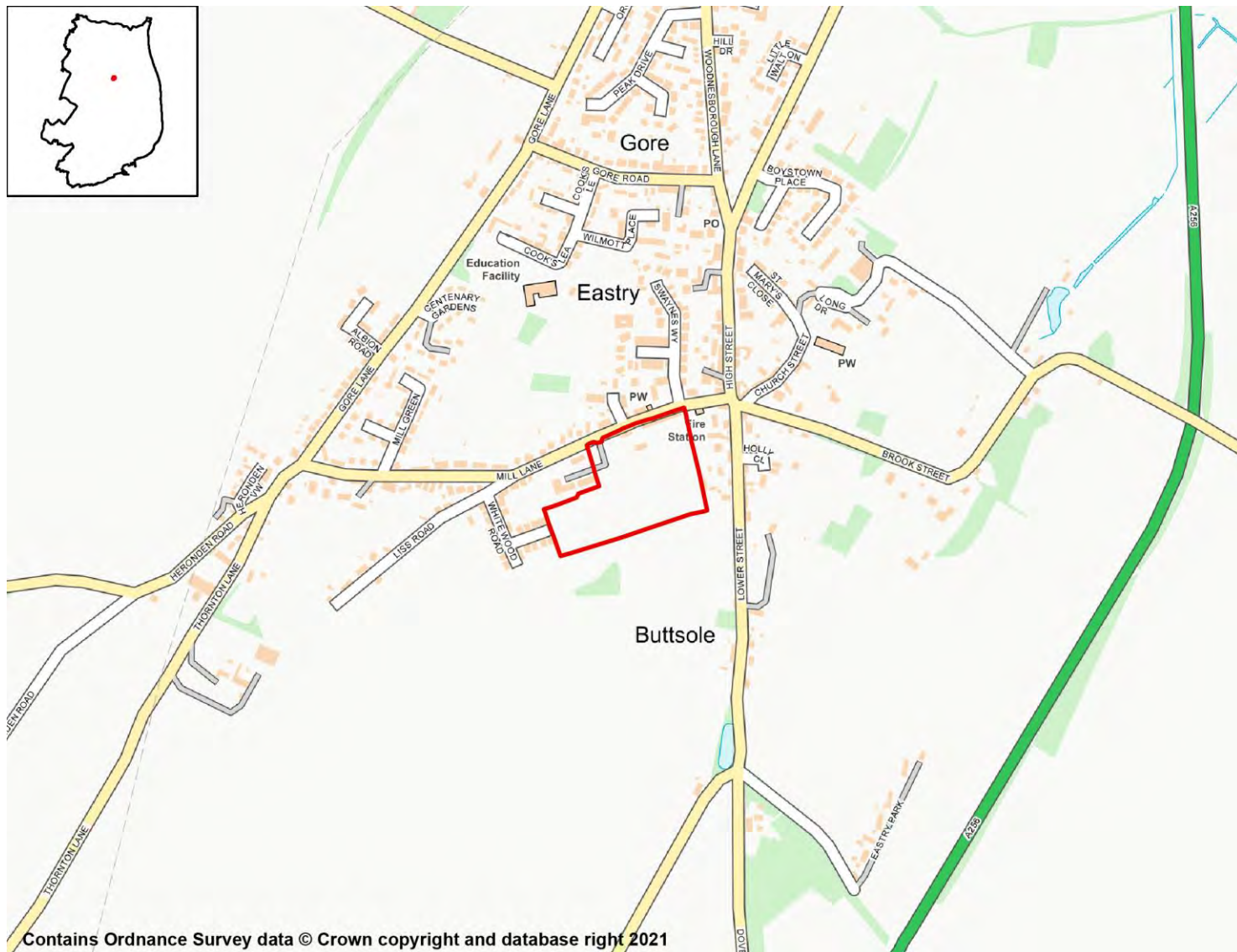
## SA Objective 11: Landscape

SA Effect - Minor negative/Uncertain (-?)

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

## Eastry Hospital

## Proposed use - Employment



## SA objective 1: Housing

SA Effect - Negligible (0)

All employment site options will have a negligible (0) effect on SA Objective 1.

## SA objective 2: Services and Facilities

## 2a – Access to Local Services and Facilities

SA Effect - Minor negative (-)

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

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

Development of the site has the potential to result in the loss of less than 25% of an open

space, sport, recreation facility, open country or registered common land.

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

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

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

SA Effect - Negligible (0)

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

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

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

## SA objective 3: Economy

SA Effect - Minor positive (+)

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

## SA objective 4: Sustainable Transport

SA Effect - Minor negative (-)

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

The site is within 300m of a bus stop.

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

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

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

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

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

## SA objective 5: Minerals, Soils and Water

SA Effect - Significant negative (--)

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

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

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

The site is not located within a Mineral Safeguarding Area.

## SA objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

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

## SA objective 7: Climate Change Adaptation

SA Effect - Significant negative (--)

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

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

## SA objective 8: Climate Change Mitigation

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

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

The site is within 300m of a bus stop.

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

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

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

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

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

## SA objective 9: Biodiversity

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

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- Air pollution
- Rural non-residential
- Water supply

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

The site does not intersect with notable ecological habitats.

The site does not contain a geological site.

## SA Objective 10: Historic Environment

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

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

## SA Objective 11: Landscape

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

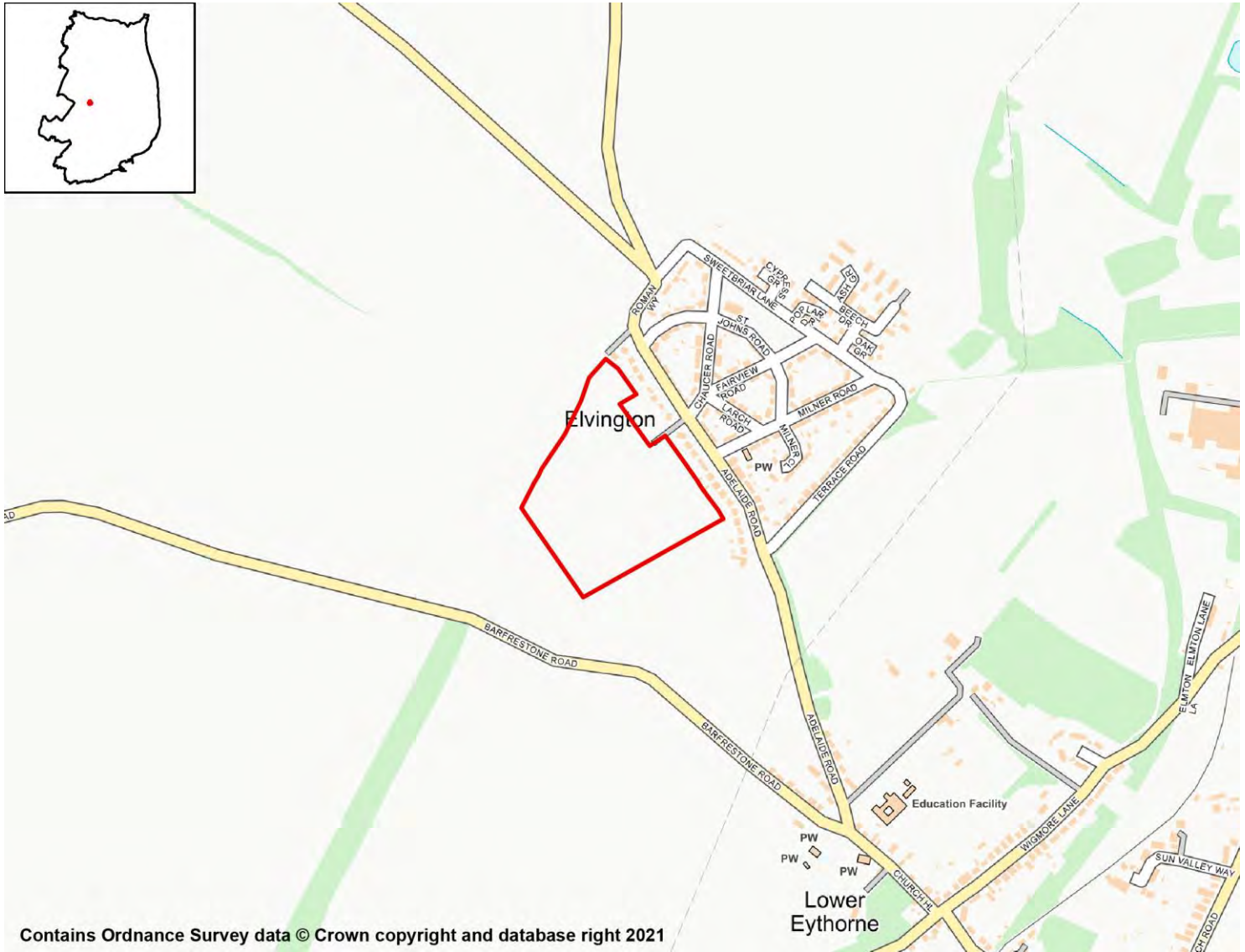
The site is not likely to affect Dover's landscapes, townscapes or seascapes.

