

## **Appendix F**

### **Site Options Assessment Proformas**

Part 3 of 3

Part 3 of 3

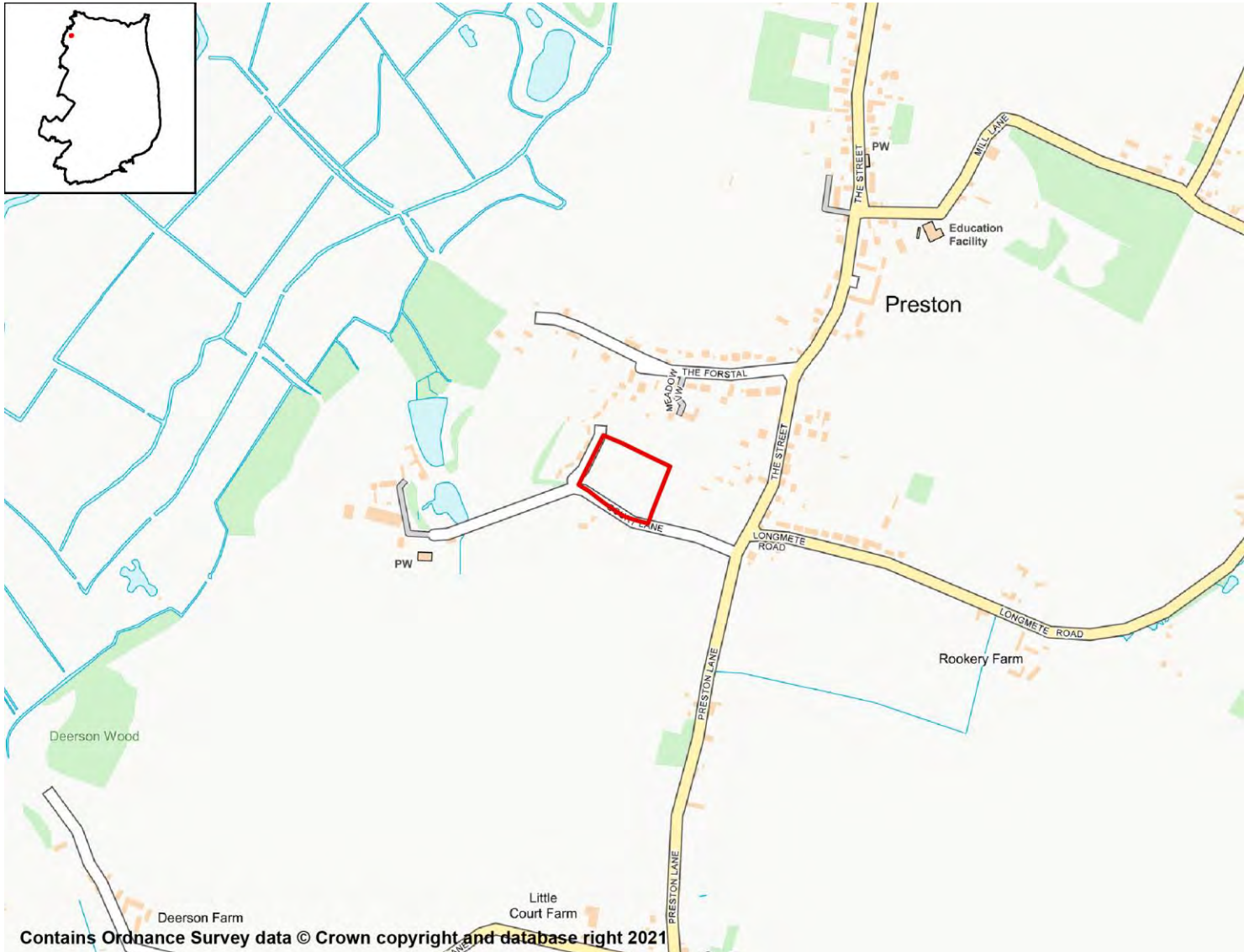
• <b>Preston Residential Sites</b>	<b>586</b>
• <b>Ringwold Residential Sites</b>	<b>611</b>
• <b>Ringwold Employment Sites</b>	<b>624</b>
• <b>Sandwich Employment Sites</b>	<b>628</b>
• <b>Sandwich Residential Sites</b>	<b>652</b>
• <b>Shepherdswell Residential Sites</b>	<b>705</b>
• <b>St Margaret's at Cliffe Residential</b>	<b>742</b>
• <b>Sites Staple Residential Sites</b>	<b>771</b>
• <b>Tilmanstone Residential Sites</b>	<b>796</b>
• <b>West Hougham Residential Sites</b>	<b>801</b>
• <b>Whitfield Residential Sites</b>	<b>810</b>
• <b>Whitfield Employment Sites</b>	<b>847</b>
• <b>Wingham Residential Sites</b>	<b>866</b>
• <b>Woodnesborough Residential</b>	<b>883</b>
• <b>Sites Worth Residential Sites</b>	<b>900</b>
• <b>Worth Employment Sites</b>	<b>912</b>

# Preston

## Residential Sites

## Land to the north of 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 800m of a primary or middle school:**

- Preston 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:**

- Preston 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 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:

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

**The site is less than 250m from the following designated sites:**

- Chislet Marshes, Sarre Penn and Preston Marshes

**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.**

## Apple Tree Farm, Stourmouth Road

### 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:**

- Preston 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:**

- Preston 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 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:

- Preston 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 - Negligible/Uncertain (0?)

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

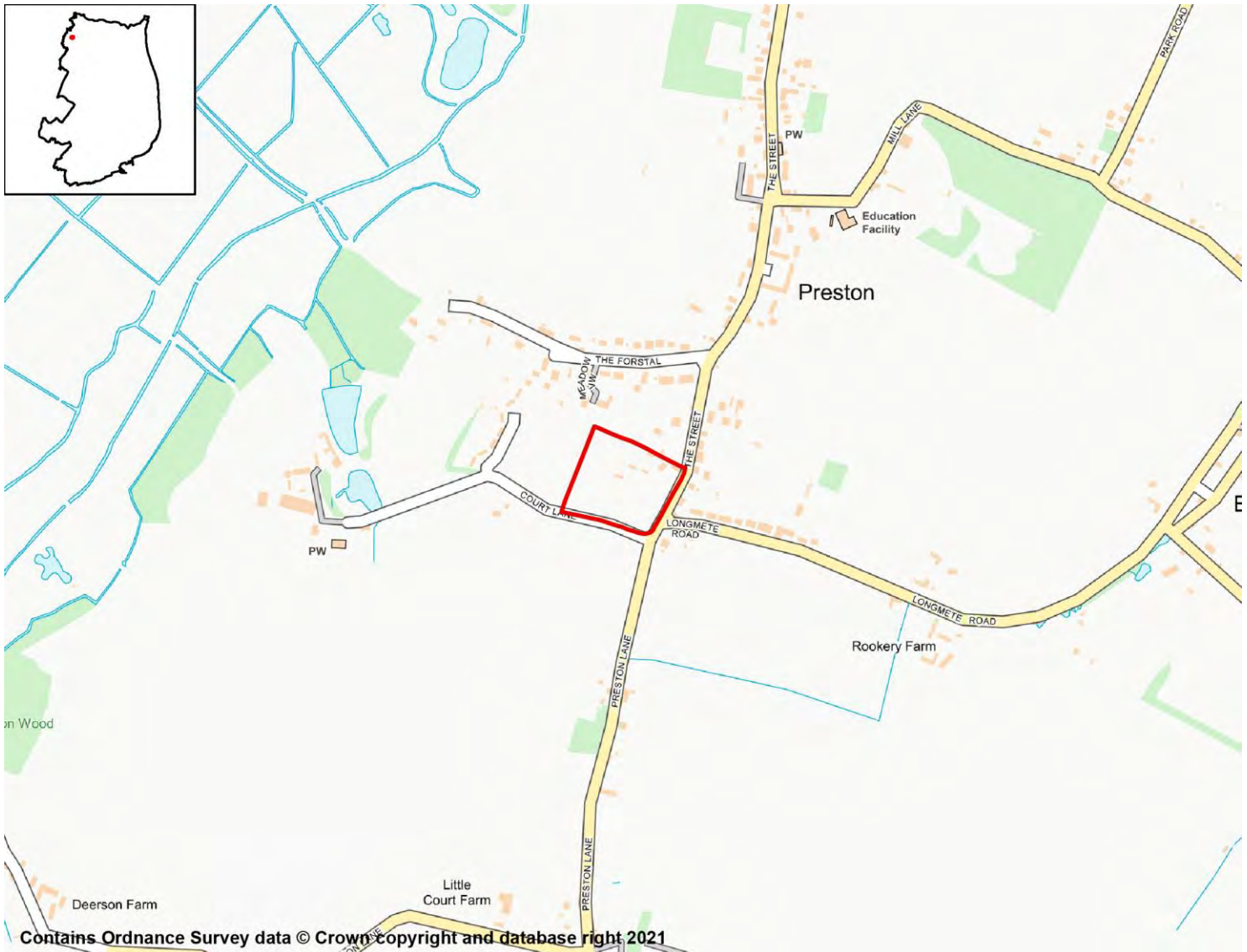
## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

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

## Land lying at the west side of Preston Lane, Preston

### 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:**

- Preston 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:**

- Preston 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 - 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 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:

- Preston 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.**

## Site north of Discovery Drive, Preston

### 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:**

- Preston 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:**

- Preston 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 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:

- Preston 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 - Negligible/Uncertain (0?)

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

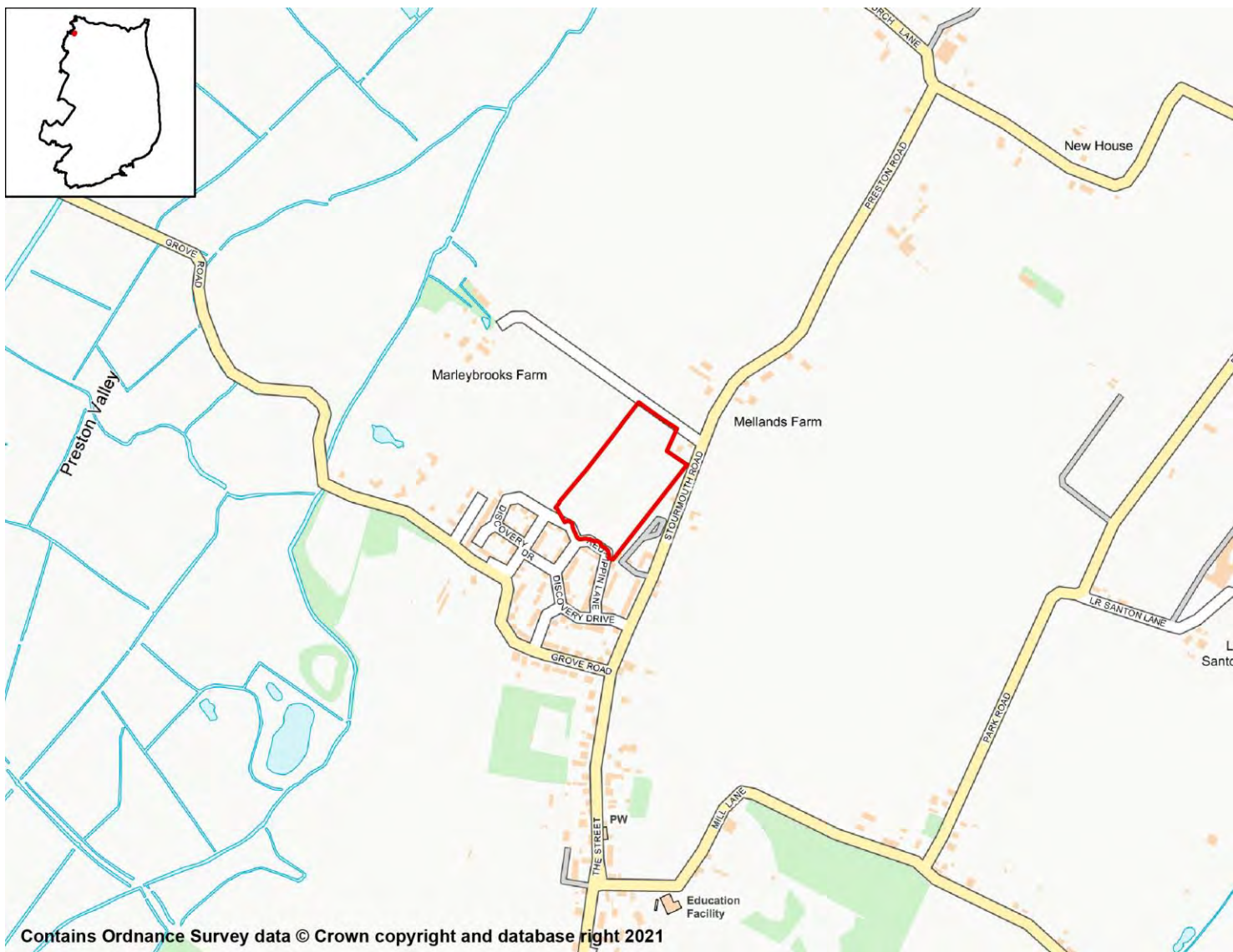
## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

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

## Site north-west of Appletree Farm, Stourmouth Road, Preston

### 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:**

- Preston 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:**

- Preston 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 - 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 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:

- Preston 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 - 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.**

## Land to the east of The Street; Preston; CT3 1DP

### 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:**

- Preston 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:**

- Preston 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 - 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 400m of a primary or middle school:

- Preston 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

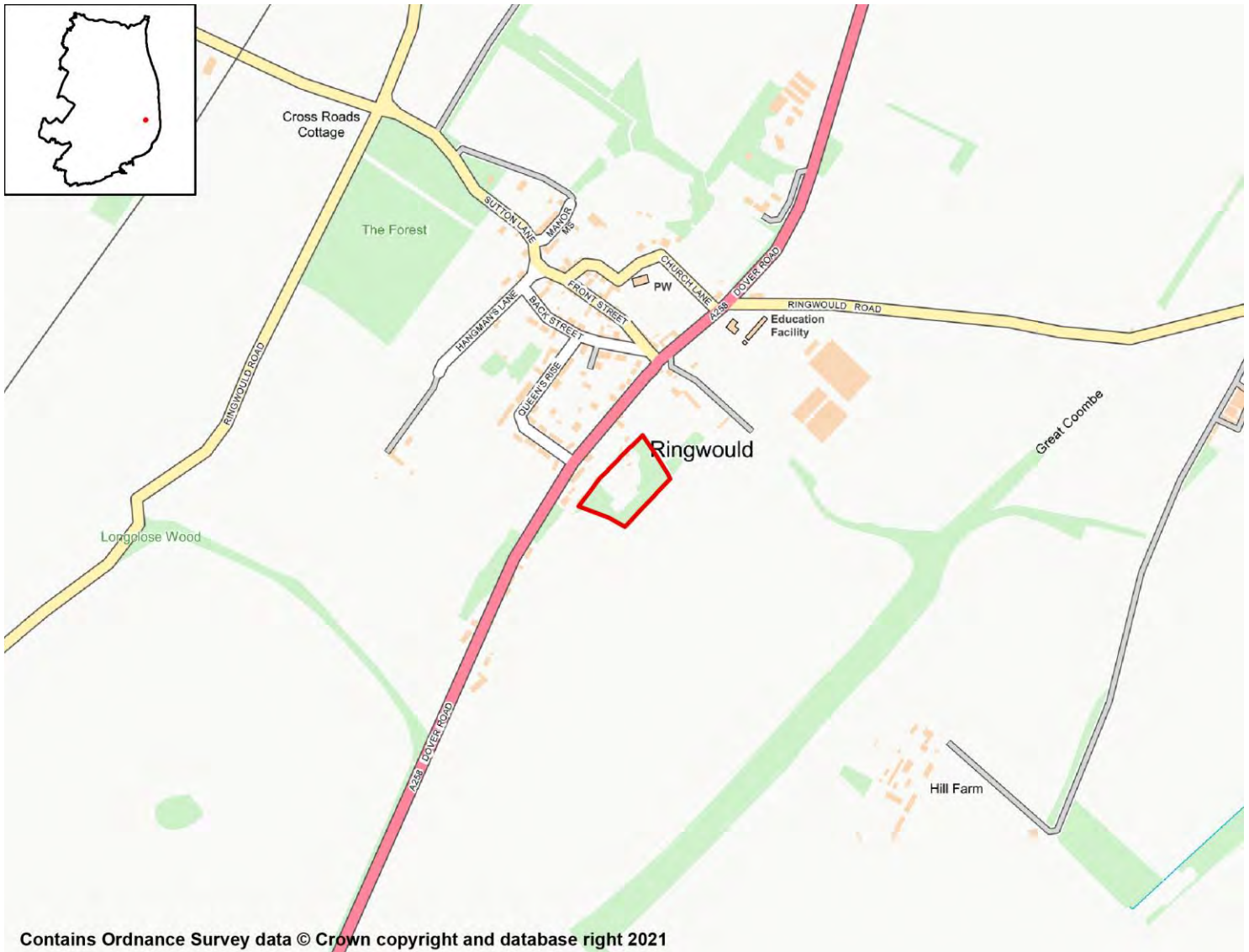
SA Effect - Negligible/Uncertain (0?)