# Elvington

## Residential Sites

## Farm land behind and accessed from Adelaide Road

## Proposed Use - Residential



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### SA Objective 1: Housing

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

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

### SA Objective 2: Services and Facilities

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

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

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

- Elvington Surgery

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

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

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

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

- Eythorne Elvington Community Primary School

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

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

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Pike Road Industrial Estate, Eythorne

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

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

**SA Effect - Negligible (0)**

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

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

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

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

## SA Objective 3: Economy

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

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

## SA Objective 4: Sustainable Transport

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

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

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

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

- Elvington Surgery

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

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

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

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

- Eythorne Elvington Community Primary School

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

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

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Pike Road Industrial Estate, Eythorne

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

## SA Objective 5: Minerals, Soils and Water

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

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

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

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

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

## SA Objective 6: Air Quality

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

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

## SA Objective 7: Climate Change Adaptation

**SA Effect - Negligible (0)**

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

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

## SA Objective 8: Climate Change Mitigation

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

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

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

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

- Elvington Surgery

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

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

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

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

- Eythorne Elvington Community Primary School

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

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

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Pike Road Industrial Estate, Eythorne

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



## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

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

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

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

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

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

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

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

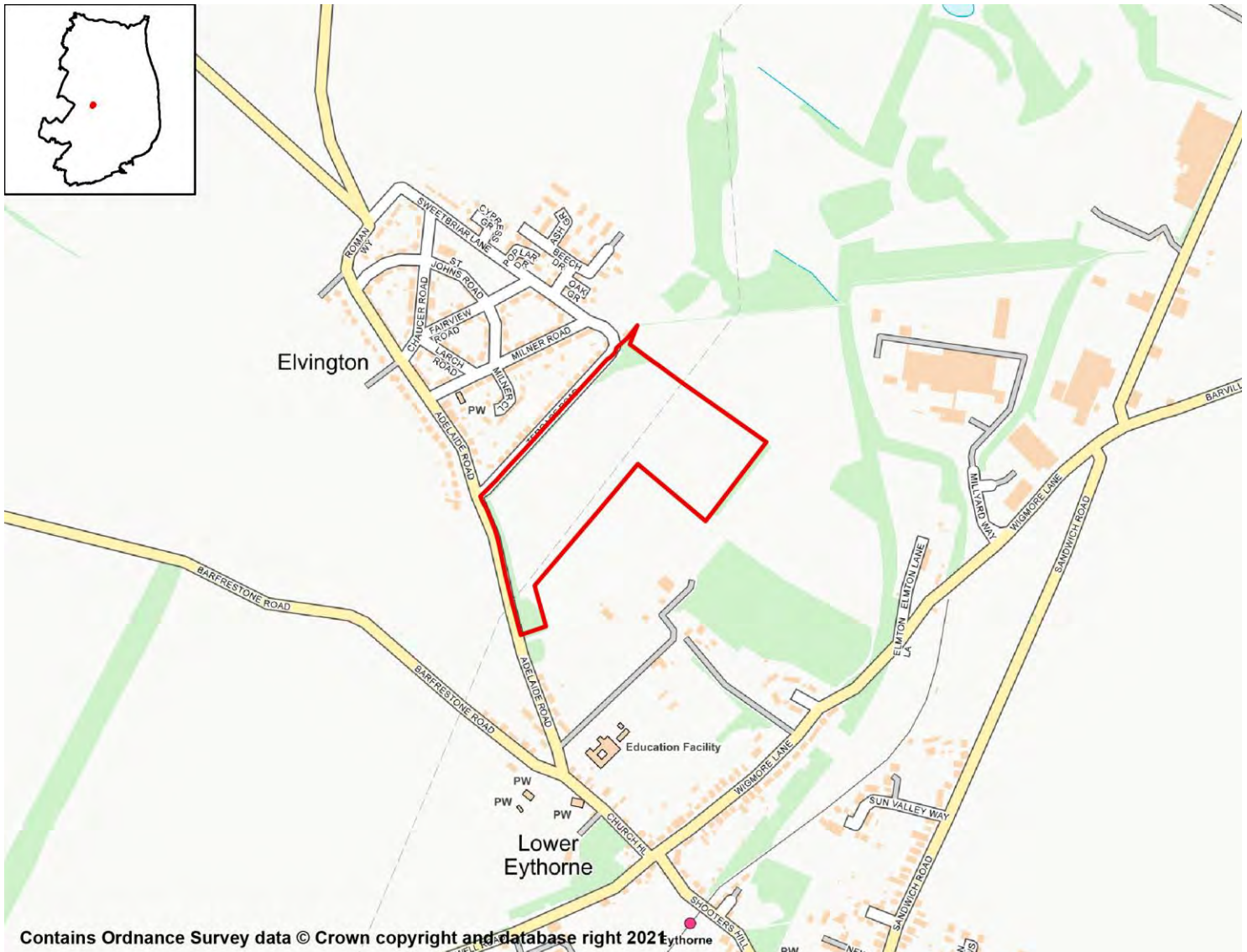
## SA Objective 11: Landscape

SA Effect - Minor negative/Uncertain (-?)

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

## Land adjoining Terrace Road, Elvington

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

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

## SA Objective 2: Services and Facilities

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

#### SA Effect - Negligible (0)

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

- Elvington Surgery

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

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

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

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

- Eythorne Elvington Community Primary School

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

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

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

- Pike Road Industrial Estate, Eythorne

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

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

SA Effect - Negligible (0)

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

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

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

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

## SA Objective 3: Economy

SA Effect - Minor positive (+)

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

## SA Objective 4: Sustainable Transport

SA Effect - Negligible (0)

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

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

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

- Elvington Surgery

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

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

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

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

- Eythorne Elvington Community Primary School

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

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

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

- Pike Road Industrial Estate, Eythorne

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

## SA Objective 5: Minerals, Soils and Water

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

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

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

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

**The site is located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

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

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

## SA Objective 7: Climate Change Adaptation

**SA Effect - Negligible (0)**

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

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

## SA Objective 8: Climate Change Mitigation

**SA Effect - Negligible (0)**

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

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

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

- Elvington Surgery

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

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

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

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

- Eythorne Elvington Community Primary School

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

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

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

- Pike Road Industrial Estate, Eythorne

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

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

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

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

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

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

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

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

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

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

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

## Land adjoining Adelaide Road, Elvington

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

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

## SA Objective 2: Services and Facilities

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

### SA Effect - Minor positive (+)

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

- Elvington Surgery

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

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

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

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

- Eythorne Elvington Community Primary School

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

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

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

- Pike Road Industrial Estate, Eythorne

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

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

**SA Effect - Negligible (0)**

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

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

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

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

## SA Objective 3: Economy

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

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

## SA Objective 4: Sustainable Transport

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

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

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

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

- Elvington Surgery

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

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

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

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

- Eythorne Elvington Community Primary School

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

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

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

- Pike Road Industrial Estate, Eythorne

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

## SA Objective 5: Minerals, Soils and Water

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

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

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

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

**The site is located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

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

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

## SA Objective 7: Climate Change Adaptation

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

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

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

## SA Objective 8: Climate Change Mitigation

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

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

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

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

- Elvington Surgery

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

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

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

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

- Eythorne Elvington Community Primary School

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

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

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

- Pike Road Industrial Estate, Eythorne

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



## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

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

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

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

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

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

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

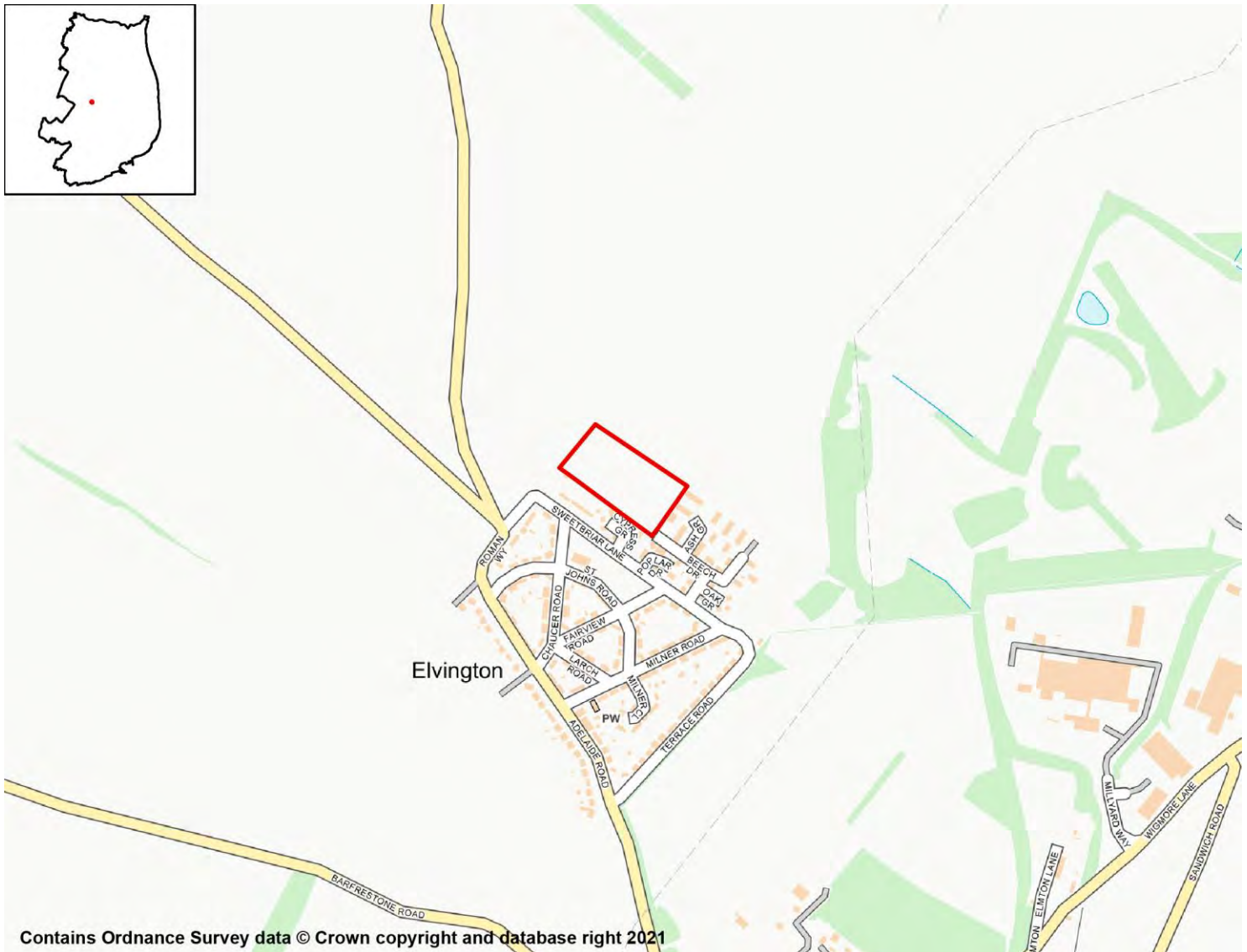
**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

SA Effect - Minor negative/Uncertain (-?)

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

## Land on the south eastern side of Roman Way, Elvington Proposed Use - Residential



### SA Objective 1: Housing

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

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

### SA Objective 2: Services and Facilities

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

#### SA Effect - Negligible (0)

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

- Elvington Surgery

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

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

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

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

- Eythorne Elvington Community Primary School

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

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

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

- Pike Road Industrial Estate, Eythorne

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

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

SA Effect - Negligible (0)

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

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

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

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

## SA Objective 3: Economy

SA Effect - Minor positive (+)

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

## SA Objective 4: Sustainable Transport

SA Effect - Negligible (0)

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

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

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

- Elvington Surgery

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

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

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

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

- Eythorne Elvington Community Primary School

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

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

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

- Pike Road Industrial Estate, Eythorne

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

## SA Objective 5: Minerals, Soils and Water

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

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

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

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

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

## SA Objective 6: Air Quality

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

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

## SA Objective 7: Climate Change Adaptation

**SA Effect - Negligible (0)**

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

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

## SA Objective 8: Climate Change Mitigation

**SA Effect - Negligible (0)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Elvington Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a primary or middle school:**

- Eythorne Elvington Community Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Pike Road Industrial Estate, Eythorne

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Land to the east of Terrace Road, Elvington

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor positive (+)

The site is within 400m of an NHS GP Surgery:

- Elvington Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Eythorne Elvington Community Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Pike Road Industrial Estate, Eythorne

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor positive (+)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Elvington Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Eythorne Elvington Community Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Pike Road Industrial Estate, Eythorne

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**Less than 25% of the site is classified as Grade 1 or 2 Agricultural Land.**

**Over 25% of the site is classified as Grade 3 Agricultural Land.**

**The site is located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site contains land with a 1 in 30 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor positive (+)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Elvington Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Eythorne Elvington Community Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Pike Road Industrial Estate, Eythorne

**The site is not within 1,200m of a town centre.**



## SA Objective 9: Biodiversity

### SA Effect - Minor negative (-)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site intersects with the following ecological habitats:**

- Deciduous woodland

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

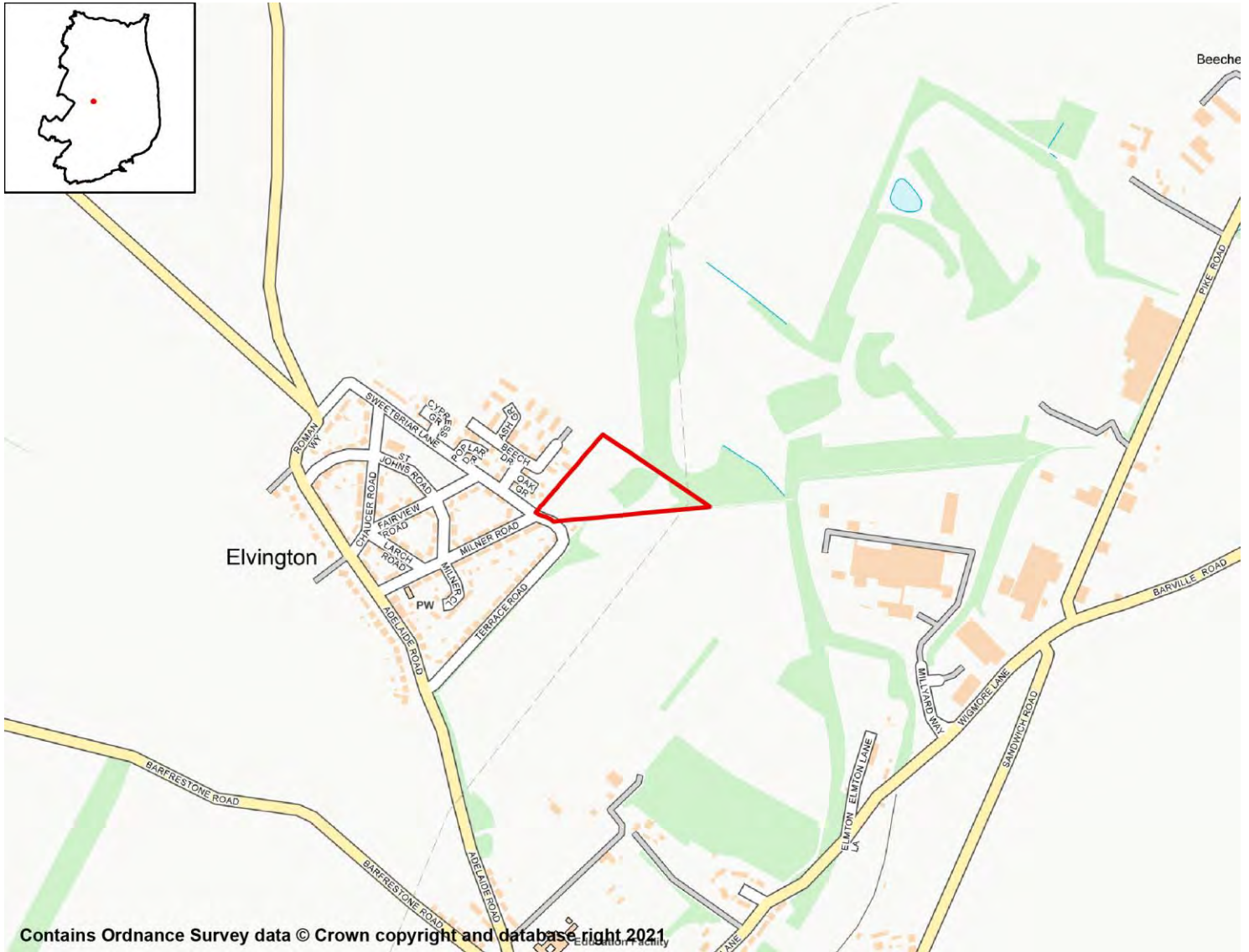
### SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**



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### SA Objective 1: Housing

**SA Effect - Minor Positive (+)**

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

**SA Effect - Minor negative (-)**

The site is within 400m of an NHS GP Surgery:

- Elvington Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Eythorne Elvington Community Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Pike Road Industrial Estate, Eythorne

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor negative (-)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Elvington Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Eythorne Elvington Community Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Pike Road Industrial Estate, Eythorne

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Minor negative (-)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**Over 25% of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Negligible (0)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site is not located in an area of notable surface water flood risk.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Elvington Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Eythorne Elvington Community Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Pike Road Industrial Estate, Eythorne

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Play area to the west of Adelaide Road, Elvington

## Proposed Use - Residential



## SA Objective 1: Housing

## SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

## 2a – Access to Local Services and Facilities

## SA Effect - Negligible (0)

The site is within 400m of an NHS GP Surgery:

- Elvington Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**Development of the site has the potential to result in the loss of more than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Eythorne Elvington Community Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Pike Road Industrial Estate, Eythorne

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Negligible (0)

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Elvington Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of more than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Eythorne Elvington Community Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Pike Road Industrial Estate, Eythorne

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Minor negative (-)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**Over 25% of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Negligible (0)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site is not located in an area of notable surface water flood risk.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Negligible (0)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Elvington Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of more than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Eythorne Elvington Community Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Pike Road Industrial Estate, Eythorne

**The site is not within 1,200m of a town centre.**



## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

SA Effect - Minor negative/Uncertain (-?)

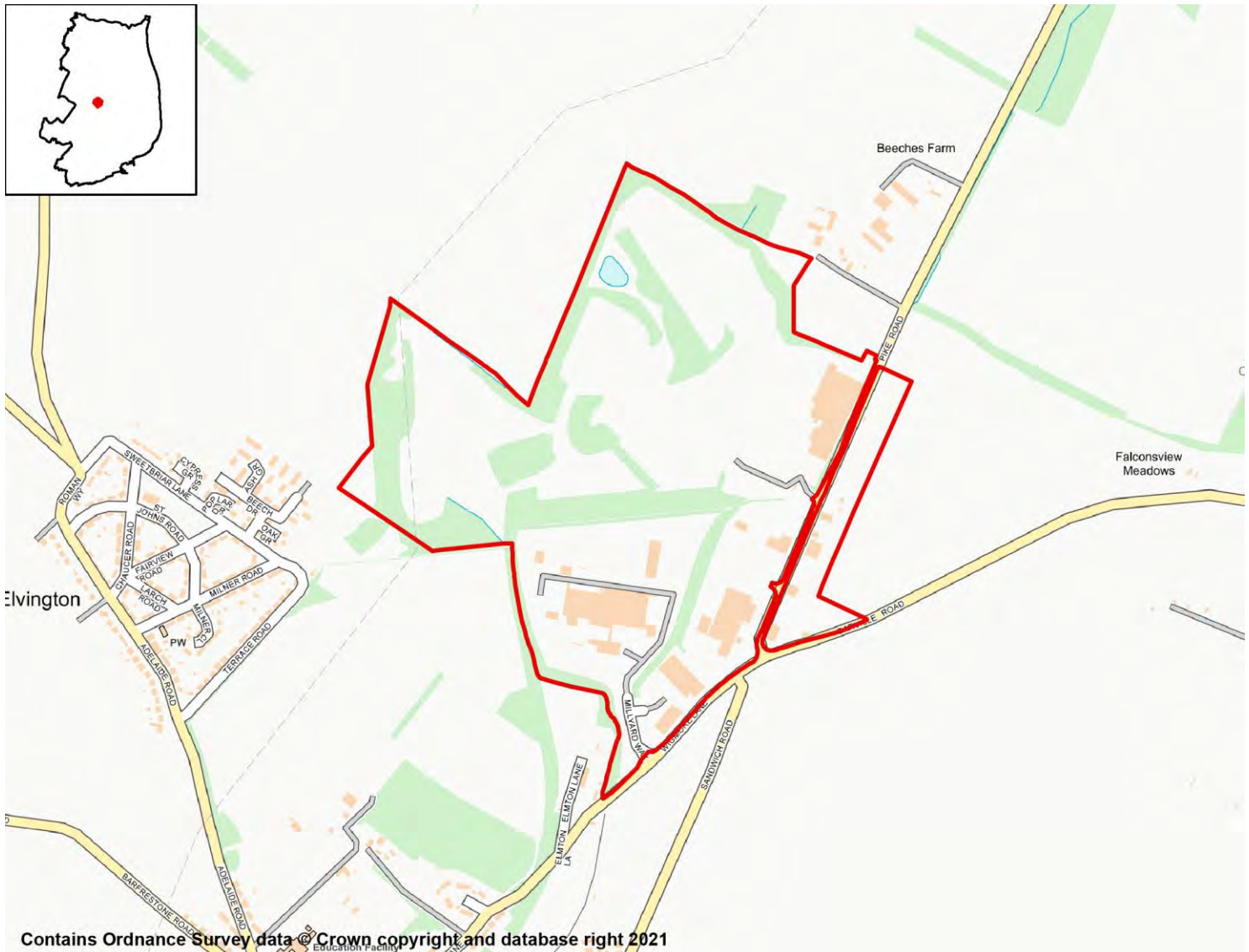
**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**