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

# Ringwould

## Residential Sites

## Land at Ringwold Alpines, Dover Road, Ringwold 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 not 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 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 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.**

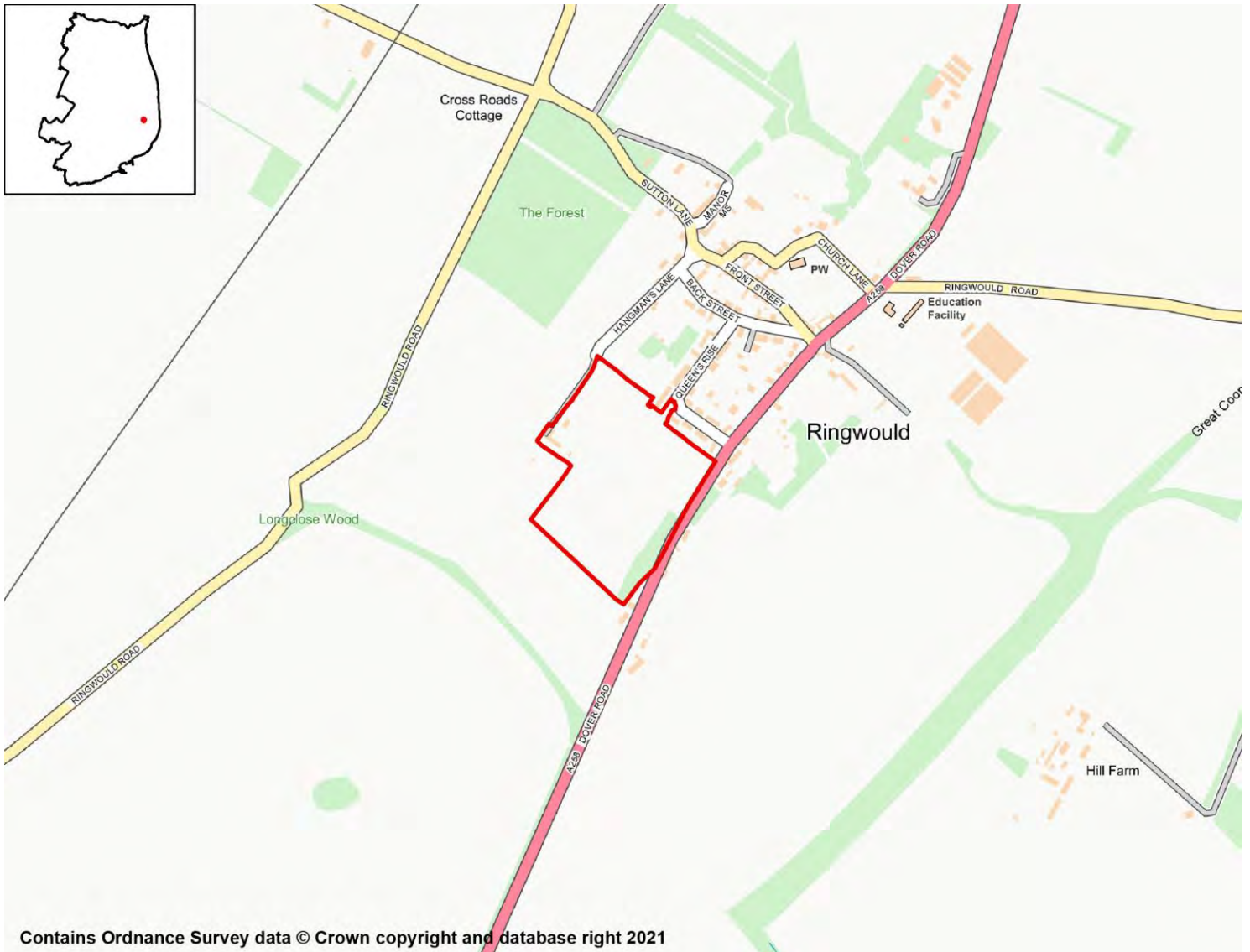
## **SA Objective 11: Landscape**

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

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



## Land at Ringwold Nursery, Hangmans Lane, Ringwold 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 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 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 not 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 within 2,000m 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 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 - 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 within 2,000m 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 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 does not intersect a Site of Special Scientific Interest Impact Risk Zone.

The site is less than 250m from the following designated sites:

- The Lynch and Oxney Court Woods, Ringwould

**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.**

## Ringwold Alpines, Dover Road, Ringwold

### 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 not 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 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 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.**

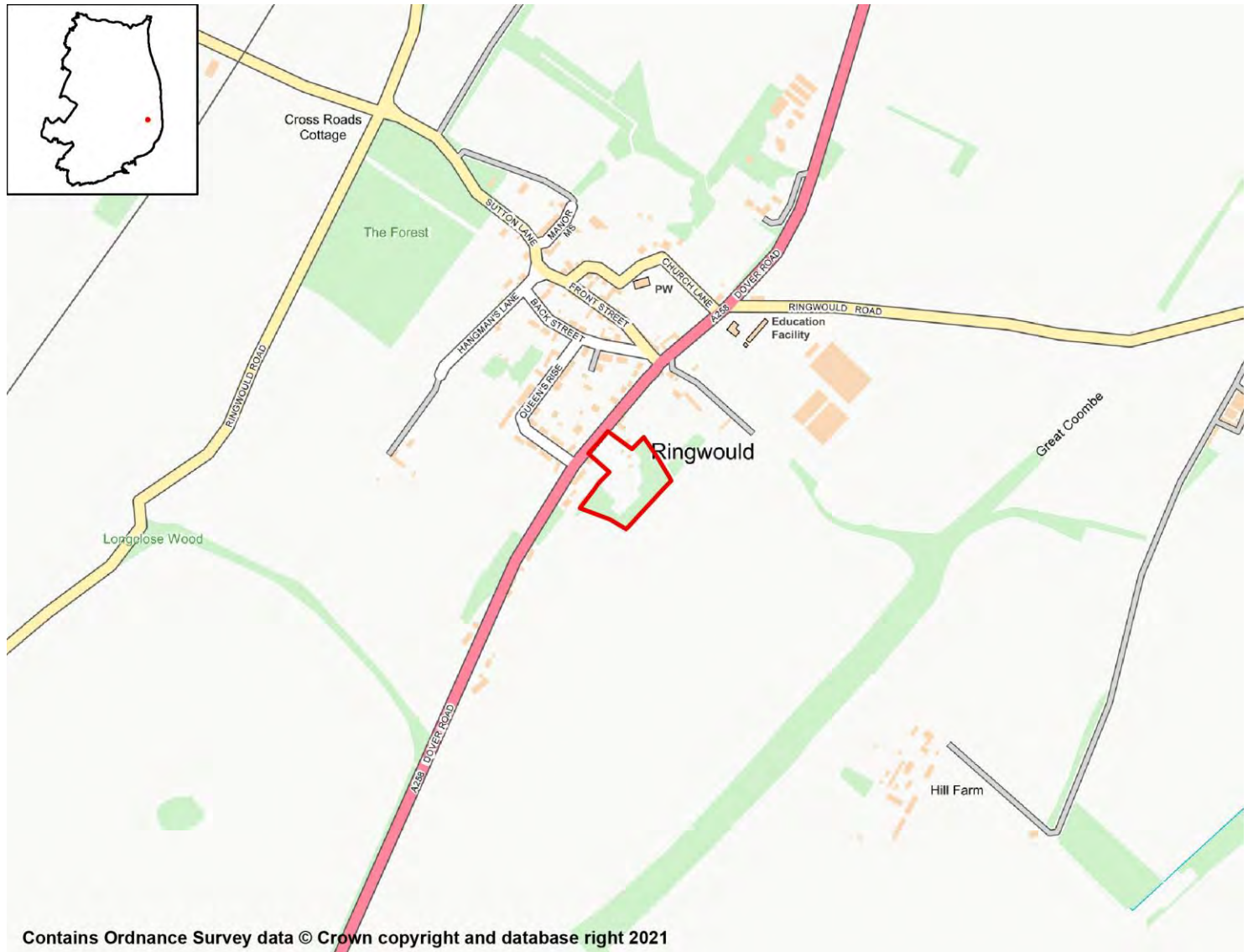


# Ringwold

## Employment Sites

## Land at Ringwold Alpines, Dover Road, Ringwold

### 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 - 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 - 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 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 - 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 - 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

**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?)**

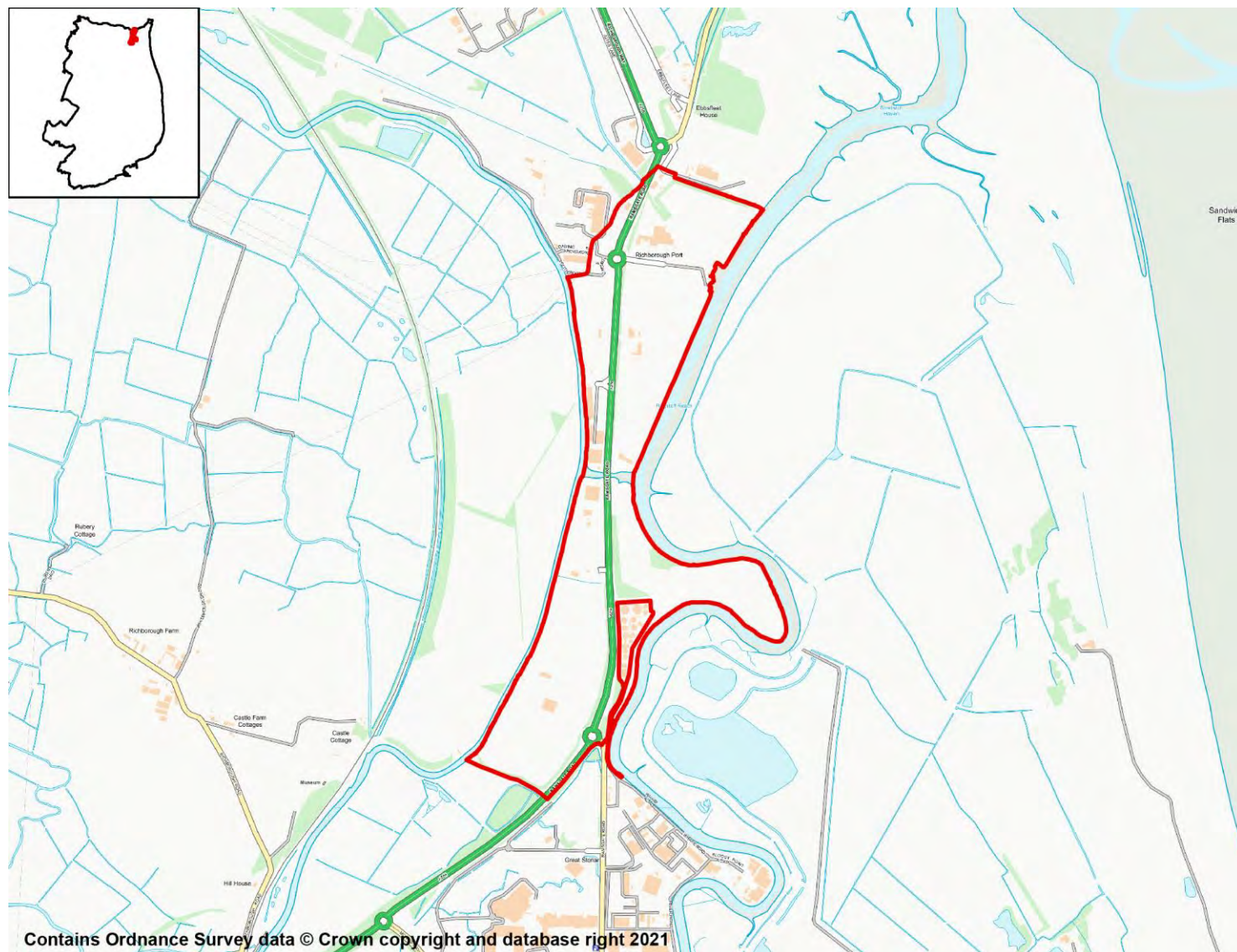
**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

# Sandwich

## Employment Sites

## Ramsgate Road, Sandwich

### 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 - 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.

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 (--)

**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 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 - Significant negative (--)**

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

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

- All planning applications

**The site is less than 250m from the following designated sites:**

- Ash Level and South Richborough Pasture

**The site intersects with the following ecological habitats:**

- Coastal and floodplain grazing marsh
- Coastal saltmarsh
- Good quality semi-improved grassland
- Habitat Inventory - No main habitat but additional habitats present
- Mudflats

**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

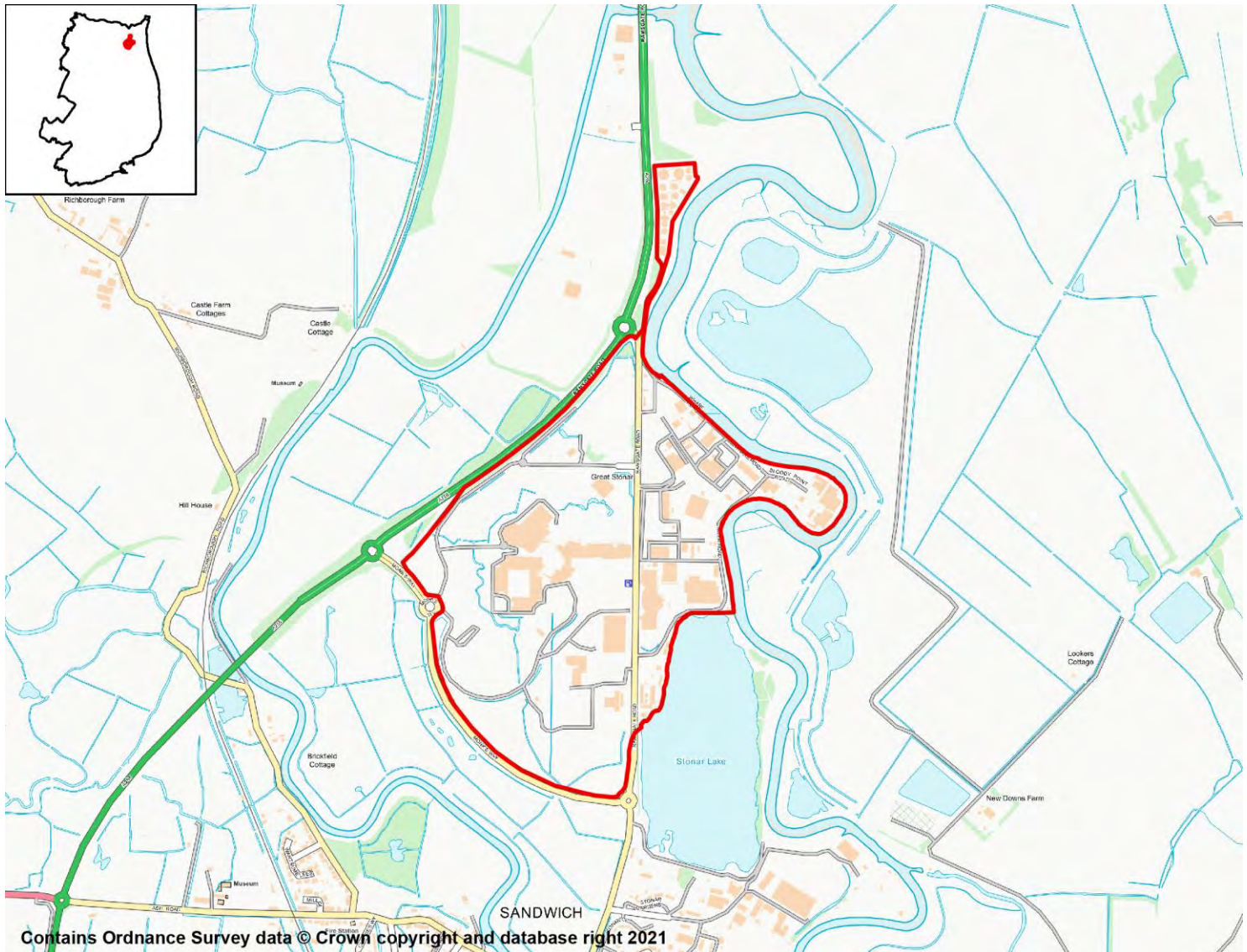
**SA Effect - Negligible/Uncertain (0?)**

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



## Discovery Park Enterprise Zone, Sandwich

### 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 800m of an NHS GP Surgery:**

- The Butchery 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 800m of a town centre:**

- Sandwich 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 positive (+)**

**The site is within 2,000m of a railway station:**

- Sandwich

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

**The site is within 800m of an NHS GP Surgery:**

- The Butchery 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 800m of a town centre:**

- Sandwich 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.**

**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 (--)

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 positive (+)

The site is within 2,000m of a railway station:

- Sandwich

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- The Butchery 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 800m of a town centre:

- Sandwich 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 less than 250m from the following designated sites:

- Ash Level and South Richborough Pasture

The site does not intersect with notable ecological habitats.

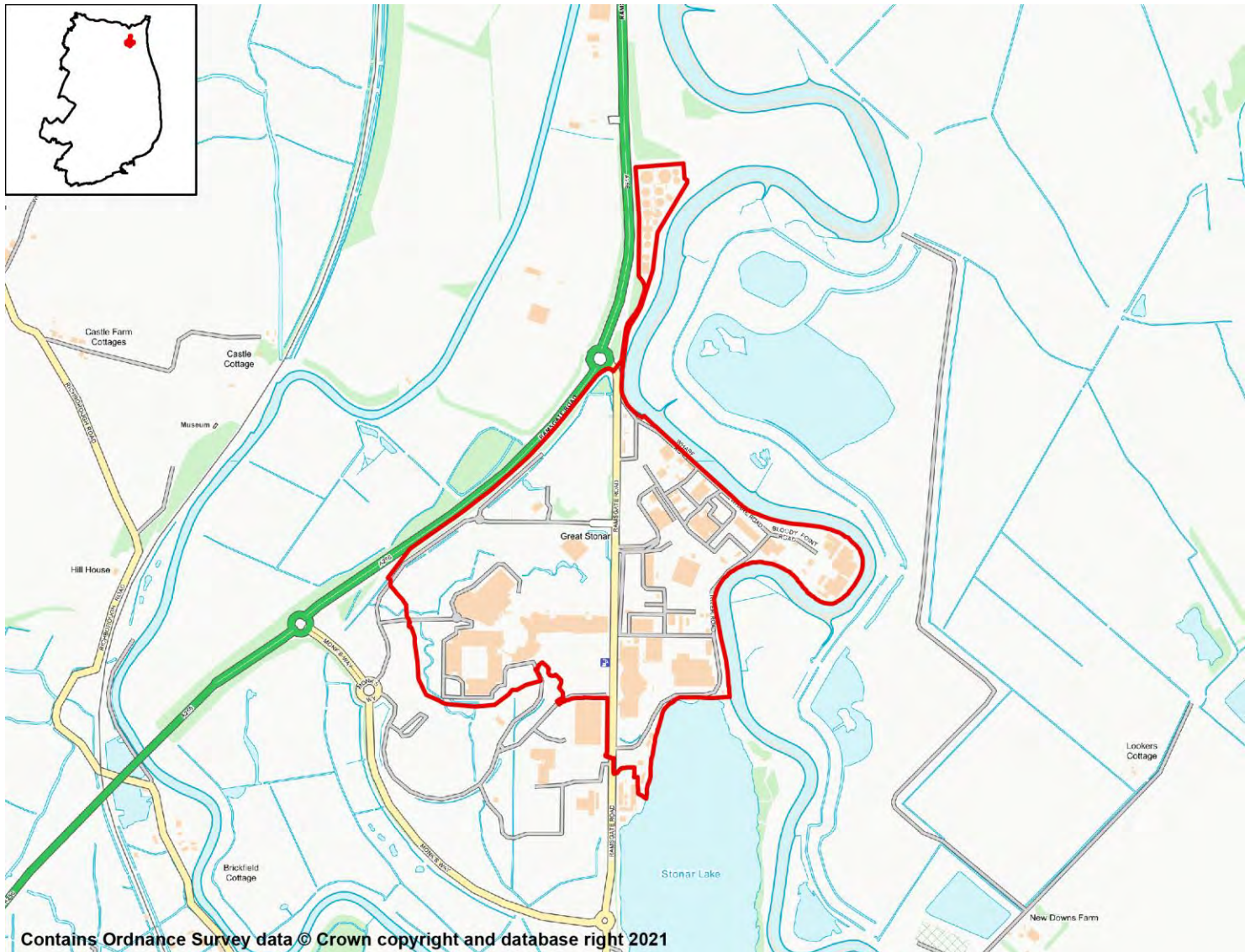
The site does not contain a geological site.

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

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

# 2r Discovery Park Enterprise Zone, Sandwich 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 1,200m of an NHS GP Surgery:

- The Butchery 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 town centre:**

- Sandwich 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 positive (+)**

**The site is within 2,000m of a railway station:**

- Sandwich

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

**The site is within 1,200m of an NHS GP Surgery:**

- The Butchery 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 town centre:**

- Sandwich 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.**

**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 (--)

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 positive (+)

The site is within 2,000m of a railway station:

- Sandwich

The site is within 300m of a bus stop.

The site is within 1,200m of an NHS GP Surgery:

- The Butchery 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 town centre:

- Sandwich 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 less than 250m from the following designated sites:

- Ash Level and South Richborough Pasture

The site does not intersect with notable ecological habitats.

The site does not contain a geological site.

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

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

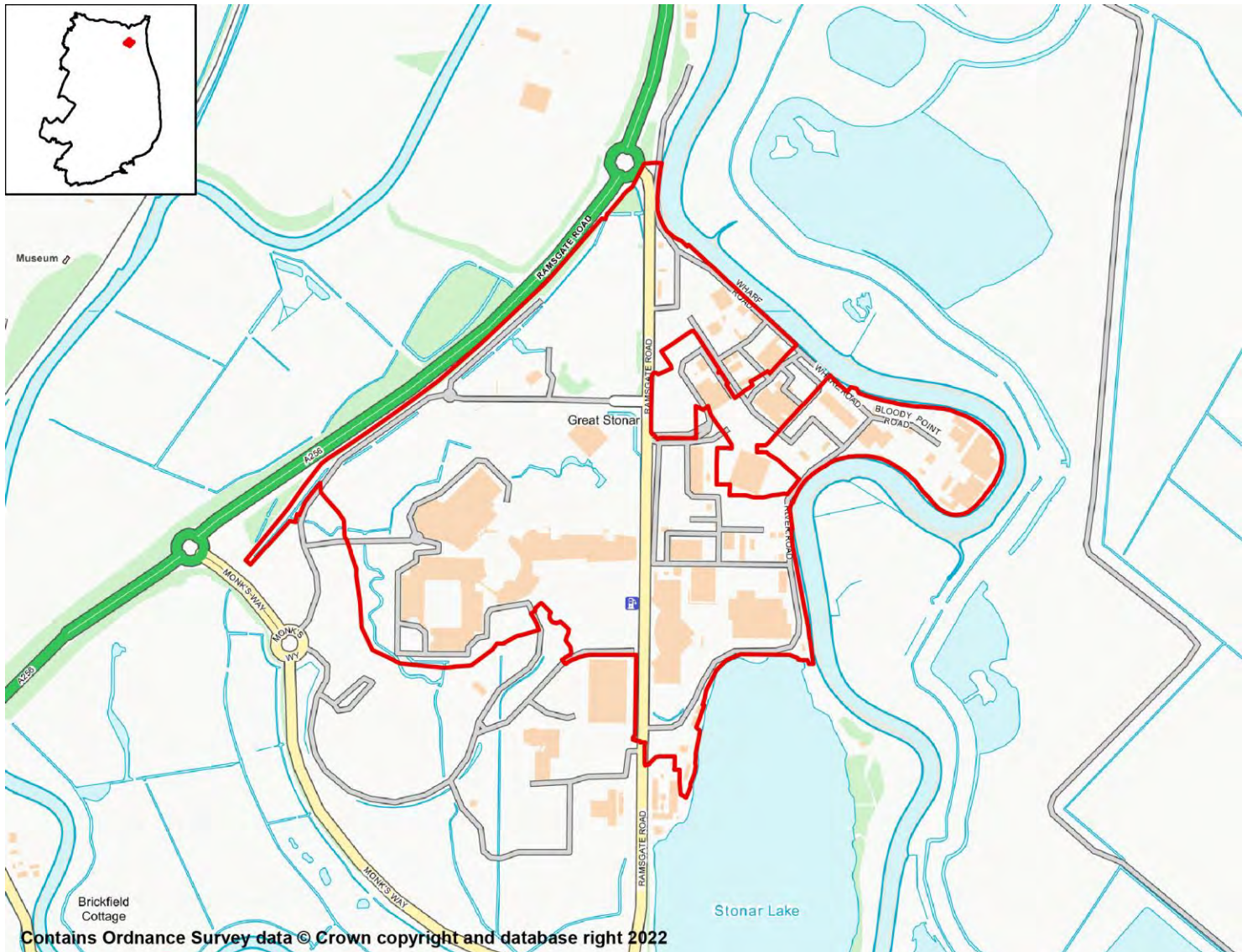


# Site 2r2 – Discovery Park

Sandwich

Discovery Park, Ramsgate Road, Sandwich

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 1,200m of an NHS GP Surgery:

- The Butchery 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 town centre:**

- Sandwich 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 positive (+)**

**The site is within 2,000m of a railway station:**

- Sandwich

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

**The site is within 1,200m of an NHS GP Surgery:**

- The Butchery 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 town centre:**

- Sandwich 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.**

**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 positive (+)

The site is within 2,000m of a railway station:

- Sandwich

The site is within 300m of a bus stop.

The site is within 1,200m of an NHS GP Surgery:

- The Butchery 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 town centre:

- Sandwich 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 less than 250m from the following designated sites:

- Ash Level and South Richborough Pasture

The site does not intersect with notable ecological habitats.

- Coastal saltmarsh
- Habitat Inventory - No main habitat but additional habitats present
- Mudflats
- Saline lagoons

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.**

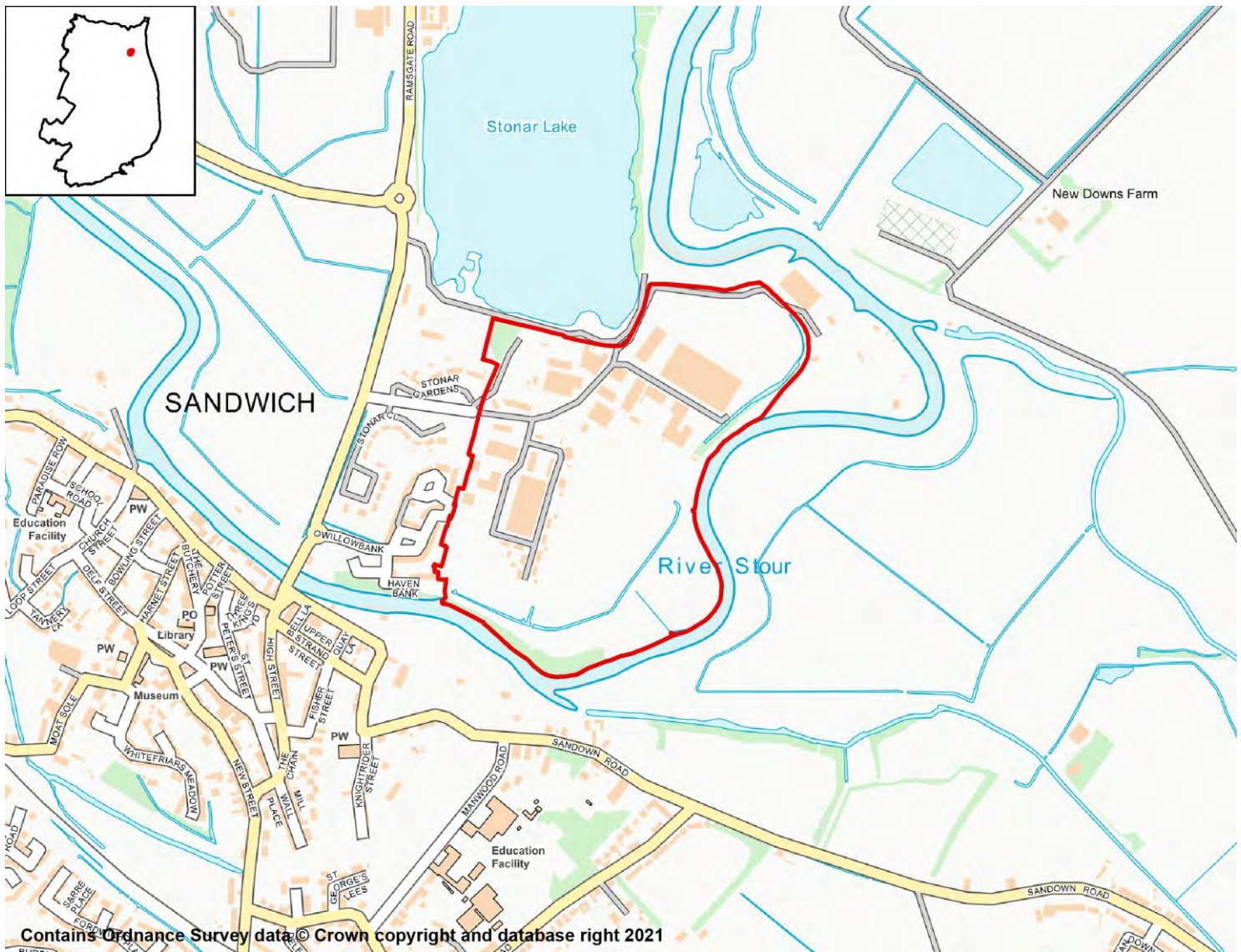
## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

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

## Sandwich Industrial Estate

### 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 - Significant positive (++)

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

- The Butchery 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 town centre:

- Sandwich 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 - Significant positive (++)

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

- Sandwich

The site is within 300m of a bus stop.

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

- The Butchery 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 town centre:

- Sandwich 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 - 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 - Significant positive (++)

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

- Sandwich

The site is within 300m of a bus stop.

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

- The Butchery 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 town centre:

- Sandwich 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:

- All planning applications

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

The site intersects with the following ecological habitats:

- Coastal saltmarsh
- Habitat Inventory - No main habitat but additional habitats present
- Mudflats

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

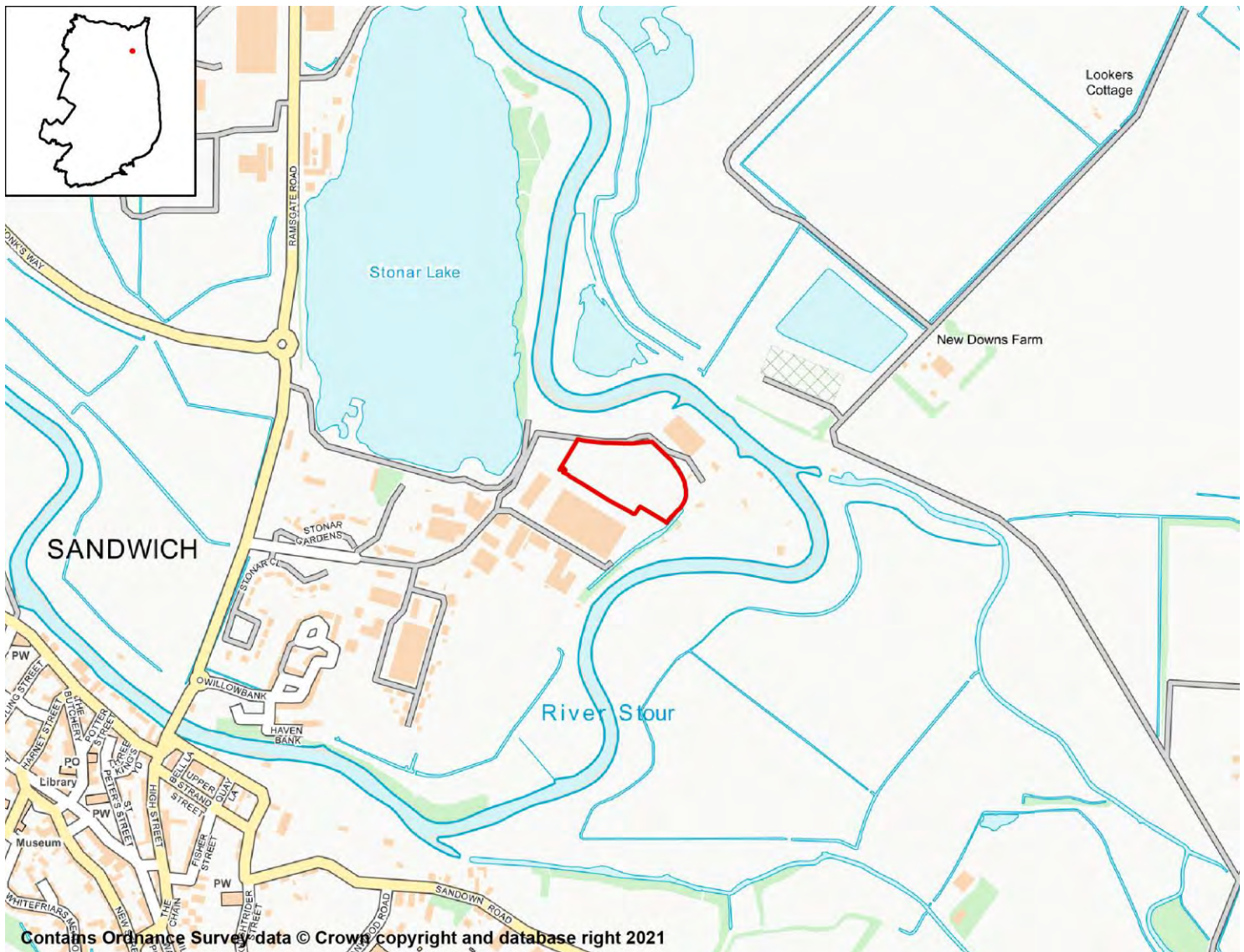
SA Effect - Minor negative/Uncertain (-?)

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



## Sandwich Industrial Estate

## 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 1,200m of an NHS GP Surgery:

- Sandwich Medical Practice
- The Butchery 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 town centre:

- Sandwich 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 positive (+)

The site is within 2,000m of a railway station:

- Sandwich

The site is within 600m of a bus stop.

The site is within 1,200m of an NHS GP Surgery:

- Sandwich Medical Practice
- The Butchery 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 town centre:

- Sandwich 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 - Significant negative (--)

Over 25% of the site is classified as Flood Zone 3.

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

## SA objective 8: Climate Change Mitigation

SA Effect - Minor positive (+)

The site is within 2,000m of a railway station:

- Sandwich

The site is within 600m of a bus stop.