# Elvington

## Employment Sites

## Pike Road Industrial Estate, Eythorne

### Proposed use - Employment



### SA objective 1: Housing

SA Effect - Negligible (0)

All employment site options will have a negligible (0) effect on SA Objective 1.

### SA objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

The site is within 400m of an NHS GP Surgery:

- Elvington Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

### SA Effect - Significant negative (--)

Site is not located within 500m of an Air Quality Management Area.

Site is within 20m of a recorded mine entry.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA objective 3: Economy

### SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA objective 4: Sustainable Transport

### SA Effect - Minor positive (+)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Elvington Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## SA objective 5: Minerals, Soils and Water

### SA Effect - Minor negative (-)

The site is not located within Source Protection Zone 1, 2 or 3.

Less than 25% of the site is classified as Grade 1 or 2 Agricultural Land.

Over 25% of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA objective 7: Climate Change Adaptation

### SA Effect - Significant negative (--)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site contains land with a 1 in 30 year risk of surface water flooding.

## SA objective 8: Climate Change Mitigation

### SA Effect - Minor positive (+)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Elvington Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## SA objective 9: Biodiversity

### SA Effect - Significant negative (--)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- Air pollution

The site is not within 250m of a designated site.

The site intersects with the following ecological habitats:

- Deciduous woodland

Over 25% of the site is designated as a geological site:

- Tilmanstone Colliery Tip

## SA Objective 10: Historic Environment

SA Effect - Negligible/Uncertain (0?)

The site is not likely to affect Dover's historic environment.

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

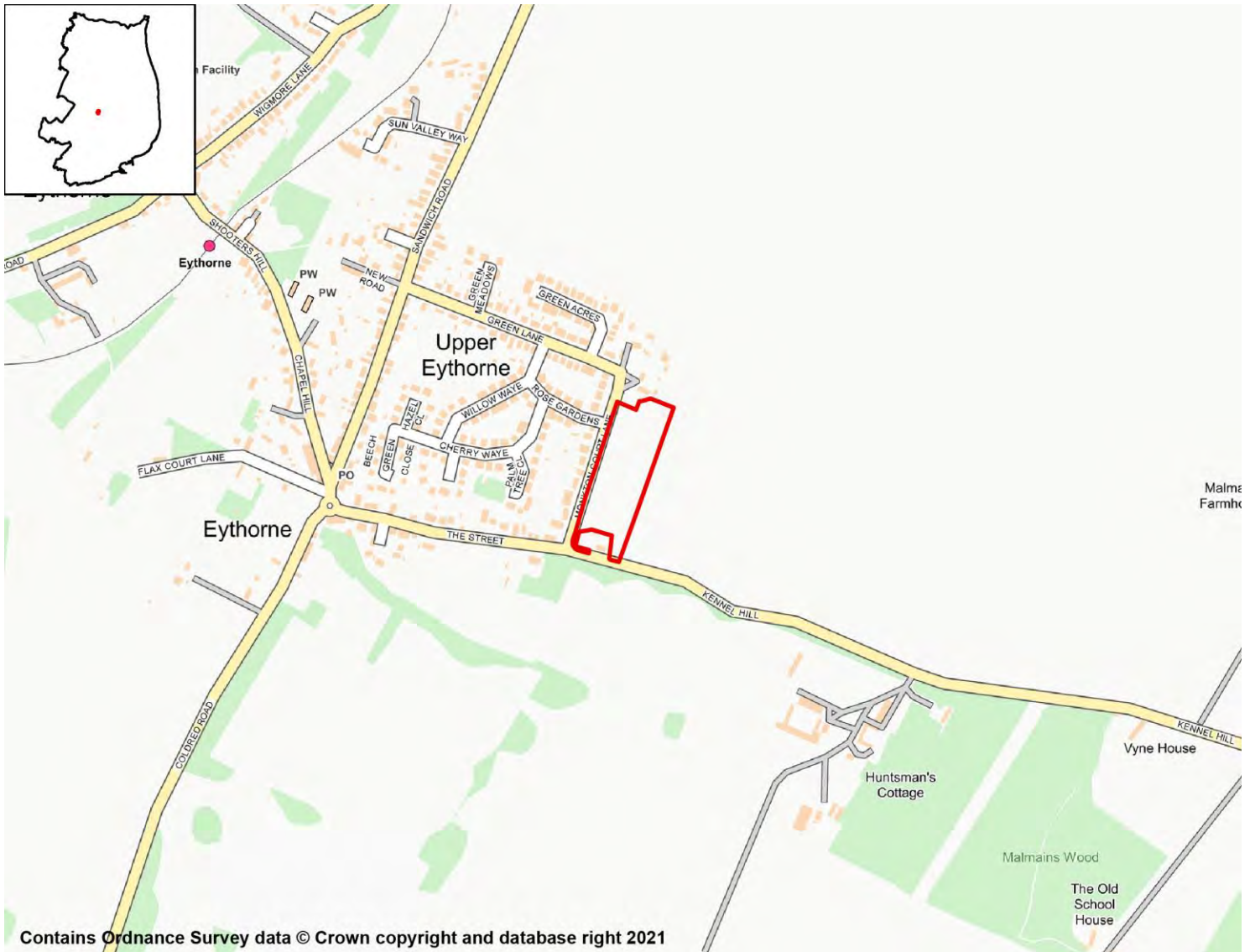
The site is not likely to affect Dover's landscapes, townscapes or seascapes.

# Eythorne

## Residential Sites

## Land at Monkton Court Lane

## Proposed Use - Residential



### SA Objective 1: Housing

#### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

#### SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a primary or middle school:**

- Eythorne Elvington Community Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Pike Road Industrial Estate, Eythorne

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a primary or middle school:**

- Eythorne Elvington Community Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**



- Pike Road Industrial Estate, Eythorne

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

The site is not located within Source Protection Zone 1, 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site contains land with a 1 in 30 year risk of surface water flooding.

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 1,200m of a primary or middle school:

- Eythorne Elvington Community Primary School

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:

- Pike Road Industrial Estate, Eythorne

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Negligible/Uncertain (0?)

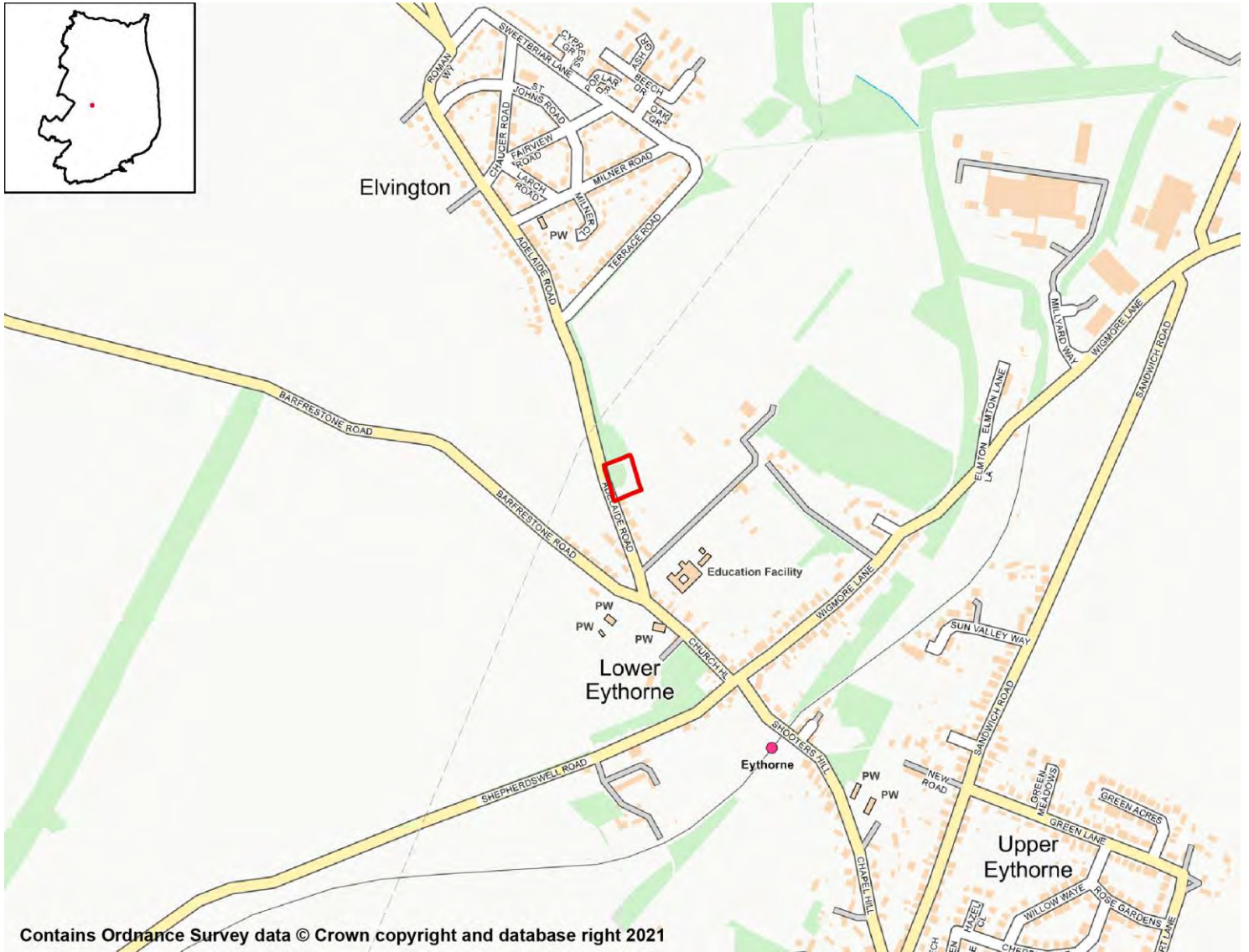
**The site is not likely to affect Dover's historic environment.**