The site is within 1,200m of an NHS GP Surgery:

- Sandwich Medical Practice
- The Butchery 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 town centre:

- Sandwich 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 (-?)<sup>650</sup>

**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.**

# Sandwich

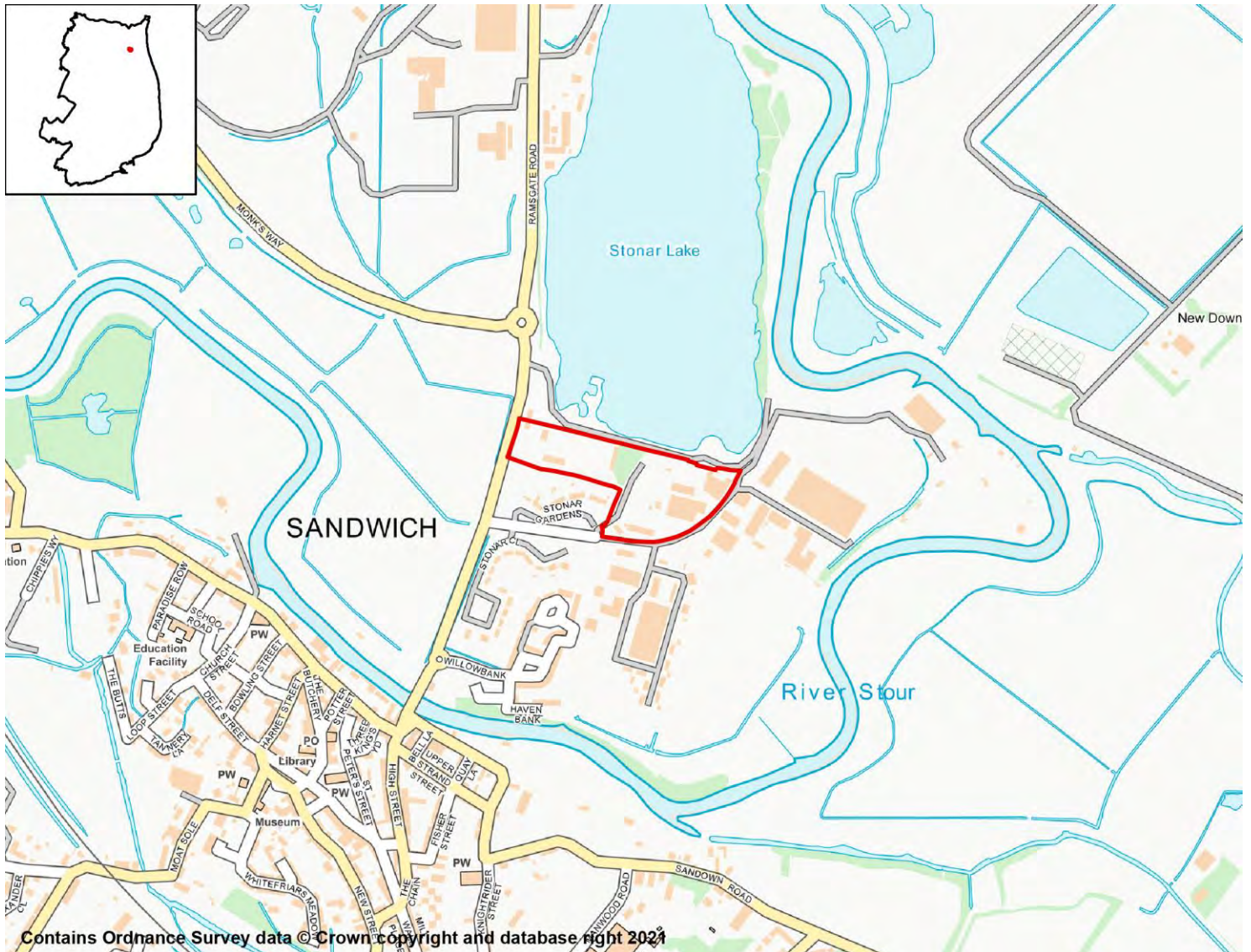
## Residential Sites

# SAN004 (SAP17)

## Sandwich Industrial Estate

### Proposed Use - Residential

Sandwich



## 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 800m of an NHS GP Surgery:

- Sandwich Medical Practice
- The Butchery 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 800m of a primary or middle school:

- Sandwich Infant School

The site is within 1,000m of a secondary school:

- Sir Roger Manwood's School

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

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Sandwich Industrial Estate

The site is within 800m of a town centre:

- Sandwich 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 within 1,000m of a railway station:

- Sandwich

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- Sandwich Medical Practice
- The Butchery 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 800m of a primary or middle school:**

- Sandwich Infant School

**The site is within 1,000m of a secondary school:**

- Sir Roger Manwood's School

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

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Sandwich Industrial Estate

**The site is within 800m of a town centre:**

- Sandwich 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 - Significant negative (--)**

**Over 25% of the site is classified as Flood Zone 3.**

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

## SA Objective 8: Climate Change Mitigation

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

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

- Sandwich

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

**The site is within 800m of an NHS GP Surgery:**

- Sandwich Medical Practice
- The Butchery 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 800m of a primary or middle school:**

- Sandwich Infant School

**The site is within 1,000m of a secondary school:**

- Sir Roger Manwood's School

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

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- Sandwich Industrial Estate

**The site is within 800m of a town centre:**

- Sandwich 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.**

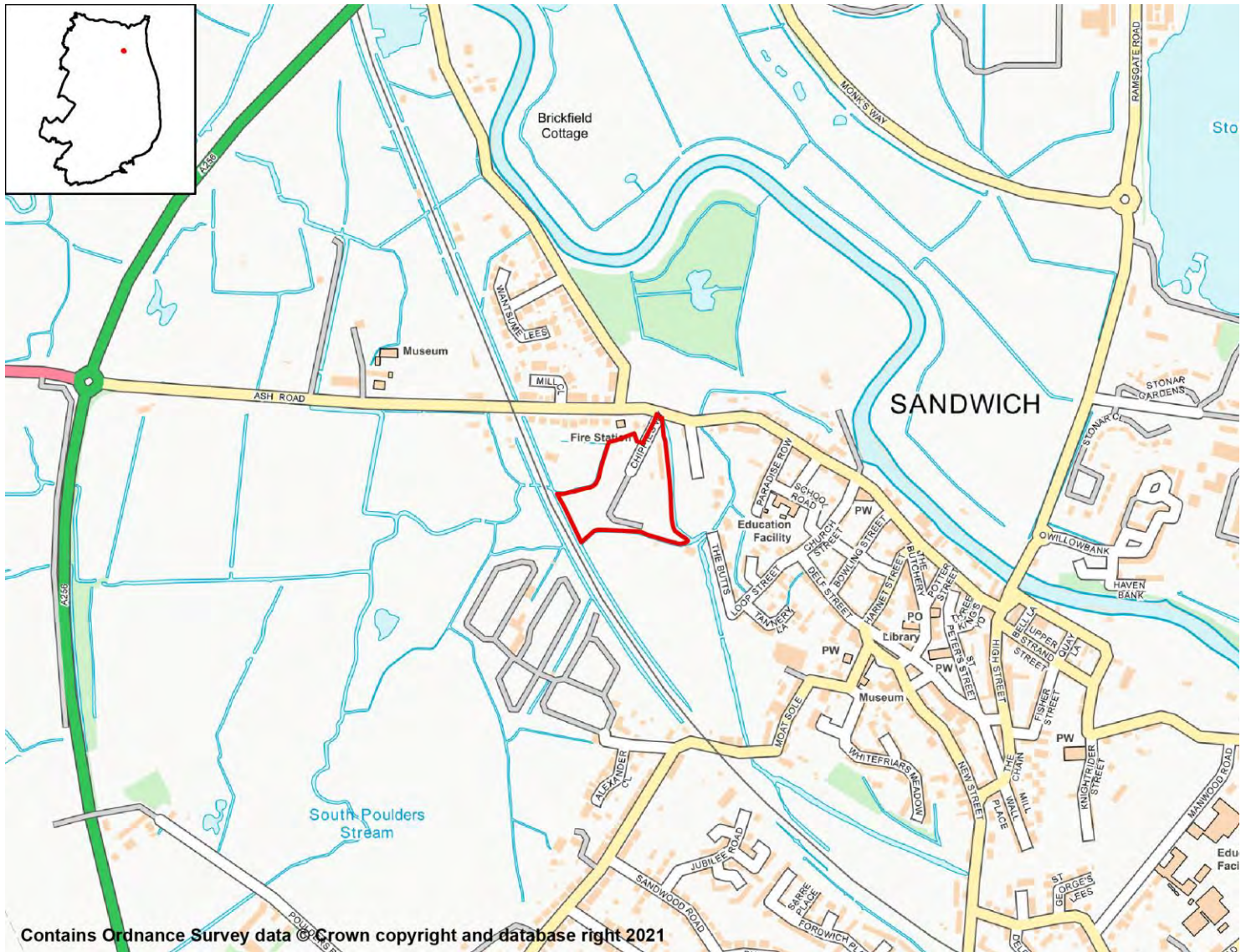
## SA Objective 11: Landscape

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

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

## Sandwich Highway Depot, Ash Road, Sandwich

### 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:

- Sandwich Medical Practice
- The Butchery 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:

- Sandwich Infant School

The site is within 1,000m of a secondary school:

- Sir Roger Manwood's 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:

- Sandwich Industrial Estate

The site is within 400m of a town centre:

- Sandwich 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 within 1,000m of a railway station:

- Sandwich

The site is within 300m of a bus stop.

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

- Sandwich Medical Practice
- The Butchery 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:**

- Sandwich Infant School

**The site is within 1,000m of a secondary school:**

- Sir Roger Manwood's 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:**

- Sandwich Industrial Estate

**The site is within 400m of a town centre:**

- Sandwich 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 - Significant negative (--)**

**Over 25% of the site is classified as Flood Zone 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 positive (+)**

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

- Sandwich

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

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

- Sandwich Medical Practice
- The Butchery 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:**

- Sandwich Infant School

**The site is within 1,000m of a secondary school:**

- Sir Roger Manwood's 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:**

- Sandwich Industrial Estate

**The site is within 400m of a town centre:**

- Sandwich 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 less than 250m from the following designated sites:**

- Ash Level and South Richborough Pasture

**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.**

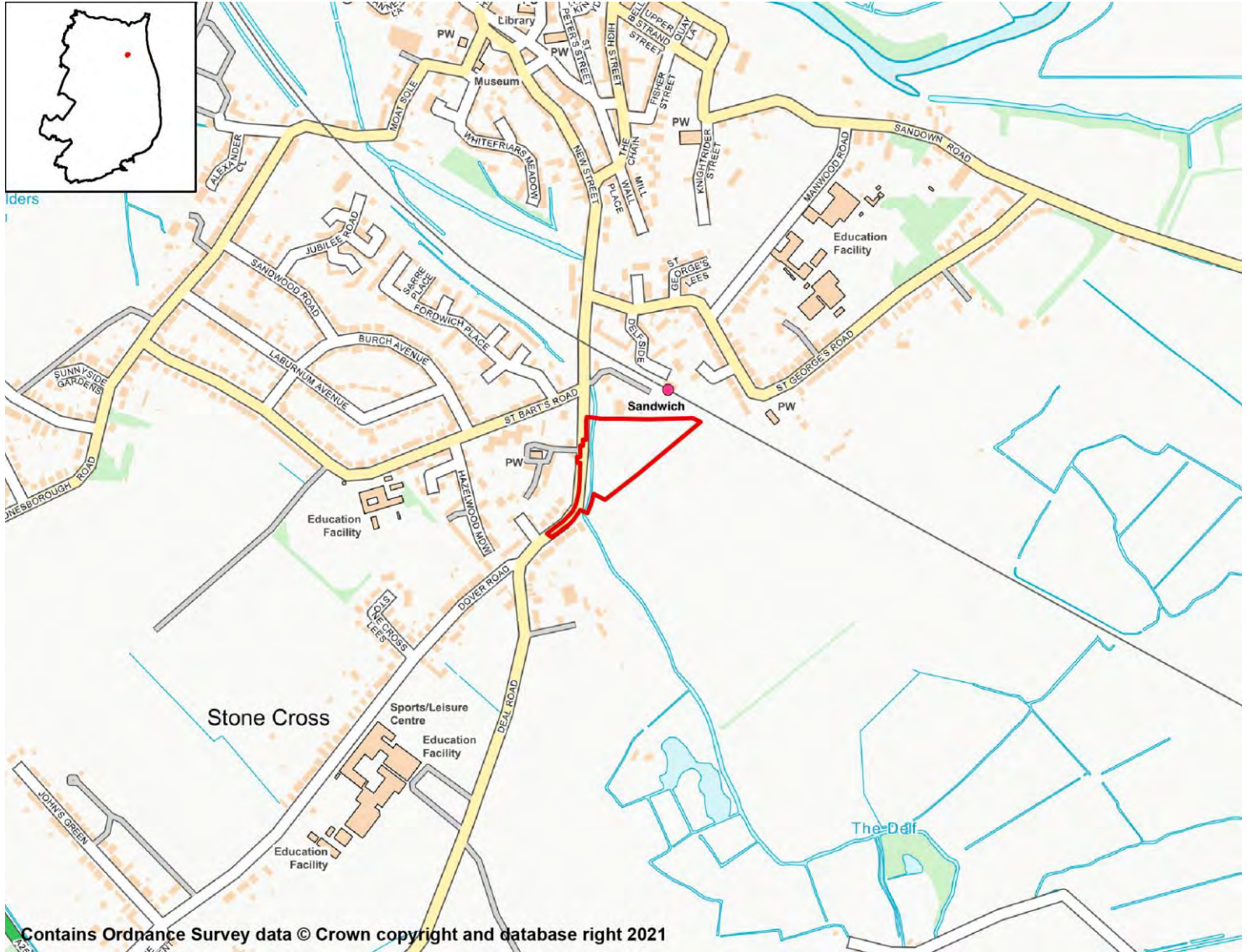
## SA Objective 11: Landscape

**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 known as Poplar Meadow, Adjacent to 10 Dover Road, Sandwich

### 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 800m of an NHS GP Surgery:

- Sandwich Medical Practice

- The Butchery 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:**

- Sandwich Junior School

**The site is within 500m of a secondary school:**

- Sandwich Technology School
- Sir Roger Manwood's 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:**

- Sandwich Industrial Estate

**The site is within 800m of a town centre:**

- Sandwich 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 within 500m of a railway station:**

- Sandwich

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

**The site is within 800m of an NHS GP Surgery:**

- Sandwich Medical Practice
- The Butchery 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:**

- Sandwich Junior School

**The site is within 500m of a secondary school:**

- Sandwich Technology School
- Sir Roger Manwood's 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:**

- Sandwich Industrial Estate

**The site is within 800m of a town centre:**

- Sandwich 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 positive (+)**

**The site is within 500m of a railway station:**

- Sandwich

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

**The site is within 800m of an NHS GP Surgery:**

- Sandwich Medical Practice
- The Butchery 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:**

- Sandwich Junior School

**The site is within 500m of a secondary school:**

- Sandwich Technology School
- Sir Roger Manwood's 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:**

- Sandwich Industrial Estate

**The site is within 800m of a town centre:**

- Sandwich 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.**

## Woods' Yard, rear of 17 Woodnesborough Road, Sandwich

### 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:

- Sandwich Medical Practice

**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:**

- Sandwich Infant School

**The site is within 1,000m of a secondary school:**

- Sandwich Technology School
- Sir Roger Manwood's 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:**

- Sandwich Industrial Estate
- Discovery Park, Ramsgate Road, Sandwich

**The site is within 400m of a town centre:**

- Sandwich 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 within 1,000m of a railway station:**

- Sandwich

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

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

- Sandwich Medical Practice

**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:**

- Sandwich Infant School

**The site is within 1,000m of a secondary school:**

- Sandwich Technology School
- Sir Roger Manwood's 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:**

- Sandwich Industrial Estate
- Discovery Park, Ramsgate Road, Sandwich

**The site is within 400m of a town centre:**

- Sandwich 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 - Significant negative (--)

**Over 25% of the site is classified as Flood Zone 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 positive (+)

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

- Sandwich

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

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

- Sandwich Medical Practice

**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:**

- Sandwich Infant School

**The site is within 1,000m of a secondary school:**

- Sandwich Technology School
- Sir Roger Manwood's 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:**

- Sandwich Industrial Estate
- Discovery Park, Ramsgate Road, Sandwich

**The site is within 400m of a town centre:**

- Sandwich 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.**

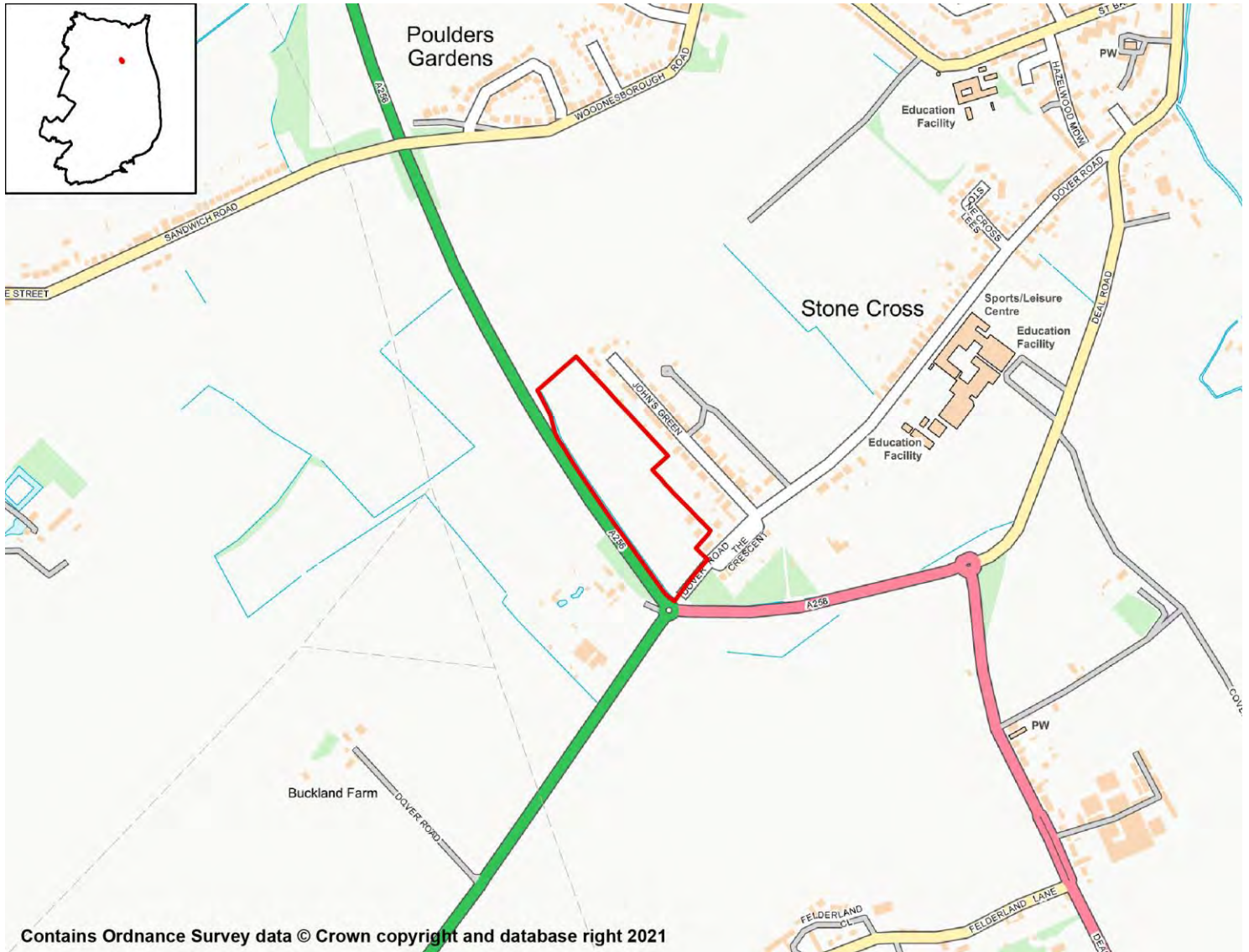
## SA Objective 11: Landscape

**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 to John's Green and Rose Nursery, Dover Road, Sandwich CT13 0DF

### Proposed Use - Residential



Contains Ordnance Survey data © Crown copyright and database right 2021

## 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:**

- Sandwich Junior School

**The site is within 1,000m of a secondary school:**

- Sandwich Technology 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 not 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 within 2,000m of a railway station:**

- Sandwich

**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:**

- Sandwich Junior School

**The site is within 1,000m of a secondary school:**

- Sandwich Technology 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 within 2,000m of a railway station:

- Sandwich

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:

- Sandwich Junior School

The site is within 1,000m of a secondary school:

- Sandwich Technology 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 - Negligible/Uncertain (0?)

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

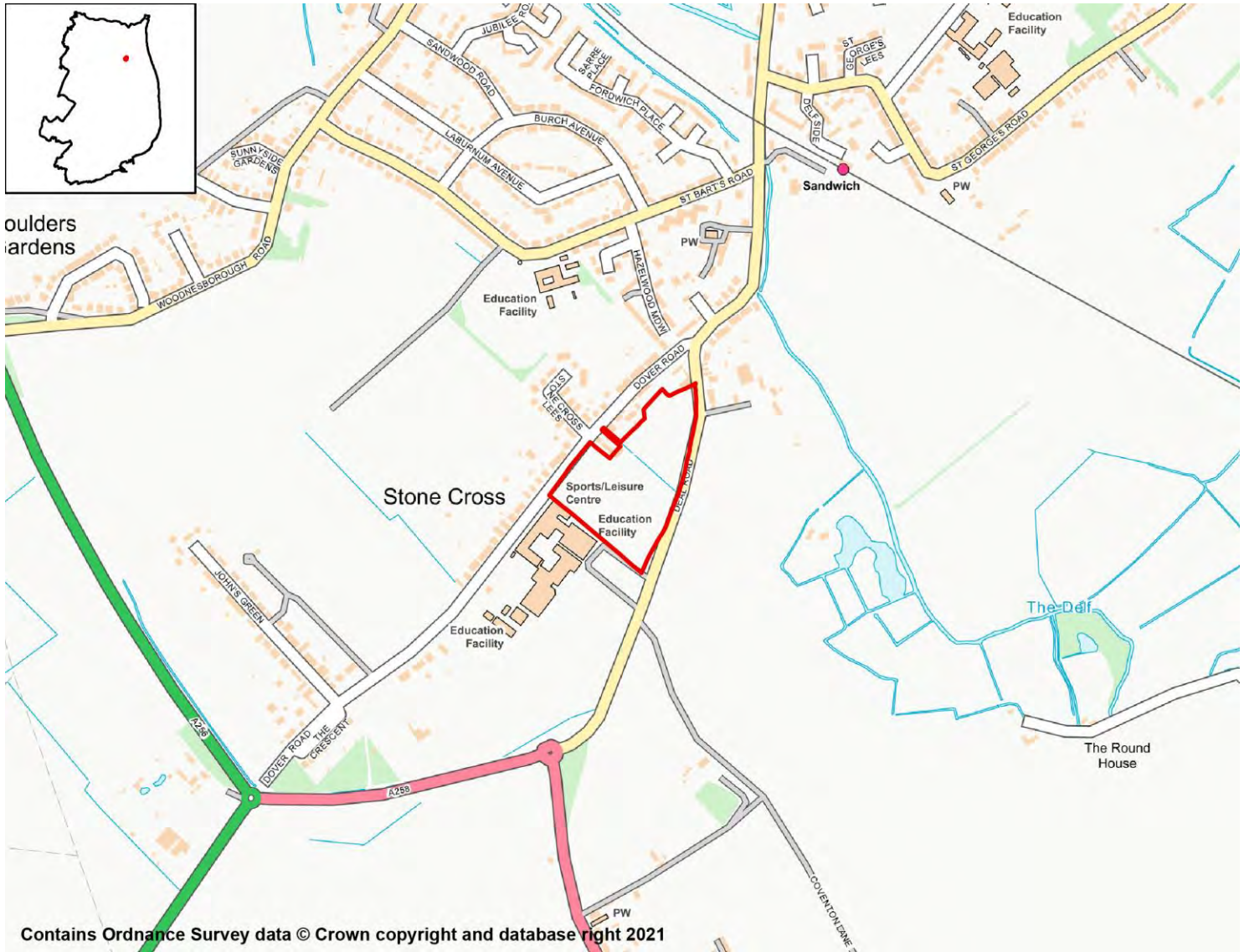
## SA Objective 11: Landscape

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.**

## Land adjacent to Sandwich Technology School, Deal Road, Sandwich

### 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 800m of an NHS GP Surgery:

- Sandwich Medical Practice

**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:**

- Sandwich Junior School

**The site is within 500m of a secondary school:**

- Sandwich Technology 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:**

- Sandwich Industrial Estate

**The site is within 800m of a town centre:**

- Sandwich 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 within 500m of a railway station:**

- Sandwich

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

**The site is within 800m of an NHS GP Surgery:**

- Sandwich Medical Practice

**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:**

- Sandwich Junior School

**The site is within 500m of a secondary school:**

- Sandwich Technology 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:**

- Sandwich Industrial Estate

**The site is within 800m of a town centre:**

- Sandwich 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 positive (+)**

**The site is within 500m of a railway station:**

- Sandwich

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

**The site is within 800m of an NHS GP Surgery:**

- Sandwich Medical Practice

**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:**

- Sandwich Junior School

**The site is within 500m of a secondary school:**

- Sandwich Technology 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:**

- Sandwich Industrial Estate

**The site is within 800m of a town centre:**

- Sandwich 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.**

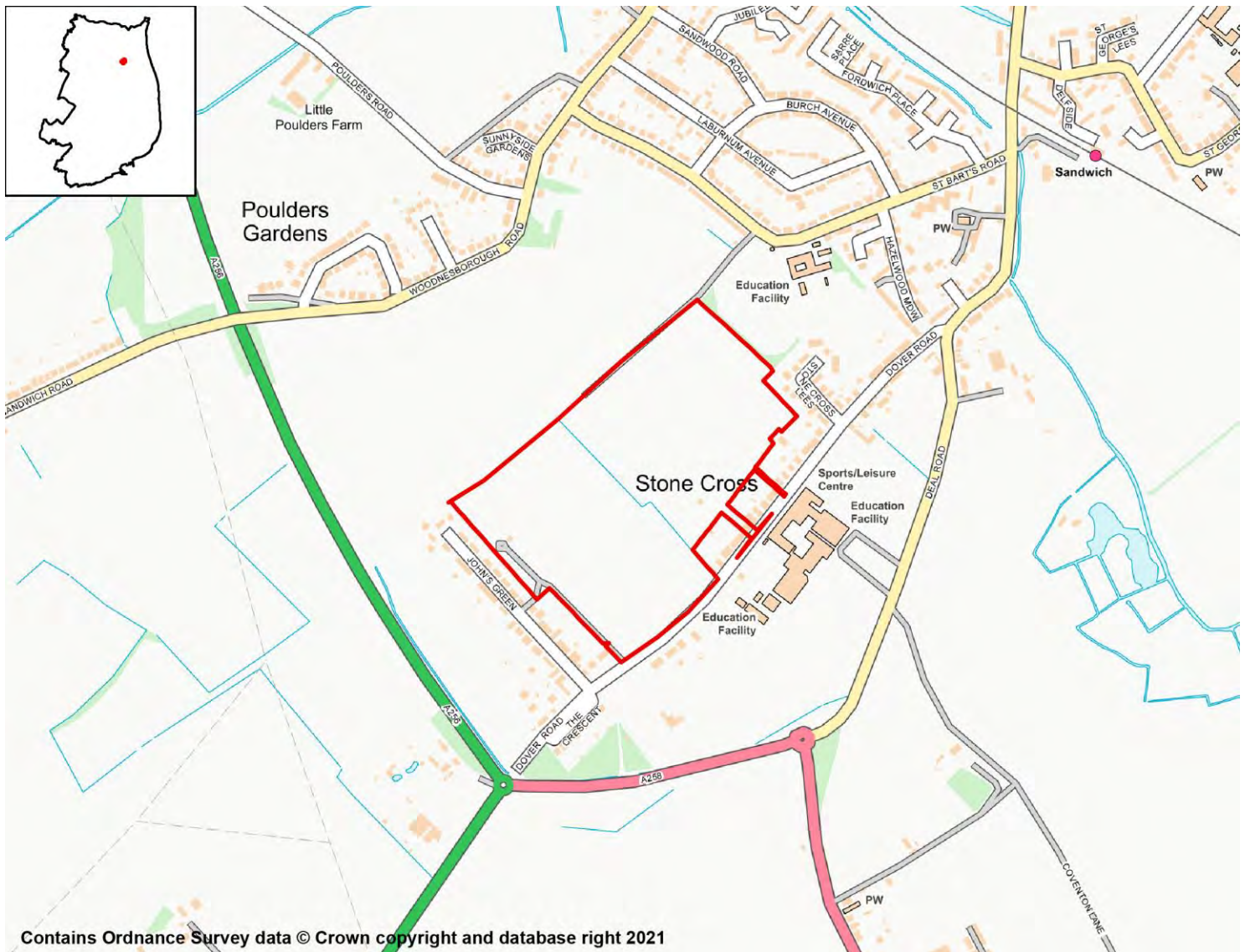
## SA Objective 11: Landscape

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

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

## Kumor Nursery, Sandwich

## 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 800m of an NHS GP Surgery:

- Sandwich Medical Practice

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:**

- Sandwich Junior School

**The site is within 500m of a secondary school:**

- Sandwich Technology 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:**

- Sandwich Industrial Estate

**The site is within 800m of a town centre:**

- Sandwich 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 within 1,000m of a railway station:**

- Sandwich

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

**The site is within 800m of an NHS GP Surgery:**

- Sandwich Medical Practice

**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:**

- Sandwich Junior School

**The site is within 500m of a secondary school:**

- Sandwich Technology 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:**

- Sandwich Industrial Estate

**The site is within 800m of a town centre:**

- Sandwich 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 positive (+)**

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

- Sandwich

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

**The site is within 800m of an NHS GP Surgery:**

- Sandwich Medical Practice

**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:**

- Sandwich Junior School



**The site is within 500m of a secondary school:**

- Sandwich Technology 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:**

- Sandwich Industrial Estate

**The site is within 800m of a town centre:**

- Sandwich 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 - Negligible/Uncertain (0?)**

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

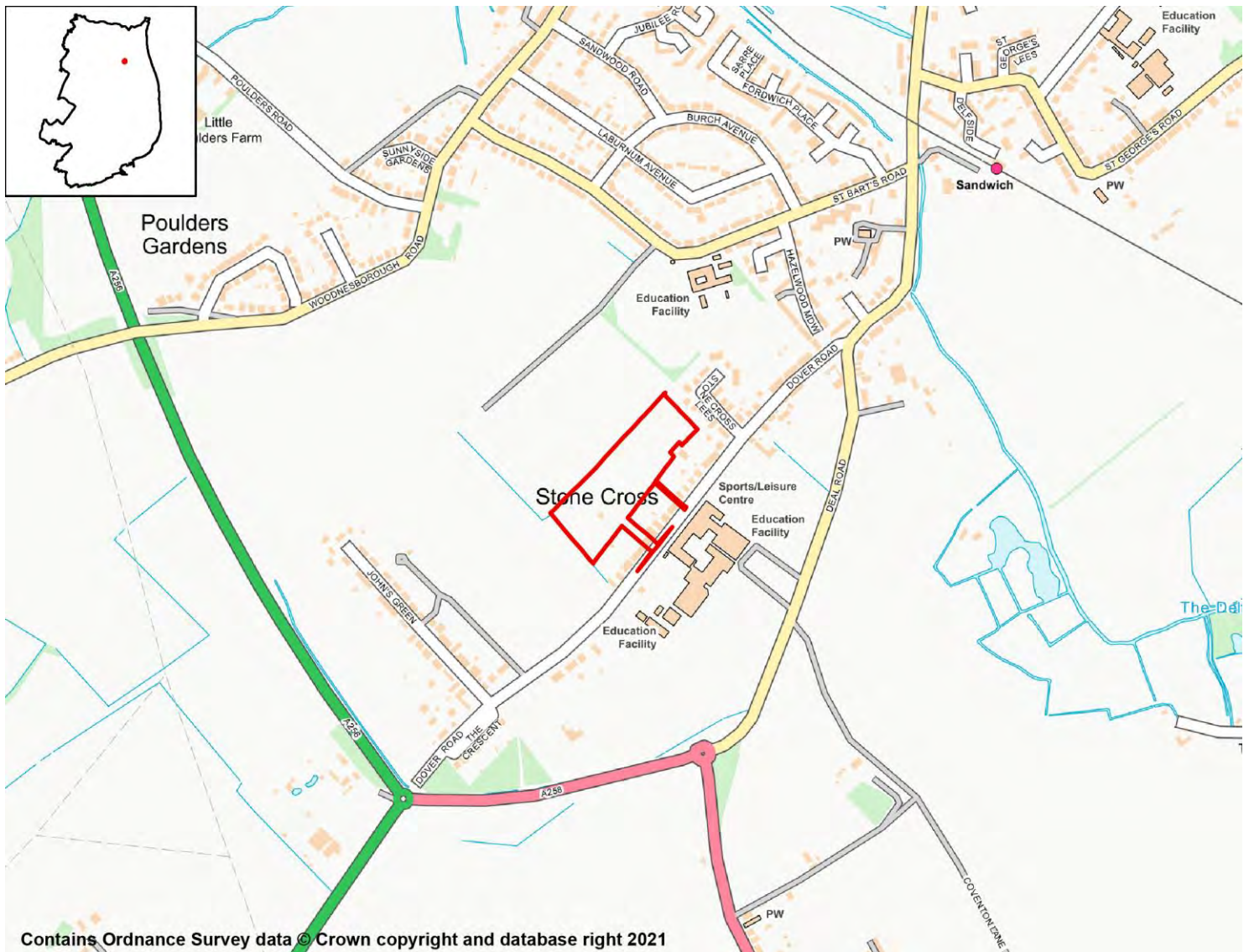
## SA Objective 11: Landscape

**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.**

## Kumor Nursery, Sandwich

## 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 1,200m of an NHS GP Surgery:**

- Sandwich Medical Practice
- The Butchery 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:

- Sandwich Junior School

The site is within 500m of a secondary school:

- Sandwich Technology 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:

- Sandwich Industrial Estate

The site is within 1,200m of a town centre:

- Sandwich 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 within 1,000m of a railway station:

- Sandwich

The site is within 300m of a bus stop.