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## DDC owned site - land to east of Adelaide Road, Eythorne Proposed Use - Residential



### SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

SA Effect - Minor negative (-)

The site is within 800m of an NHS GP Surgery:

- Elvington Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Eythorne Elvington Community Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Pike Road Industrial Estate, Eythorne

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- Elvington Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Eythorne Elvington Community Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Pike Road Industrial Estate, Eythorne

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Negligible (0)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site is not located in an area of notable surface water flood risk.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- Elvington Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Eythorne Elvington Community Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:**

- Pike Road Industrial Estate, Eythorne

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Eythorne Elvington Community Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Pike Road Industrial Estate, Eythorne

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Eythorne Elvington Community Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**



- Pike Road Industrial Estate, Eythorne

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Minor negative (-)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**Over 25% of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Negligible (0)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site is not located in an area of notable surface water flood risk.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Eythorne Elvington Community Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Pike Road Industrial Estate, Eythorne

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

## SA Effect - Minor negative (-)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is less than 250m from the following designated sites:**

- The Knees and Disused Railway Line, Shepherdswell

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's historic environment.**

## SA Objective 11: Landscape

SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Eythorne Elvington Community Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Pike Road Industrial Estate, Eythorne

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Eythorne Elvington Community Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Pike Road Industrial Estate, Eythorne

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Minor negative (-)**

**The site is not located within Source Protection Zone 1, 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**Over 25% of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Negligible (0)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site is not located in an area of notable surface water flood risk.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Eythorne Elvington Community Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Pike Road Industrial Estate, Eythorne

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

## SA Effect - Minor negative (-)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is less than 250m from the following designated sites:**

- The Knees and Disused Railway Line, Shepherdswell

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's historic environment.**

## SA Objective 11: Landscape

SA Effect - Minor negative/Uncertain (-?)

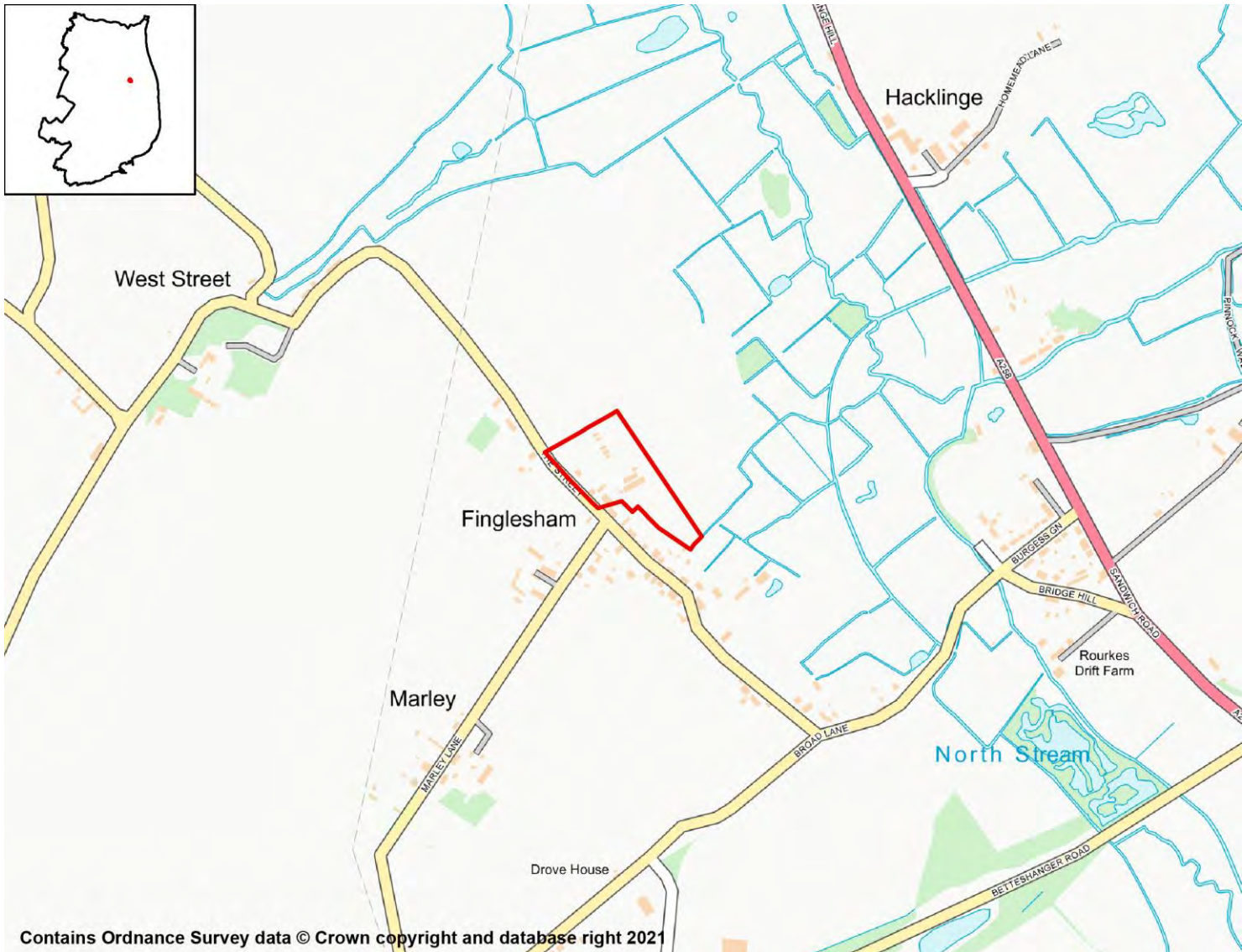
**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**

# Finglesham

## Residential Sites

## Mercers Farm, Finglesham

## Proposed Use - Residential



### SA Objective 1: Housing

#### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

#### SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.



The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA Objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 600m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Significant negative (--)

The site is not located within Source Protection Zone 1, 2 or 3.

None of the site is classified as Grade 1 or 2 Agricultural Land.

Over 25% of the site is classified as Grade 3 Agricultural Land.

The site is located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 600m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

### SA Effect - Minor negative (-)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- The site intersects with a relevant Site of Special Scientific Interest Impact Risk Zone

The site is not within 250m of a designated site.

The site does not intersect with notable ecological habitats.

The site does not contain a geological site.

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.

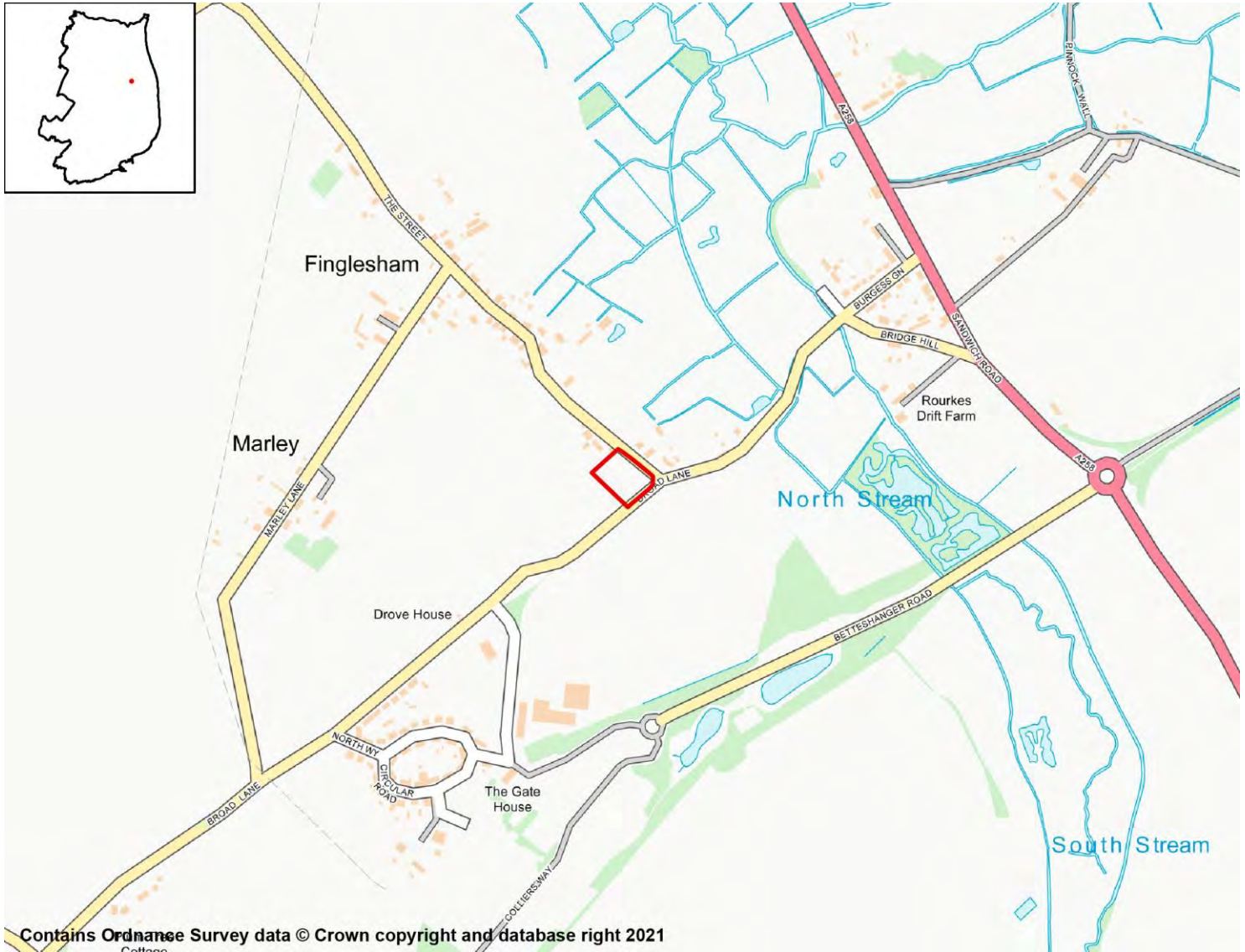
## SA Objective 11: Landscape

SA Effect - Minor negative/Uncertain (-?)