The site is within 1,200m of an NHS GP Surgery:

- Sandwich Medical Practice
- The Butchery 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:**

- Sandwich Junior School

**The site is within 500m of a secondary school:**

- Sandwich Technology 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:**

- Sandwich Industrial Estate

**The site is within 1,200m of a town centre:**

- Sandwich 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 positive (+)**

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

- Sandwich

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

**The site is within 1,200m of an NHS GP Surgery:**

- Sandwich Medical Practice
- The Butchery 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:**

- Sandwich Junior School

**The site is within 500m of a secondary school:**

- Sandwich Technology 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:**

- Sandwich Industrial Estate

**The site is within 1,200m of a town centre:**

- Sandwich 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 - Negligible/Uncertain (0?)**

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

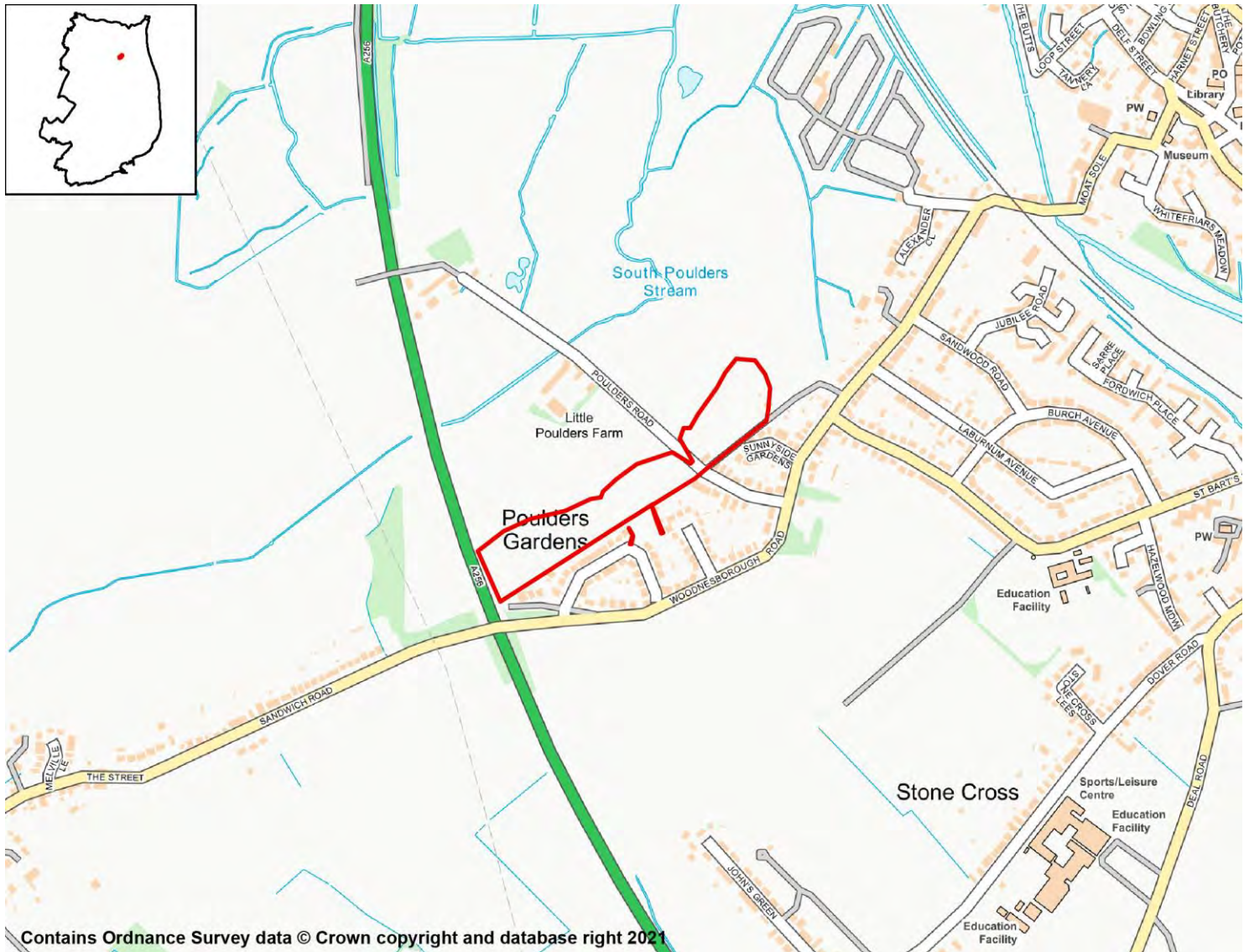
## SA Objective 11: Landscape

**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.**

## Poulders Gardens, Sandwich

### 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 800m of an NHS GP Surgery:

- Sandwich Medical Practice

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:

- Sandwich Junior School

The site is within 1,000m of a secondary school:

- Sandwich Technology 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:

- Sandwich Industrial Estate

The site is within 800m of a town centre:

- Sandwich 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 not 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 positive (+)**

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

- Sandwich

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- Sandwich Medical Practice

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:

- Sandwich Junior School

**The site is within 1,000m of a secondary school:**

- Sandwich Technology 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:**

- Sandwich Industrial Estate

**The site is within 800m of a town centre:**

- Sandwich 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 positive (+)**

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

- Sandwich

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

**The site is within 800m of an NHS GP Surgery:**

- Sandwich Medical Practice

**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:**

- Sandwich Junior School



**The site is within 1,000m of a secondary school:**

- Sandwich Technology 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:**

- Sandwich Industrial Estate

**The site is within 800m of a town centre:**

- Sandwich 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.**

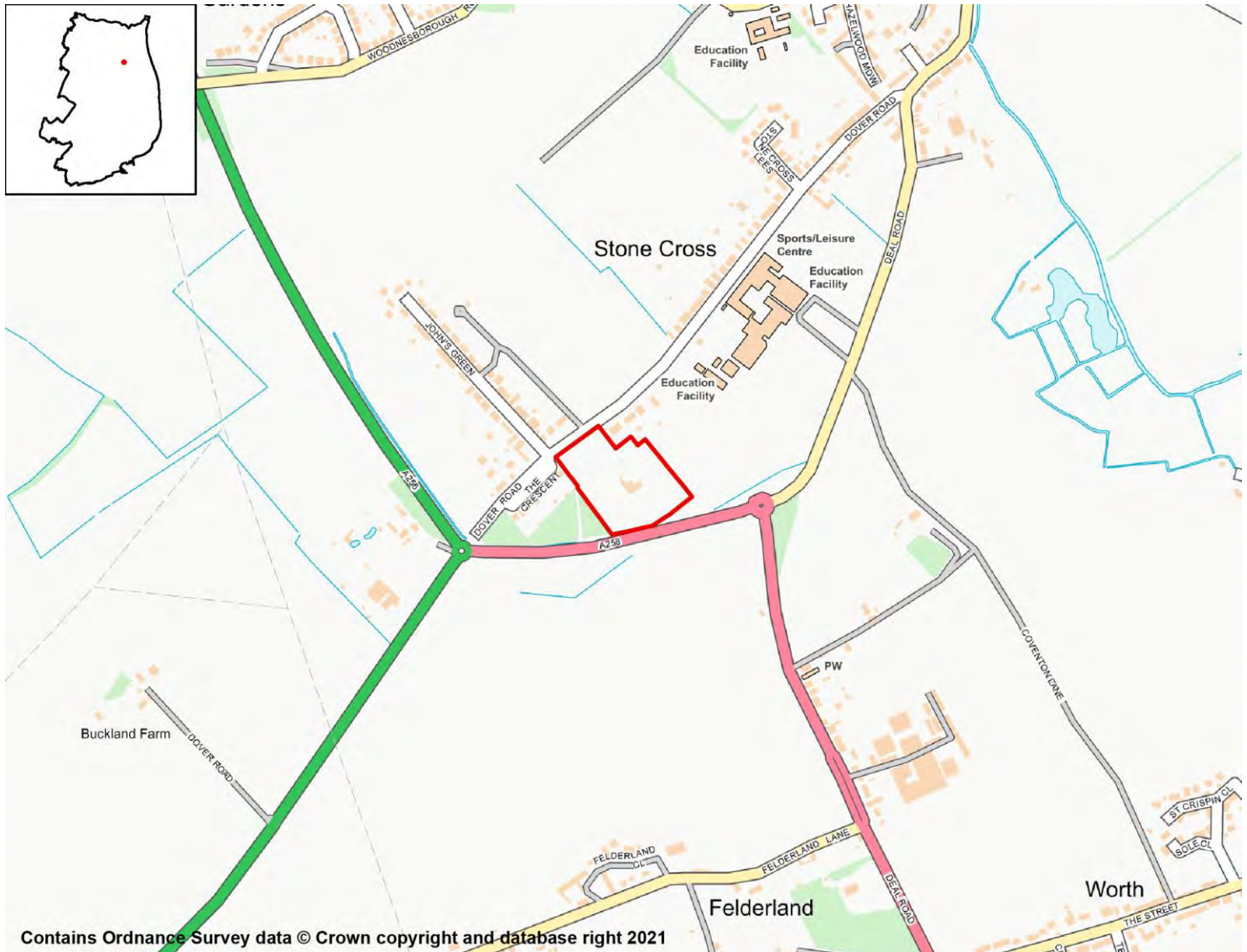
## SA Objective 11: Landscape

**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.**

## Sydney Nursery, Dover Road, Sandwich

### 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:**

- Sandwich Junior School

**The site is within 500m of a secondary school:**

- Sandwich Technology 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 not 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 - Negligible (0)**

**The site is within 2,000m of a railway station:**

- Sandwich

**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:**

- Sandwich Junior School

**The site is within 500m of a secondary school:**

- Sandwich Technology 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 - Negligible (0)

The site is within 2,000m of a railway station:

- Sandwich

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:

- Sandwich Junior School

The site is within 500m of a secondary school:

- Sandwich Technology 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

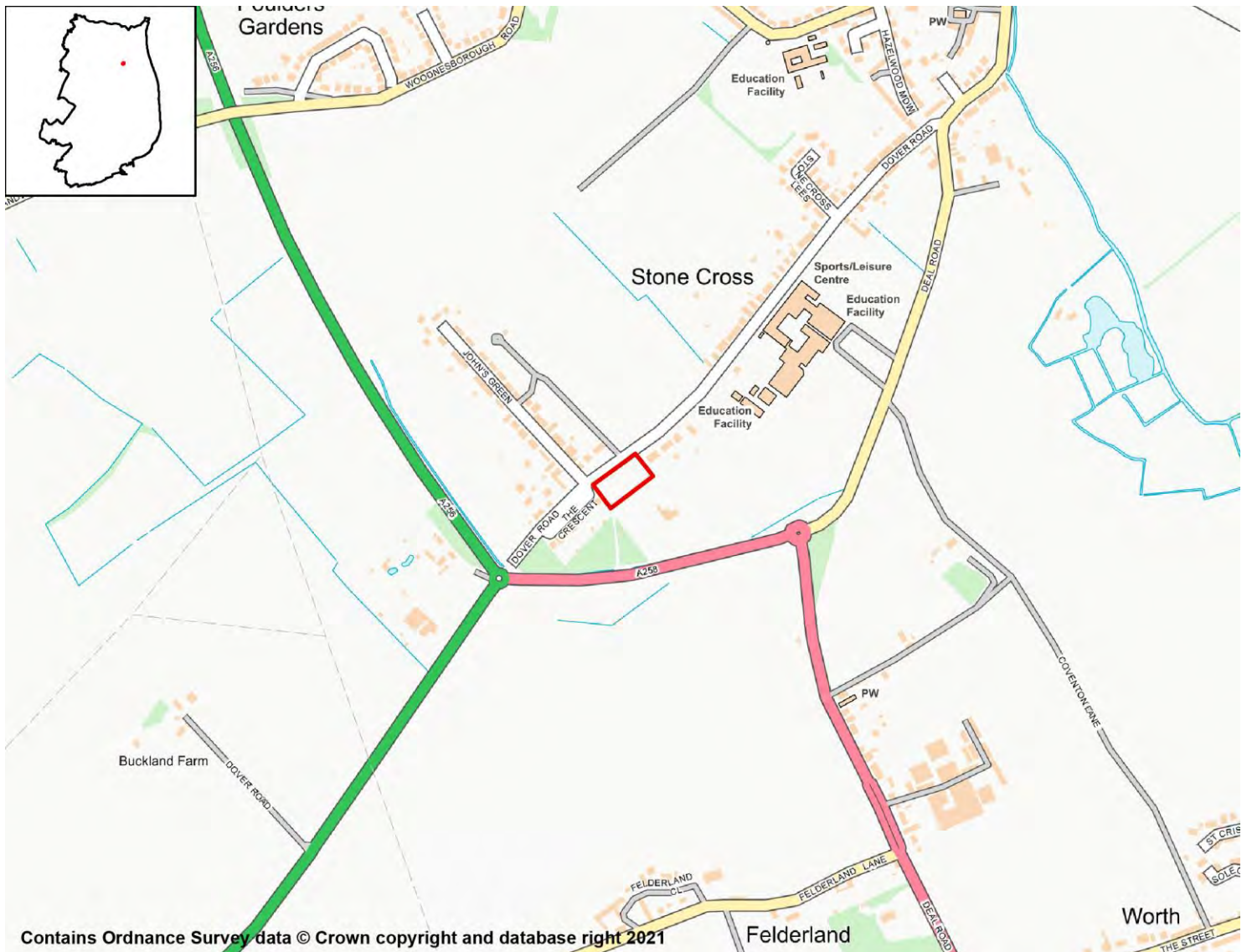
SA Effect - Minor negative/Uncertain (-?)

**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.**



## 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:**

- Sandwich Junior School

**The site is within 500m of a secondary school:**

- Sandwich Technology 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 - Minor negative (-)**

**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 in close proximity to a road/railway line that generates noise pollution above 50/55dB at night and/or 55/60dB during the day.**

**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 within 2,000m of a railway station:**

- Sandwich

**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:**

- Sandwich Junior School

**The site is within 500m of a secondary school:**

- Sandwich Technology 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 - Negligible (0)

The site is within 2,000m of a railway station:

- Sandwich

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:

- Sandwich Junior School

The site is within 500m of a secondary school:

- Sandwich Technology 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 (-?)

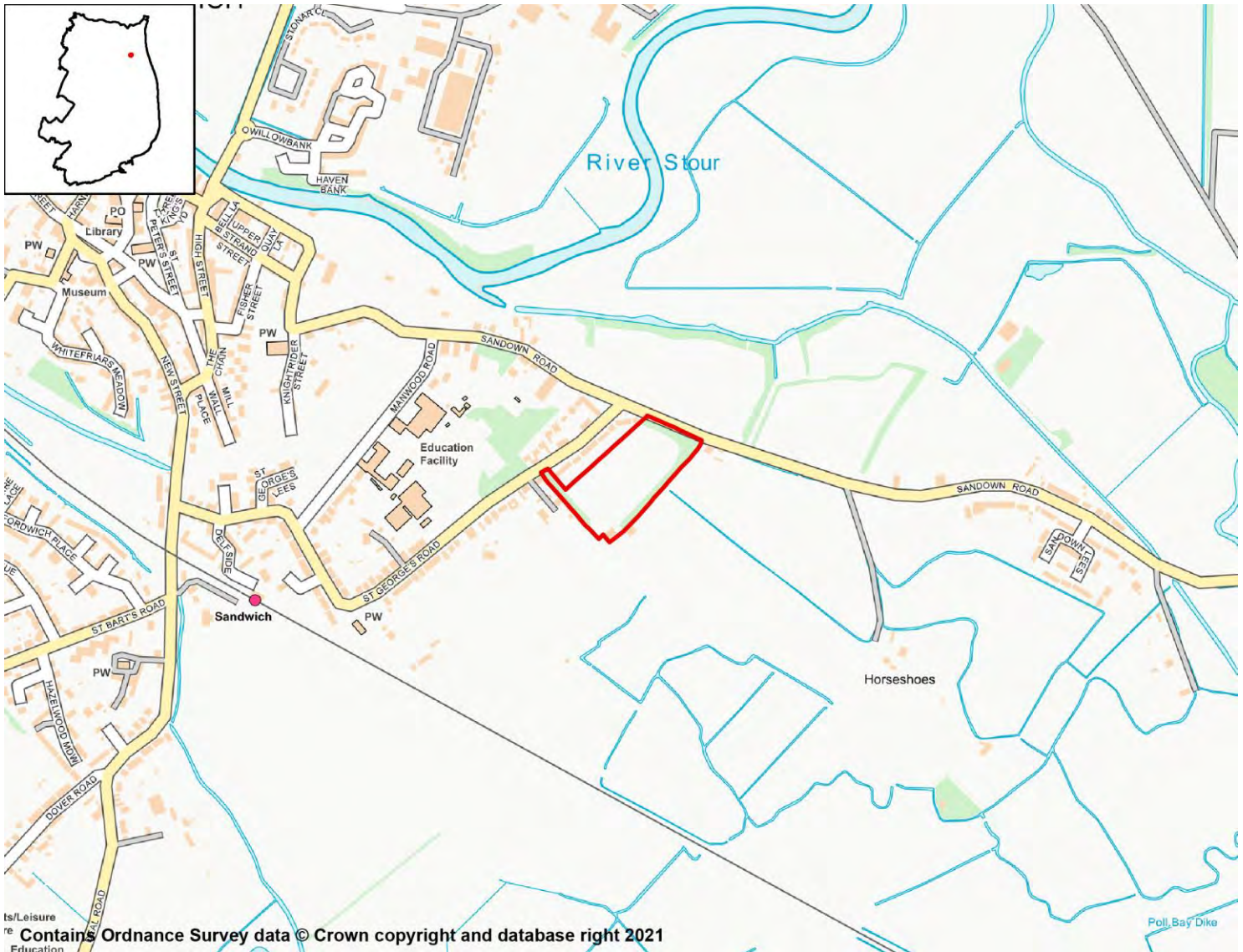
**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

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

## Land at Archers Low Farm, St George's Road, Sandwich 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 1,200m of an NHS GP Surgery:**

- Sandwich Medical Practice
- The Butchery 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:

- Sandwich Infant School
- Sandwich Junior School

The site is within 500m of a secondary school:

- Sir Roger Manwood's 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:

- Sandwich Industrial Estate

The site is within 800m of a town centre:

- Sandwich 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 within 500m of a railway station:

- Sandwich

The site is within 300m of a bus stop.