The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.

## White Horse Public House, Broad Lane, Finglesham

### Proposed Use - Residential



## SA Objective 1: Housing

**SA Effect - Minor Positive (+)**

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

**SA Effect - Minor negative (-)**

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA Objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Significant negative (--)

The site is not located within Source Protection Zone 1, 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

### SA Effect - Significant negative (--)

Over 25% of the site is classified as Flood Zone 3.

The site contains land with a 1 in 30 year risk of surface water flooding.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

### SA Effect - Minor negative (-)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- The site intersects with a relevant Site of Special Scientific Interest Impact Risk Zone

The site is not within 250m of a designated site.

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## **SA Objective 11: Landscape**

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

# Great Mongeham

## Residential Sites





## SA Objective 1: Housing

**SA Effect - Minor Positive (+)**

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

**SA Effect - Minor negative (-)**

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA Objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Significant negative (--)

The site is located within Source Protection Zone 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

The site does not intersect an ecological designation.

The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.

The site is not within 250m of a designated site.

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## **SA Objective 11: Landscape**

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

# Kingsdown

## Residential Sites

## Land at Woodhill Farm, Ringwould Road, Kingsdown

### Proposed Use - Residential



### SA Objective 1: Housing

**SA Effect - Minor Positive (+)**

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

**SA Effect - Minor negative (-)**

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Kingsdown and Ringwould CofE Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor negative (-)**

**The site is within 2,000m of a railway station:**

- Walmer

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Kingsdown and Ringwould CofE Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

SA Effect - Negligible (0)

The site is not located within Source Protection Zone 1, 2 or 3.

None of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

SA Effect - Minor negative (-)

The site is within 2,000m of a railway station:

- Walmer

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a primary or middle school:

- Kingsdown and Ringwould CofE Primary School

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Minor negative (-)



**The site does not intersect an ecological designation.**

**The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:**

- The site intersects with a relevant Site of Special Scientific Interest Impact Risk Zone

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## **SA Objective 11: Landscape**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**

## Land adjacent Courtlands; Kingsdown

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Kingsdown and Ringwould CofE Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor negative (-)**

**The site is within 2,000m of a railway station:**

- Walmer

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 800m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 800m of a primary or middle school:**

- Kingsdown and Ringwould CofE Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

SA Effect - Negligible (0)

The site is not located within Source Protection Zone 1, 2 or 3.

None of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

SA Effect - Minor negative (-)

The site is within 2,000m of a railway station:

- Walmer

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 800m of a primary or middle school:

- Kingsdown and Ringwould CofE Primary School

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Minor negative (-)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is less than 250m from the following designated sites:**

- Kingsdown and Walmer Beach

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's historic environment.**

## **SA Objective 11: Landscape**

**SA Effect - Minor negative/Uncertain (-?)**

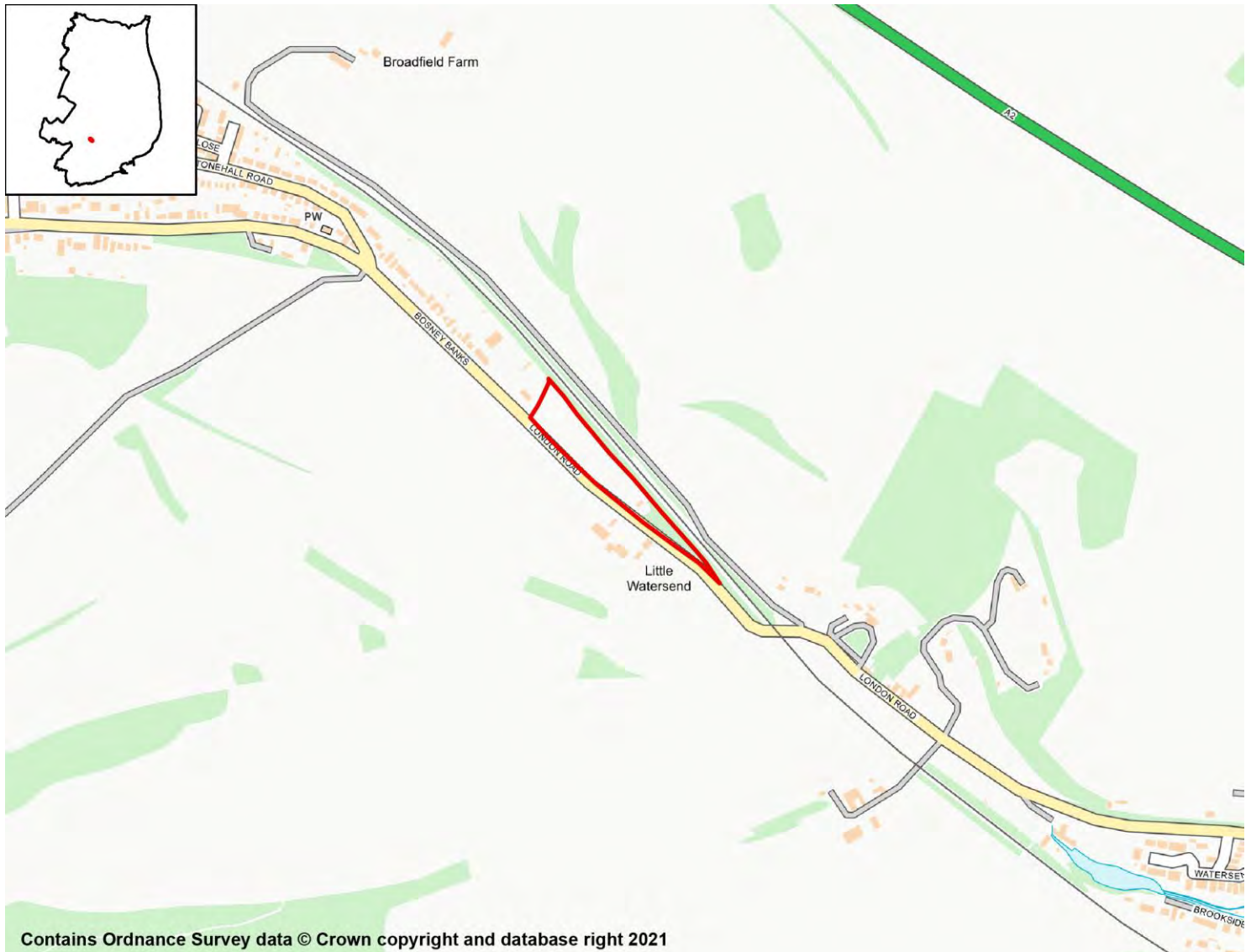
**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**

# Lydden

## Residential Sites

## Bosney Banks

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor negative (-)

The site is within 1,200m of an NHS GP Surgery:

- Lydden Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 800m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a primary or middle school:**

- Lydden Primary School
- Temple Ewell Church of England Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor negative (-)**

**The site is within 2,000m of a railway station:**

- Kearsney

**The site is within 300m of a bus stop.**

**The site is within 1,200m of an NHS GP Surgery:**

- Lydden Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 800m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a primary or middle school:**

- Lydden Primary School
- Temple Ewell Church of England Primary School



**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Minor negative (-)**

**The site is located within Source Protection Zone 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**None of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site contains land with a 1 in 30 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

**The site is within 2,000m of a railway station:**

- Kearsney

**The site is within 300m of a bus stop.**

**The site is within 1,200m of an NHS GP Surgery:**

- Lydden Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 800m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a primary or middle school:**

- Lydden Primary School
- Temple Ewell Church of England Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## **SA Objective 9: Biodiversity**

**SA Effect - Minor negative (-)**

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is less than 250m from the following designated sites:**

- Chalk Banks, Alkham and Lydden Valleys

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## **SA Objective 11: Landscape**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**

## Land adjacent to Lydden Court Farm, Church Lane, Lydden

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor positive (+)

The site is within 400m of an NHS GP Surgery:

- Lydden Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Lydden Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Five Oaks Business Park, Geddinge Lane, Wootton

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Minor positive (+)

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Lydden Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Lydden Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Five Oaks Business Park, Geddinge Lane, Wootton

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

**The site is located within Source Protection Zone 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**Over 25% of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site contains land with a 1 in 30 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor positive (+)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Lydden Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Lydden Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Five Oaks Business Park, Geddinge Lane, Wootton

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Land adjacent to Lydden Court Farm, Church Lane, Lydden

### Proposed Use - Residential



### SA Objective 1: Housing

#### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

#### SA Effect - Minor positive (+)

The site is within 400m of an NHS GP Surgery:

- Lydden Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Lydden Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Five Oaks Business Park, Geddinge Lane, Wootton

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Minor positive (+)

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Lydden Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Lydden Primary School



**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Five Oaks Business Park, Geddinge Lane, Wootton

**The site is not within 1,200m of a town centre.**

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

**The site is located within Source Protection Zone 2 or 3.**

**None of the site is classified as Grade 1 or 2 Agricultural Land.**

**Over 25% of the site is classified as Grade 3 Agricultural Land.**

**The site is not located within a Mineral Safeguarding Area.**

## SA Objective 6: Air Quality

**SA Effect - Negligible/Uncertain (0?)**

**In isolation individual sites options are likely to generate relatively minor effects on air quality.**

## SA Objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

**The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.**

**The site contains land with a 1 in 30 year risk of surface water flooding.**

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor positive (+)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is within 400m of an NHS GP Surgery:**

- Lydden Surgery

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Lydden Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- Five Oaks Business Park, Geddinge Lane, Wootton

**The site is not within 1,200m of a town centre.**

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

# Nonington

## Residential Sites

## Land to the north of church Street, Nonington

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Nonington Church of England Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor negative (-)**

**The site is within 1,000m of a railway station:**

- Aylesham

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Nonington Church of England Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

The site is not located within Source Protection Zone 1, 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

The site is within 1,000m of a railway station:

- Aylesham

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a primary or middle school:

- Nonington Church of England Primary School

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## **SA Objective 11: Landscape**

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Prima Windows, Easole Street/Sandwich Road, Nonington

### Proposed Use - Residential



### SA Objective 1: Housing

**SA Effect - Minor Positive (+)**

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

**SA Effect - Minor negative (-)**

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.



**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a primary or middle school:**

- Nonington Church of England Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor negative (-)**

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 800m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a primary or middle school:**

- Nonington Church of England Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

The site is located within Source Protection Zone 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 1,200m of a primary or middle school:

- Nonington Church of England Primary School

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

The site does not intersect an ecological designation.

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## **SA Objective 11: Landscape**

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Prima Windows, Easole Street/Sandwich Road, Nonington

### Proposed Use - Residential



### SA Objective 1: Housing

#### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

#### SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a primary or middle school:**

- Nonington Church of England Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

SA Effect - Minor positive (+)

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

**The site is not within 2,000m of a railway station.**

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 800m of open space, sport, recreation facilities, open country or registered common land.**

**The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 1,200m of a primary or middle school:**

- Nonington Church of England Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

The site is located within Source Protection Zone 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 800m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 1,200m of a primary or middle school:

- Nonington Church of England Primary School

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

The site does not intersect an ecological designation.

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## **SA Objective 10: Historic Environment**

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## **SA Objective 11: Landscape**

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

## Land North of Cornerways, Church Street, Nonington, Dover

### Proposed Use - Residential



### SA Objective 1: Housing

#### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

#### SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.



**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Nonington Church of England Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

**The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.**

**The site is not within 1,200m of a town centre.**

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Negligible (0)**

**Site is not located within 500m of an Air Quality Management Area.**

**Site is not within 20m of a recorded mine entry.**

**The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.**

**The site is not in close proximity to a facility capable of generating unhealthy odours.**

## SA Objective 3: Economy

**SA Effect - Minor positive (+)**

**All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.**

## SA Objective 4: Sustainable Transport

**SA Effect - Minor negative (-)**

**The site is within 2,000m of a railway station:**

- Aylesham
- Snowdown

**The site is within 300m of a bus stop.**

**The site is not within 1,200m of an NHS GP Surgery.**

**The site is within 300m of open space, sport, recreation facilities, open country or registered common land.**

**Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.**

**The site is within 200m of a Public Right of Way/Cycle Path.**

**The site is within 400m of a primary or middle school:**

- Nonington Church of England Primary School

**The site is not within 2,000m of a secondary school.**

**The site is not within 2,000m of further/higher education facilities.**

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

The site is not located within Source Protection Zone 1, 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

**SA Effect - Minor negative (-)**

The site is within 2,000m of a railway station:

- Aylesham
- Snowdown

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a primary or middle school:

- Nonington Church of England Primary School

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

SA Effect - Negligible (0)

**The site does not intersect an ecological designation.**

**The site does not intersect a Site of Special Scientific Interest Impact Risk Zone.**

**The site is not within 250m of a designated site.**

**The site does not intersect with notable ecological habitats.**

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

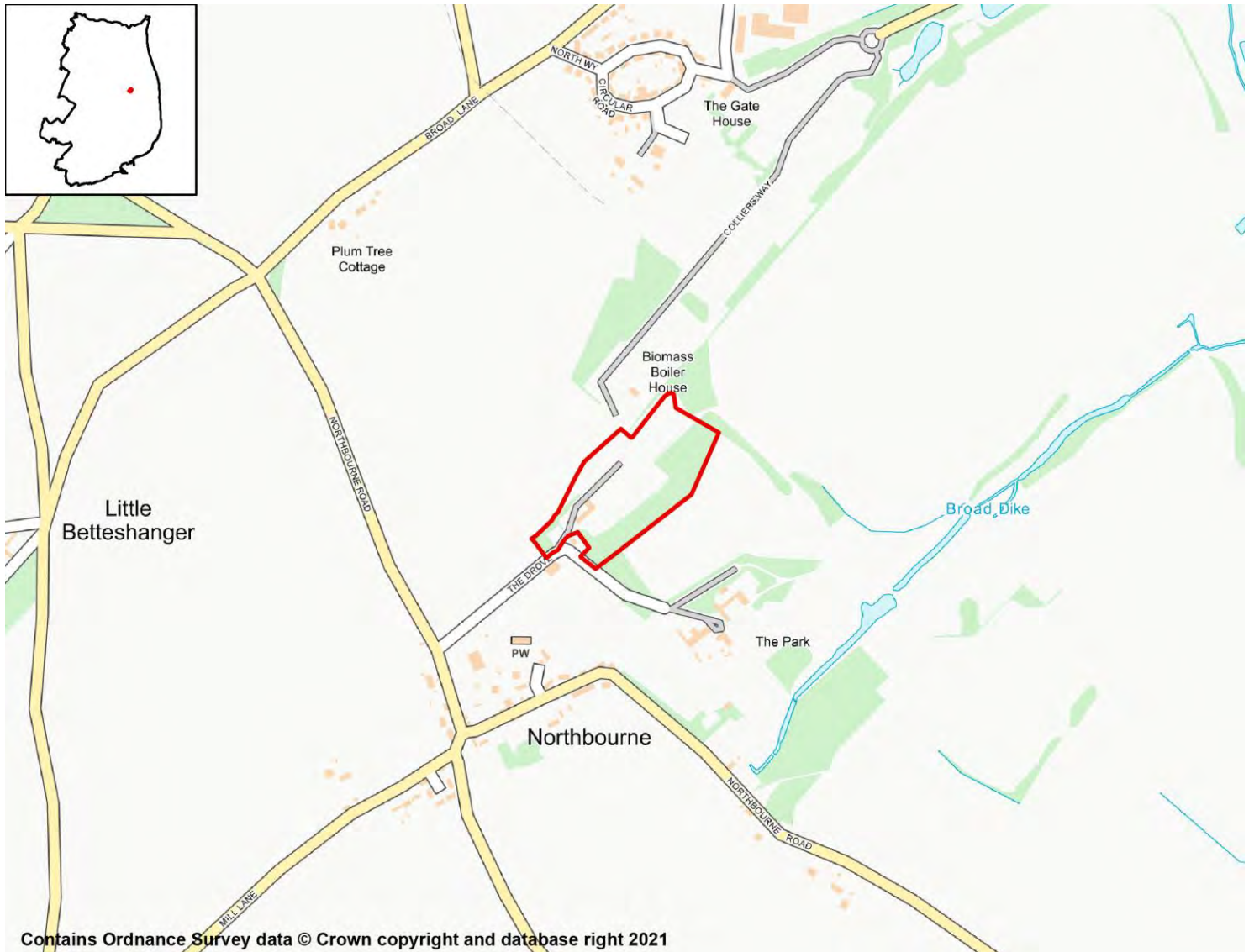
**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

# Northbourne

## Residential Sites

## The Former Packhouse, The Drove, Northbourne

### Proposed Use - Residential



### SA Objective 1: Housing

#### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

### SA Objective 2: Services and Facilities

#### 2a – Access to Local Services and Facilities

#### SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Negligible (0)

Site is not located within 500m of an Air Quality Management Area.

Site is not within 20m of a recorded mine entry.

The site is not in close proximity to a road or railway line that generates notable levels of noise pollution.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA Objective 3: Economy

SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 600m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Significant negative (--)

The site is not located within Source Protection Zone 1, 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 600m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

### SA Effect - Significant negative (--)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- The site intersects with a relevant Site of Special Scientific Interest Impact Risk Zone