The site is within 1,200m of an NHS GP Surgery:

- Sandwich Medical Practice
- The Butchery 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:**

- Sandwich Infant School
- Sandwich Junior School

**The site is within 500m of a secondary school:**

- Sir Roger Manwood's 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:**

- Sandwich Industrial Estate

**The site is within 800m of a town centre:**

- Sandwich 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 positive (+)**

**The site is within 500m of a railway station:**

- Sandwich

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

**The site is within 1,200m of an NHS GP Surgery:**

- Sandwich Medical Practice
- The Butchery 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:**

- Sandwich Infant School
- Sandwich Junior School

**The site is within 500m of a secondary school:**

- Sir Roger Manwood's 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:**

- Sandwich Industrial Estate

**The site is within 800m of a town centre:**

- Sandwich 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.**

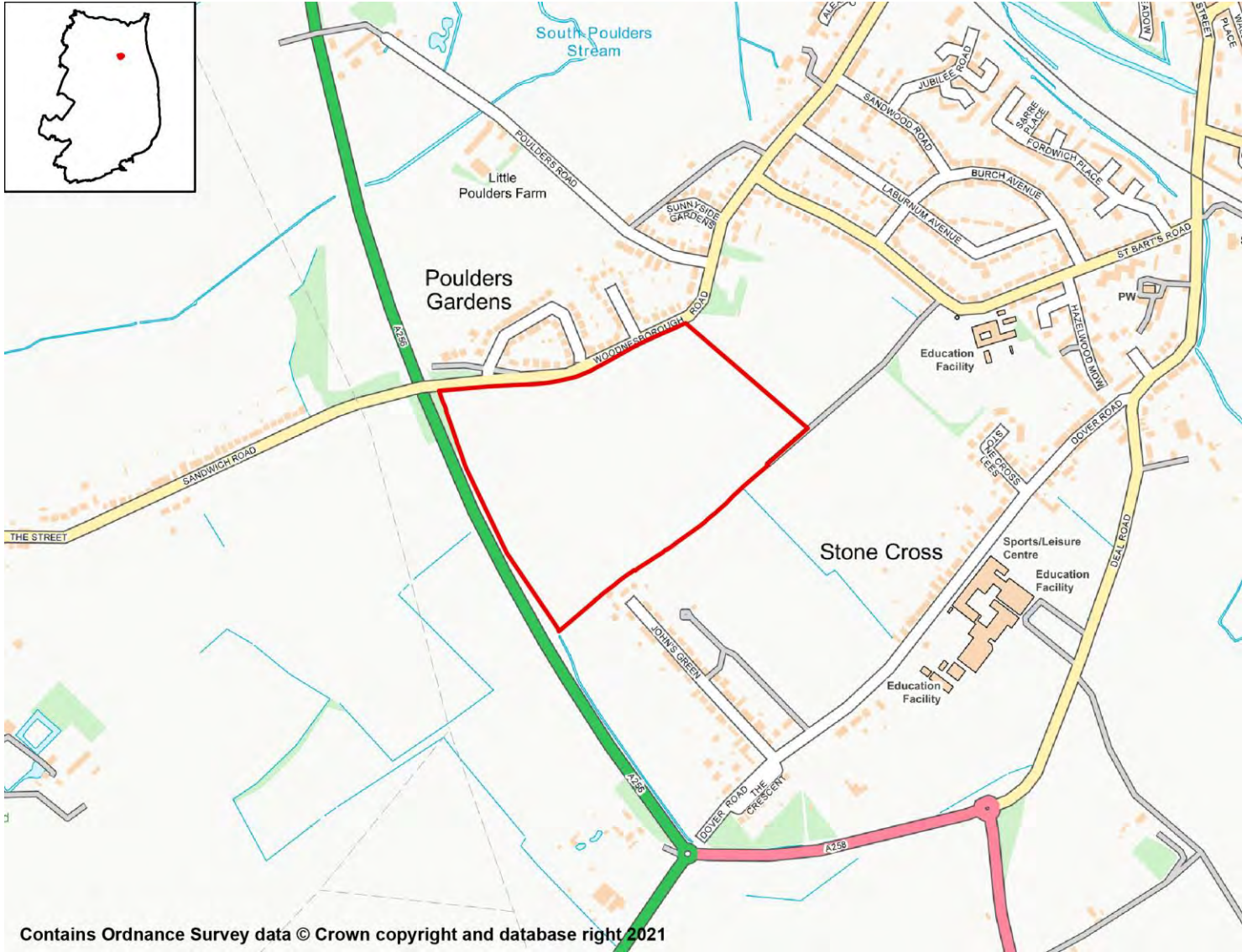
## SA Objective 11: Landscape

**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 to John's Green and Rose Nursery, Dover Road, Sandwich

### 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 1,200m of an NHS GP Surgery:

- Sandwich Medical Practice

- The Butchery 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:**

- Sandwich Junior School

**The site is within 500m of a secondary school:**

- Sandwich Technology 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:**

- Sandwich Industrial Estate

**The site is within 1,200m of a town centre:**

- Sandwich 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 not 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 positive (+)**

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

- Sandwich

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

**The site is within 1,200m of an NHS GP Surgery:**

- Sandwich Medical Practice
- The Butchery 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:**

- Sandwich Junior School

**The site is within 500m of a secondary school:**

- Sandwich Technology 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:**

- Sandwich Industrial Estate

**The site is within 1,200m of a town centre:**

- Sandwich 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 positive (+)**

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

- Sandwich

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

**The site is within 1,200m of an NHS GP Surgery:**

- Sandwich Medical Practice
- The Butchery 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:**

- Sandwich Junior School

**The site is within 500m of a secondary school:**

- Sandwich Technology 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:**

- Sandwich Industrial Estate

**The site is within 1,200m of a town centre:**

- Sandwich 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 (-?)**

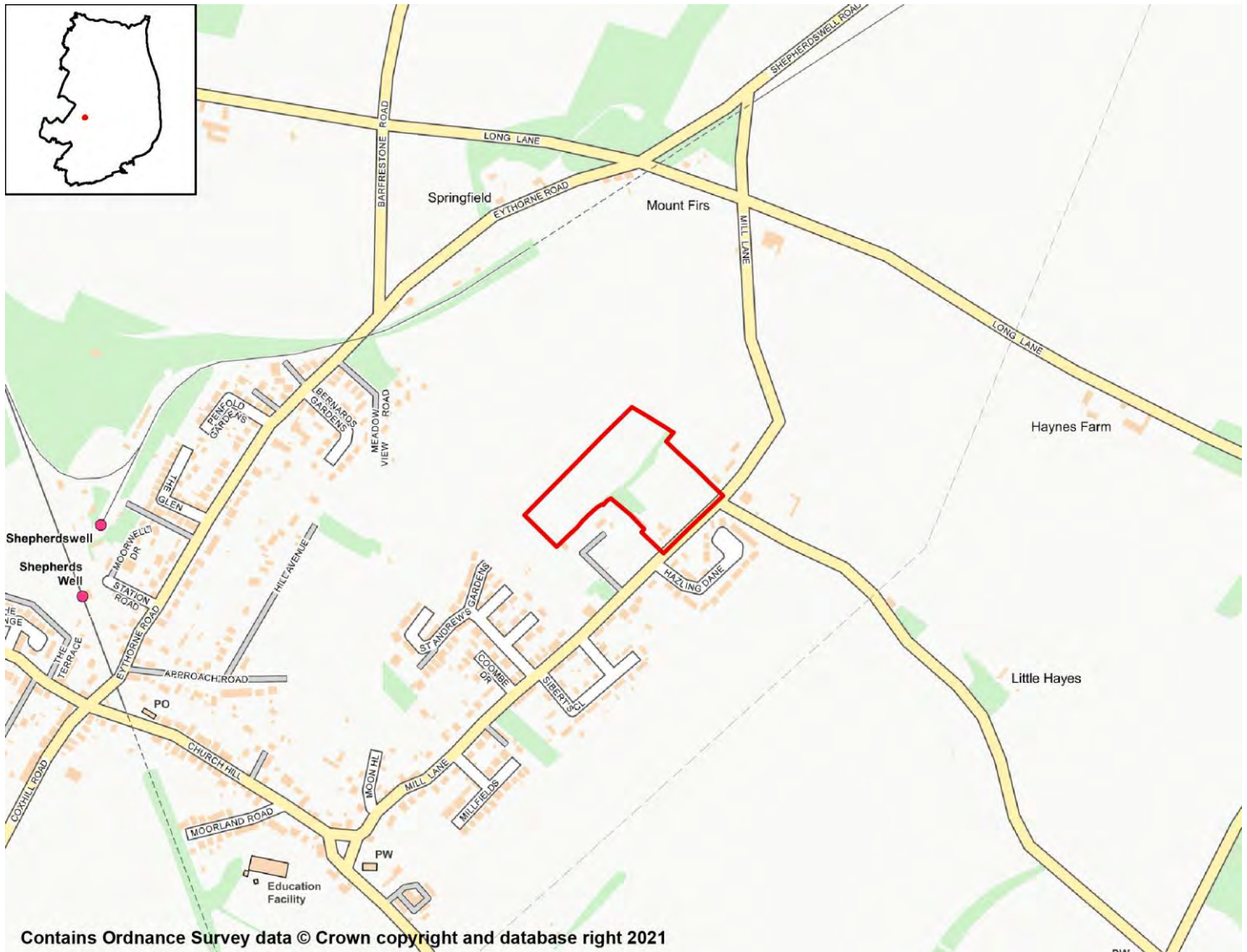
**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**

# Shepherdswell

## Residential Sites

## Land off Mill 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 within 400m of an NHS GP Surgery:

- Shepherdswell 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:**

- Sibertswold Church of England Primary School at Shepherdswell

**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 positive (+)**

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

- Shepherds Well
- Shepherdswell

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

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

- Shepherdswell 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:**

- Sibertswold Church of England Primary School at Shepherdswell

**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 positive (+)

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

- Shepherds Well
- Shepherdswell

The site is within 300m of a bus stop.

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

- Shepherdswell 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:

- Sibertswold Church of England Primary School at Shepherdswell

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.

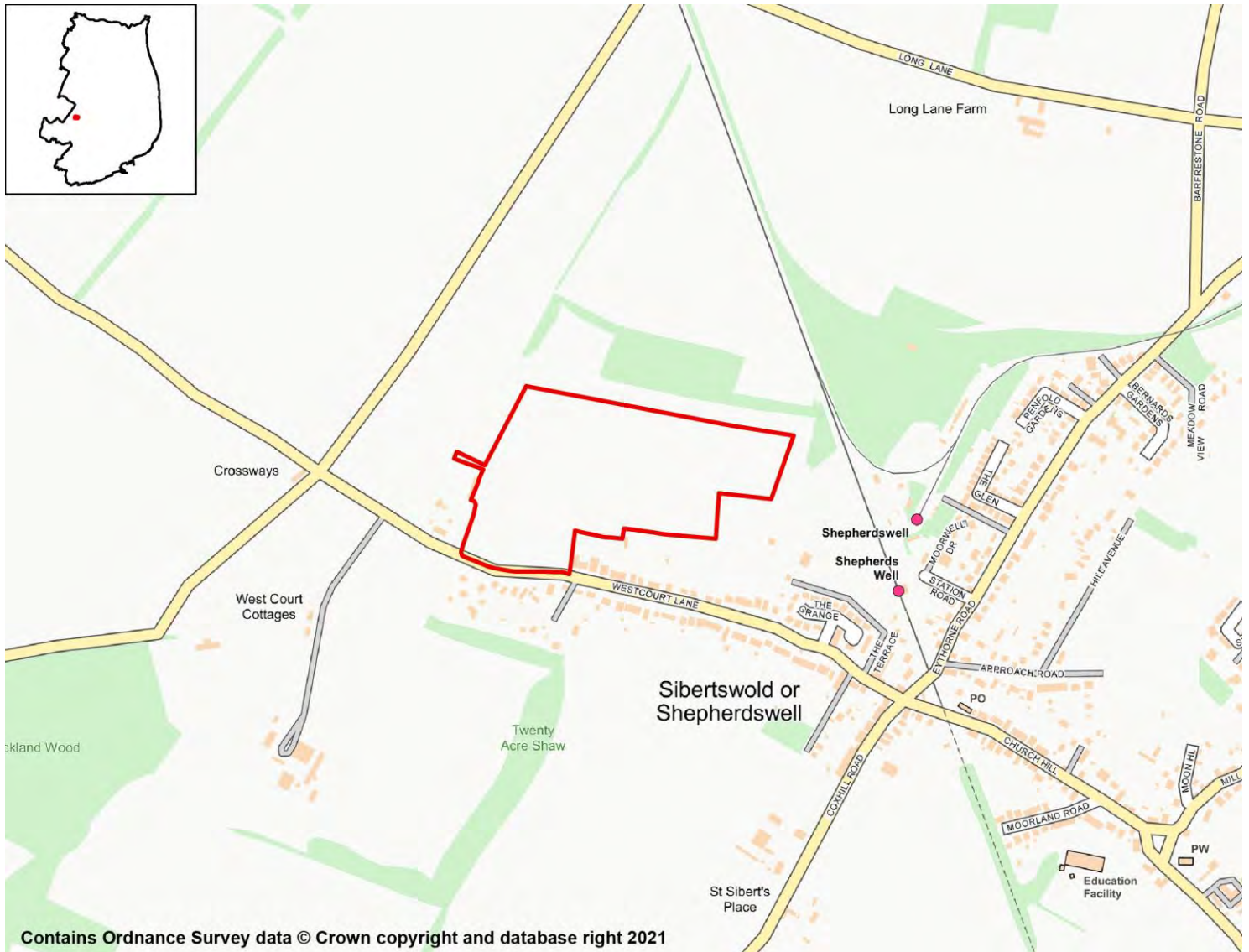
## SA Objective 11: Landscape

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.

## Land to the north of Westcourt Lane, Shepherdswell

### 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:

- Shepherdswell 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:**

- Sibertswold Church of England Primary School at Shepherdswell

**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 negative (-)

**The site is within 500m of a railway station:**

- Shepherds Well
- Shepherdswell

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

**The site is within 1,200m of an NHS GP Surgery:**

- Shepherdswell 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:**

- Sibertswold Church of England Primary School at Shepherdswell



**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.**

**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 within 500m of a railway station:**

- Shepherds Well
- Shepherdswell

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

**The site is within 1,200m of an NHS GP Surgery:**

- Shepherdswell 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:**

- Sibertswold Church of England Primary School at Shepherdswell

**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 - 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
- Woods near 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 - 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 at Shepherdswell, between St Andrew's Gardens, Mill Lane and Meadow View Road

### 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 400m of an NHS GP Surgery:

- Shepherdswell 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:**

- Sibertswold Church of England Primary School at Shepherds Well

**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 positive (+)

**The site is within 500m of a railway station:**

- Shepherds Well
- Shepherds Well

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

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

- Shepherds Well 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:**

- Sibertswold Church of England Primary School at Shepherds Well

**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 positive (+)**

**The site is within 500m of a railway station:**

- Shepherds Well
- Shepherdswell

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

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

- Shepherdswell 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:**

- Sibertswold Church of England Primary School at Shepherdswell

**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:**

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

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

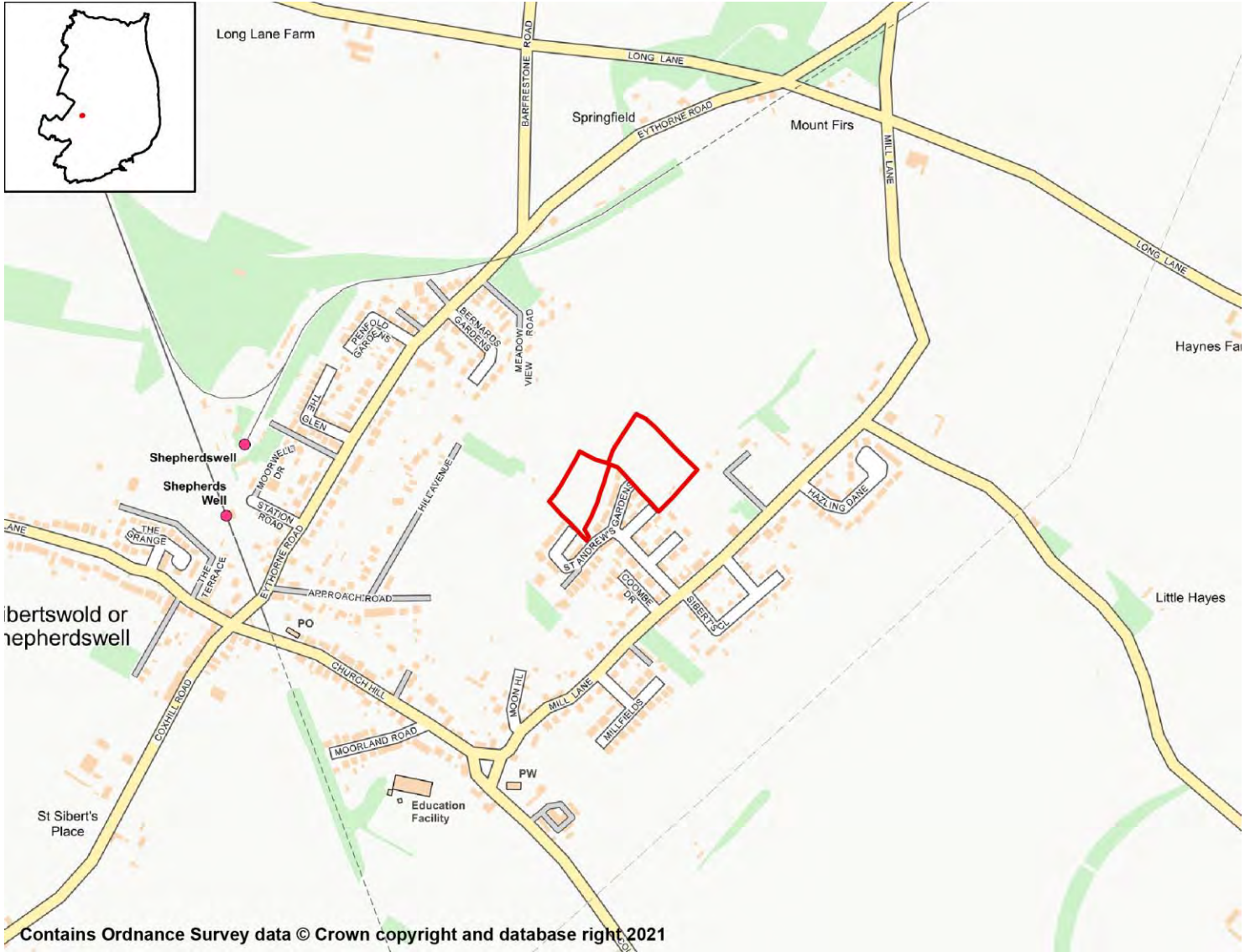
## **SA Objective 11: Landscape**

**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 at Shepherdswell, between St Andrew's Gardens, Mill Lane and Meadow View Road