The site is not within 250m of a designated site<sup>576</sup>

**The site intersects with the following ecological habitats:**

- Deciduous woodland

**The site does not contain a geological site.**

## SA Objective 10: Historic Environment

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

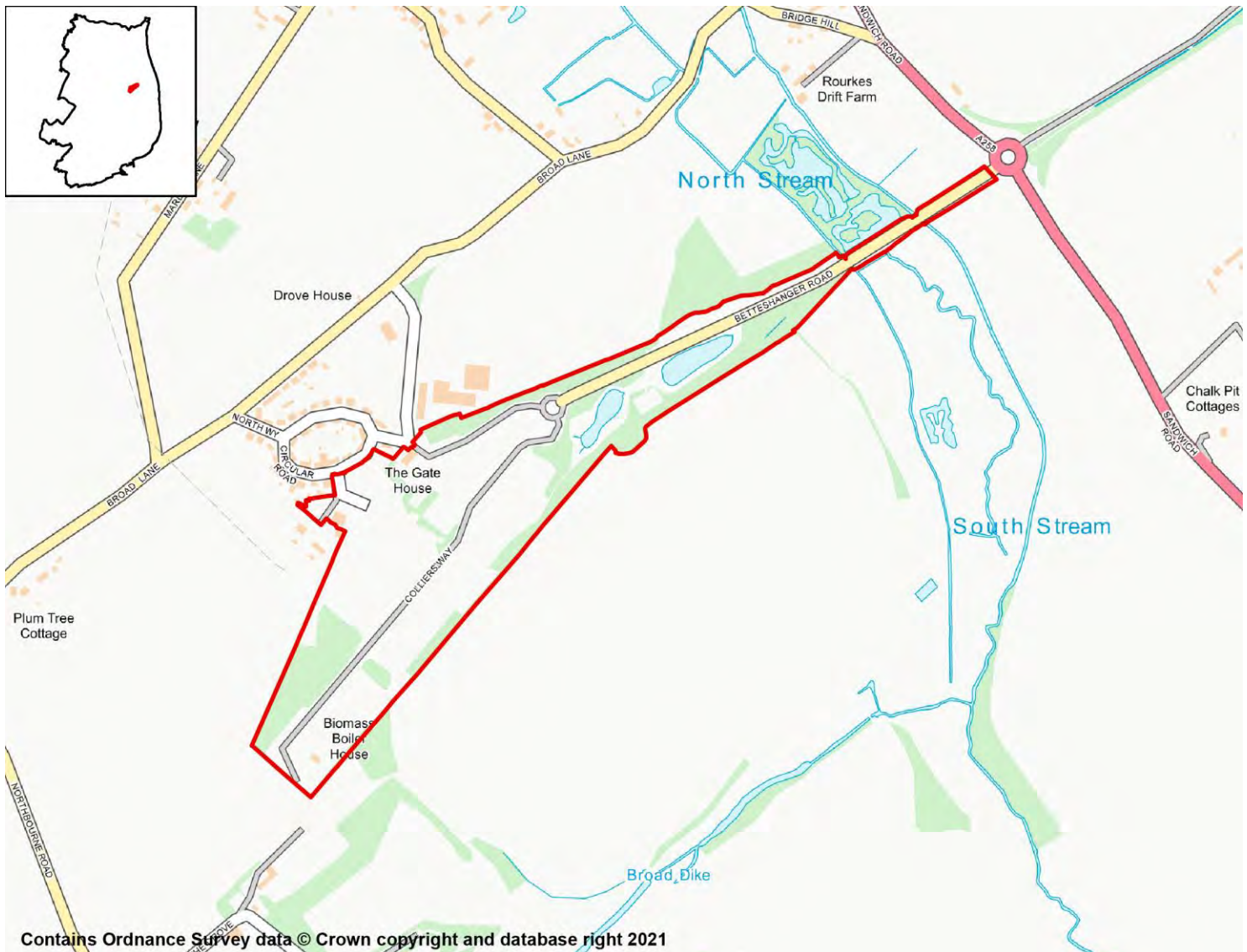
**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**



## Betteshanger Colliery, Betteshanger, Deal

### Proposed Use - Residential



## SA Objective 1: Housing

### SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

## SA Objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

### SA Effect - Minor negative (-)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

### SA Effect - Significant negative (--)

Site is not located within 500m of an Air Quality Management Area.

Site is within 20m of a recorded mine entry.

The site is in close proximity to a road/railway line that generates noise pollution above 50/55dB at night.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA Objective 3: Economy

### SA Effect - Minor positive (+)

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA Objective 4: Sustainable Transport

### SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 5: Minerals, Soils and Water

### SA Effect - Significant negative (--)

The site is not located within Source Protection Zone 1, 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is located within a Mineral Safeguarding Area.

## SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA Objective 7: Climate Change Adaptation

### SA Effect - Significant negative (--)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site contains land with a 1 in 30 year risk of surface water flooding.

## SA Objective 8: Climate Change Mitigation

### SA Effect - Minor negative (-)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a primary or middle school.

The site is not within 2,000m of a secondary school.

The site is not within 2,000m of further/higher education facilities.

The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.

The site is not within 1,200m of a town centre.

## SA Objective 9: Biodiversity

### SA Effect - Significant negative (--)

The site intersects with the following ecological designations:

- Sandwich Bay to Hacklinge Marshes

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- The site intersects with a relevant Site of Special Scientific Interest Impact Risk Zone

**The site is not within 250m of a designated site.**

**The site intersects with the following ecological habitats:**

- Deciduous woodland
- Lowland fens

**Less than 25% of the site is designated as a geological site:**

- Betteshangar Colliery Tip

## SA Objective 10: Historic Environment

**SA Effect - Minor negative/Uncertain (-?)**

**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

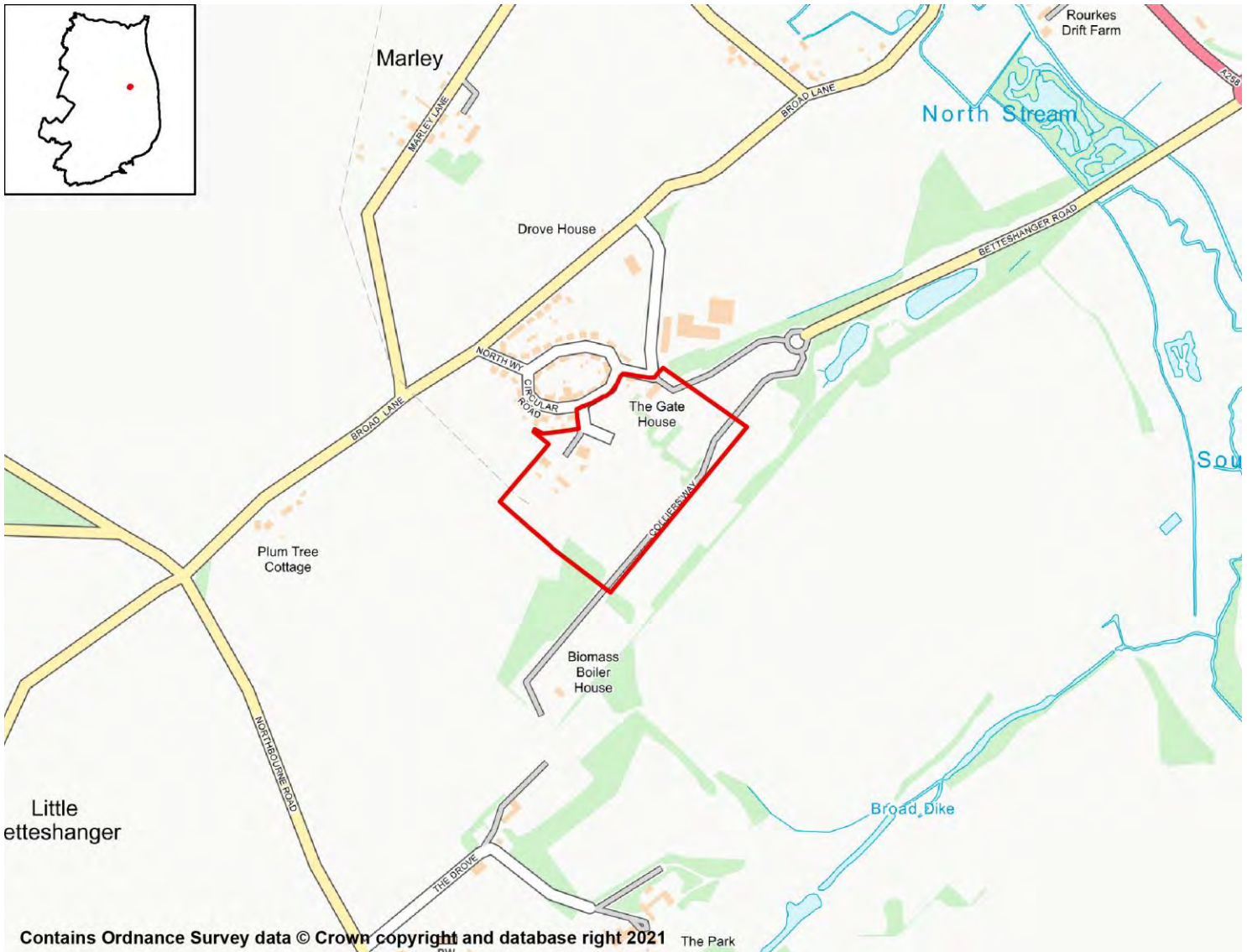
## SA Objective 11: Landscape

**SA Effect - Negligible/Uncertain (0?)**

**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

# Northbourne Employment Sites

# 6 Betteshanger Colliery Pithead Proposed use - Employment



## SA objective 1: Housing

SA Effect - Negligible (0)

All employment site options will have a negligible (0) effect on SA Objective 1.

## SA objective 2: Services and Facilities

### 2a – Access to Local Services and Facilities

SA Effect - Negligible (0)

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open

country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## 2b – Proximity to Environs Affecting Health and Well-Being

**SA Effect - Significant negative (--)**

Site is not located within 500m of an Air Quality Management Area.

Site is within 20m of a recorded mine entry.

The site is not in close proximity to a facility capable of generating unhealthy odours.

## SA objective 3: Economy

**SA Effect - Minor positive (+)**

All site options with the potential to deliver employment opportunities have the potential for positive effects on SA Objective 3.

## SA objective 4: Sustainable Transport

SA Effect - Negligible (0)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## SA objective 5: Minerals, Soils and Water

**SA Effect - Significant negative (--)**

The site is not located within Source Protection Zone 1, 2 or 3.

Over 25% of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is located within a Mineral Safeguarding Area.

## SA objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

## SA objective 7: Climate Change Adaptation

**SA Effect - Significant negative (--)**

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site contains land with a 1 in 30 year risk of surface water flooding.

## SA objective 8: Climate Change Mitigation

SA Effect - Negligible (0)

The site is not within 2,000m of a railway station.

The site is within 300m of a bus stop.

The site is not within 1,200m of an NHS GP Surgery.

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

## SA objective 9: Biodiversity

SA Effect - Significant negative (--)

The site does not intersect an ecological designation.

The site intersects with the following Site of Special Scientific Interest Impact Risk Zones:

- Air pollution
- Rural non-residential
- Water supply

The site is not within 250m of a designated site.

The site intersects with the following ecological habitats:

- Deciduous woodland

The site does not contain a geological site.

## SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

The site is not likely to affect Dover's landscapes, townscapes or seascapes.