### 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 400m of an NHS GP Surgery:

- Shepherdswell 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:**

- Sibertswold Church of England Primary School at Shepherdswell

**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 positive (+)

**The site is within 500m of a railway station:**

- Shepherdswell

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

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

- Shepherdswell 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:**

- Sibertswold Church of England Primary School at Shepherdswell



**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 positive (+)**

**The site is within 500m of a railway station:**

- Shepherdswell

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

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

- Shepherdswell 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:**

- Sibertswold Church of England Primary School at Shepherdswell

**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:

- 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 - 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 at Shepherdswell, between St Andrew's Gardens, Mill Lane and Meadow View Road

### 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 400m of an NHS GP Surgery:

- Shepherdswell 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:**

- Sibertswold Church of England Primary School at Shepherdswell

**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 positive (+)

**The site is within 500m of a railway station:**

- ShepherdswellSHE004r2

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

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

- Shepherdswell 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:**

- Sibertswold Church of England Primary School at Shepherdswell

**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 positive (+)**

**The site is within 500m of a railway station:**

- ShepherdswellSHE004r2

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

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

- Shepherdswell 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:**

- Sibertswold Church of England Primary School at Shepherdswell

**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:

- 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 - 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 west of Coxhill Road, Shepherdswell

### 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:

- Shepherdswell 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:**

- Sibertswold Church of England Primary School at Shepherdswell

**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 - Negligible (0)

**The site is within 500m of a railway station:**

- Shepherds Well
- Shepherdswell

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

**The site is within 1,200m of an NHS GP Surgery:**

- Shepherdswell 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:**

- Sibertswold Church of England Primary School at Shepherdswell



**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 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 - Negligible (0)**

**The site is within 500m of a railway station:**

- Shepherds Well
- Shepherds Well

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

**The site is within 1,200m of an NHS GP Surgery:**

- Shepherds Well 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:**

- Sibertswold Church of England Primary School at Shepherds Well

**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.**

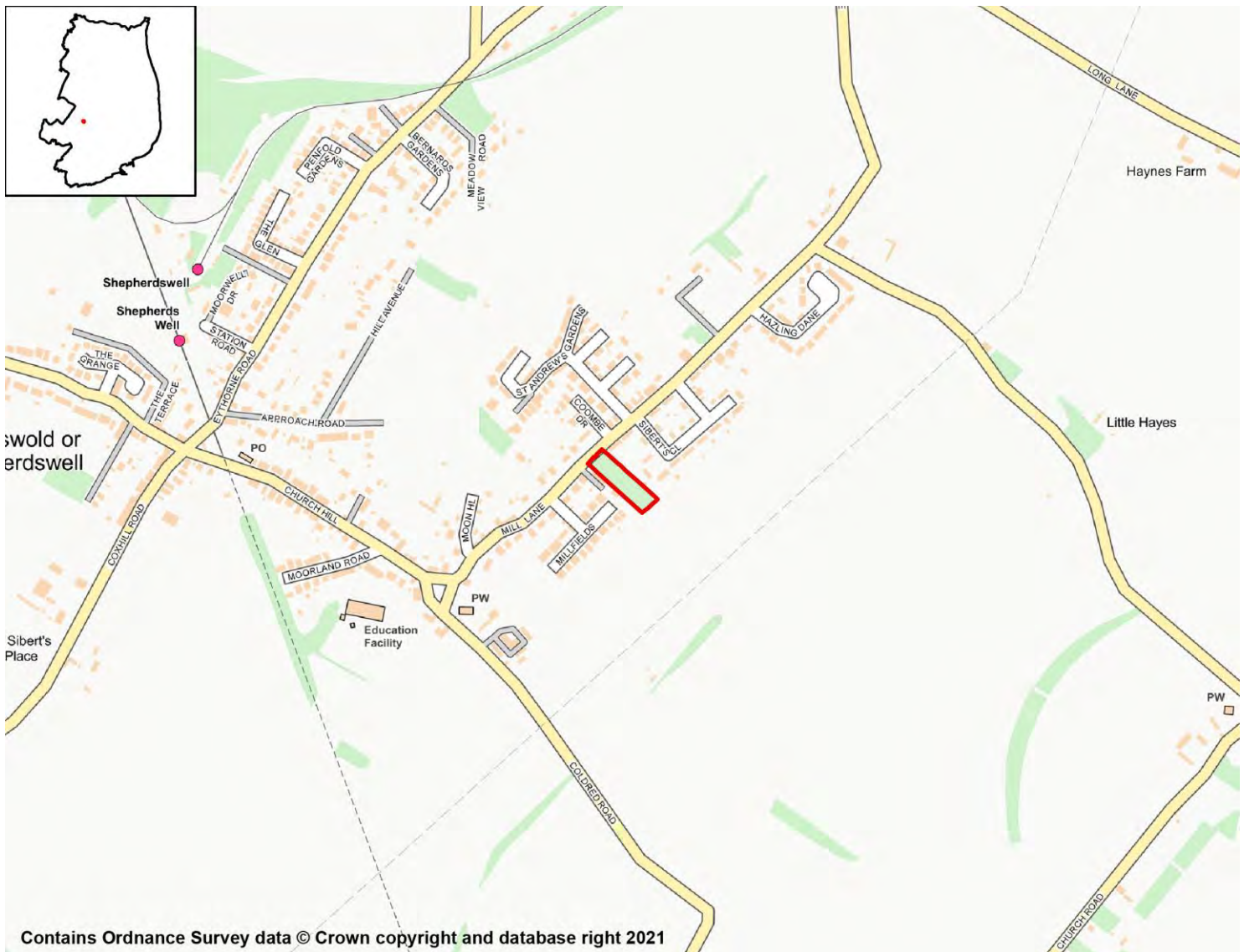
## **SA Objective 11: Landscape**

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

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

## Land off Mill Lane, Shepherdswell

### 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:

- Shepherdswell 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:**

- Sibertswold Church of England Primary School at Shepherdswell

**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 positive (+)**

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

- Shepherds Well
- Shepherdswell

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

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

- Shepherdswell 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:**

- Sibertswold Church of England Primary School at Shepherdswell

**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 positive (+)

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

- Shepherds Well
- Shepherdswell

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

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

- Shepherdswell 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:**

- Sibertswold Church of England Primary School at Shepherdswell

**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 opposite the Connifers; Coldred 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:

- Shepherdswell 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:**

- Sibertswold Church of England Primary School at Shepherdswell

**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:**

- Shepherds Well
- Shepherdswell

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

**The site is within 1,200m of an NHS GP Surgery:**

- Shepherdswell 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:**

- Sibertswold Church of England Primary School at Shepherdswell

**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 within 2,000m of a railway station:**

- Shepherds Well
- Shepherdswell

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

**The site is within 1,200m of an NHS GP Surgery:**

- Shepherdswell 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:**

- Sibertswold Church of England Primary School at Shepherdswell

**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**

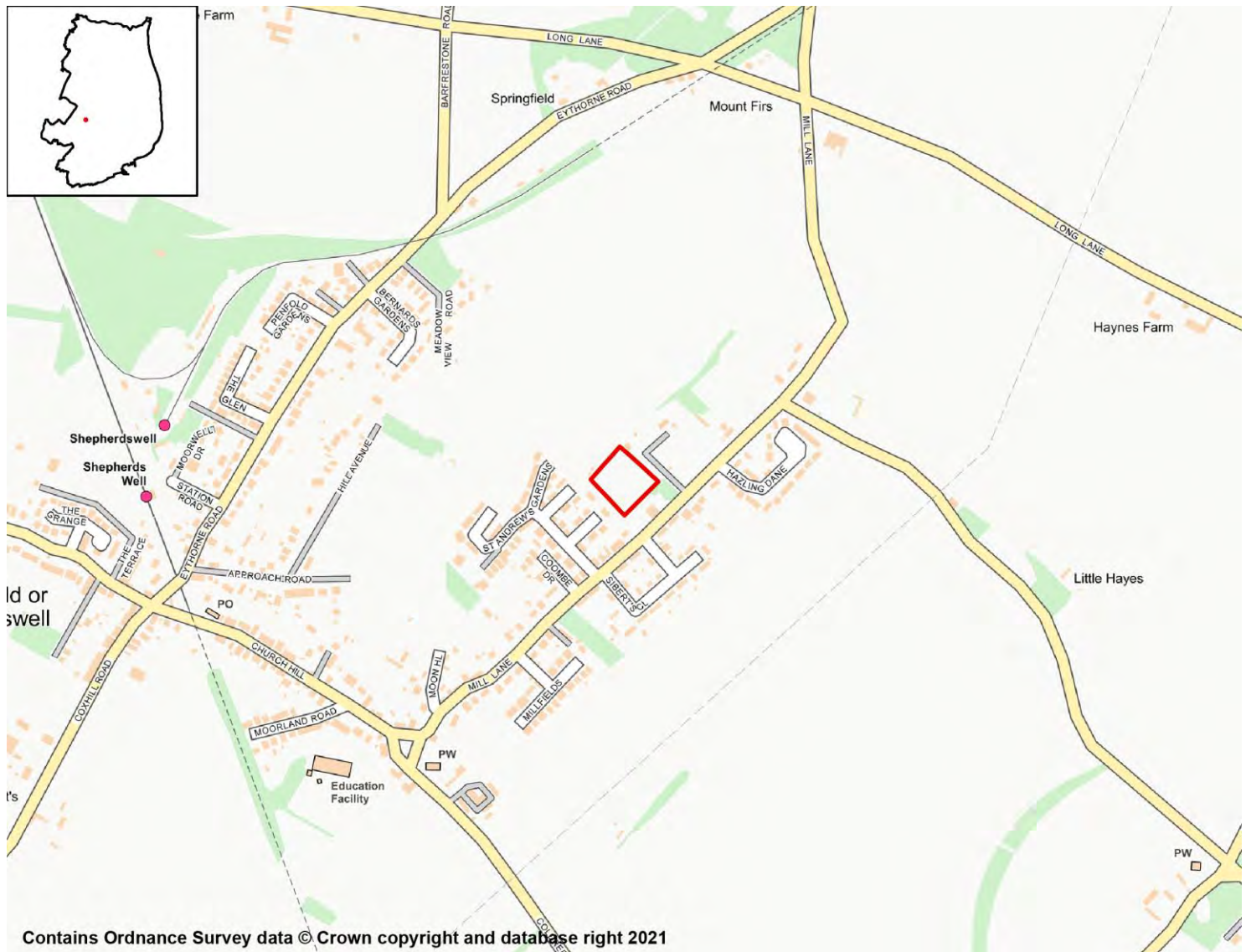
**SA Effect - Minor negative/Uncertain (-?)**

**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.**



## 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:

- Shepherdswell 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:**

- Sibertswold Church of England Primary School at Shepherdswell

**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 positive (+)**

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

- Shepherds Well
- Shepherdswell

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

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

- Shepherdswell 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:**

- Sibertswold Church of England Primary School at Shepherdswell

**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 positive (+)

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

- Shepherds Well
- Shepherdswell

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

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

- Shepherdswell 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:**

- Sibertswold Church of England Primary School at Shepherdswell

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

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

# St Margaret's at Cliffe

## Residential Sites

## Land adjacent to Reach Road bordering Reach Court Farm and rear of properties on Roman Way

### 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:

- St Margarets 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:**

- St Margaret's-at-Cliffe 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 600m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- St Margarets 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:**

- St Margaret's-at-Cliffe 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.

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 within 800m of an NHS GP Surgery:

- St Margarets 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:

- St Margaret's-at-Cliffe 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 - 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.**

## Land at New Townsend Farm, Station Road, St Margaret's 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:

- St Margarets 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:**

- St Margaret's-at-Cliffe 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 within 1,200m of an NHS GP Surgery:**

- St Margarets 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:**

- St Margaret's-at-Cliffe 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 1.

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 1,200m of an NHS GP Surgery:

- St Margarets 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:

- St Margaret's-at-Cliffe 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?)**

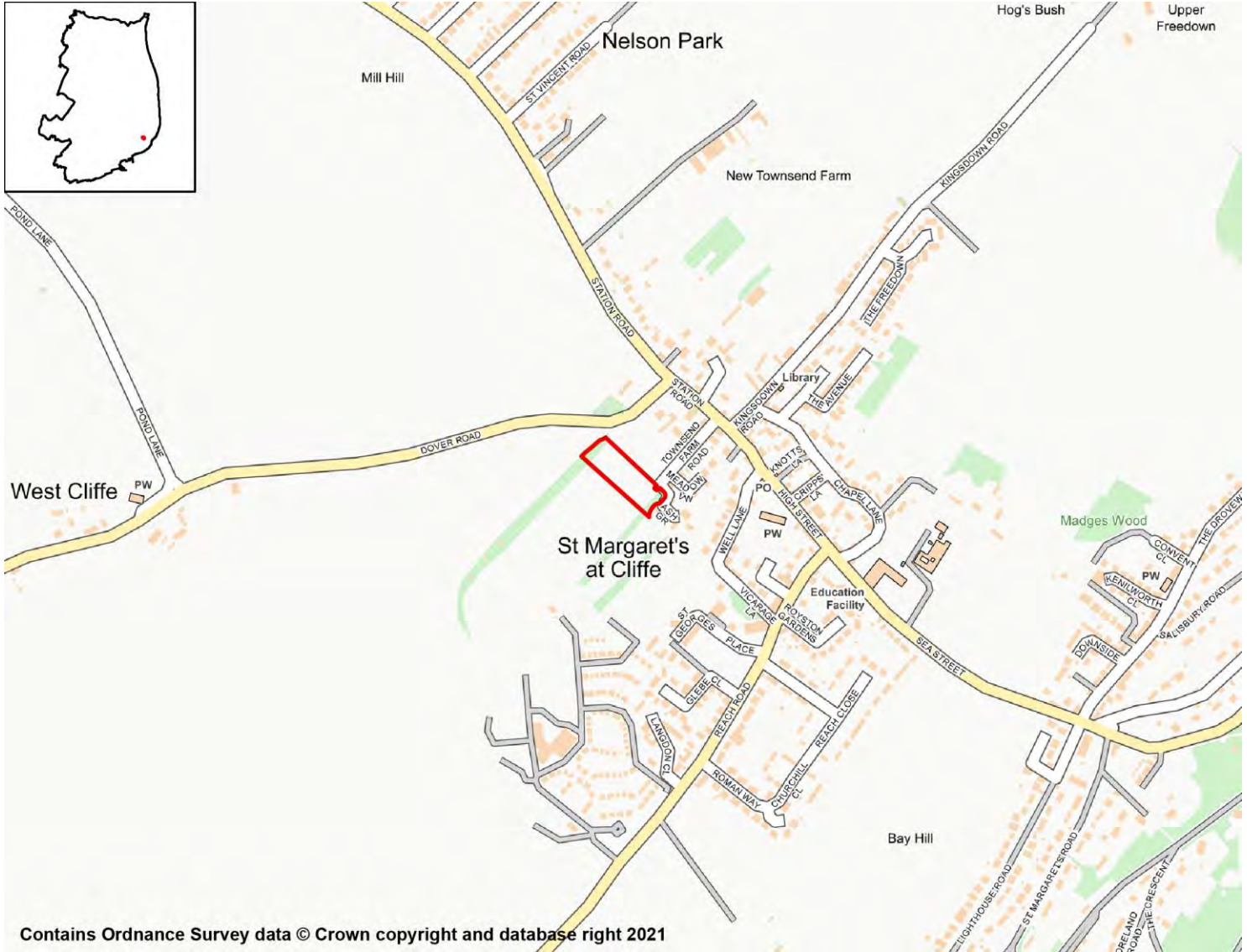
**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

# STM007 (SAP39)

# St Margaret's at Cliffe

## Land to the west of Townsend Farm Road, St Margaret's at Cliffe (Site B)

### Proposed Use - Residential



Contains Ordnance Survey data © Crown copyright and database right 2021

## 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:

- St Margarets 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:**

- St Margaret's-at-Cliffe 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 within 800m of an NHS GP Surgery:**

- St Margarets 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:**

- St Margaret's-at-Cliffe 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 1.

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 800m of an NHS GP Surgery:

- St Margarets 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:

- St Margaret's-at-Cliffe 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 - Significant negative/Uncertain (--?)

**The site has been judged by Council officers to have the potential to significantly 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 west of Townsend Farm Road, St Margarets at Cliffe (Site A)

### Proposed Use - Residential



Contains Ordnance Survey data © Crown copyright and database right 2021

### 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:

- St Margarets 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:**

- St Margaret's-at-Cliffe 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 within 800m of an NHS GP Surgery:**

- St Margarets 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:**

- St Margaret's-at-Cliffe 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 1.

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 800m of an NHS GP Surgery:

- St Margarets 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:

- St Margaret's-at-Cliffe 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 - Significant negative/Uncertain (--?)

**The site has been judged by Council officers to have the potential to significantly 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 located between Salisbury Road and The Drove Way, St Margaret's at Cliffe

### 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:

- St Margarets 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:**

- St Margaret's-at-Cliffe 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 1,000m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- St Margarets 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:**

- St Margaret's-at-Cliffe 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 1,000m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- St Margarets 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:

- St Margaret's-at-Cliffe 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.**

# STM011\*

# St Margaret's at Cliffe

## Land to the north of Salisbury Road, St Margaret's at Cliffe

### 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:

- St Margarets 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:**

- St Margaret's-at-Cliffe 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 1,000m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- St Margarets 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:**

- St Margaret's-at-Cliffe 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 1,000m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- St Margarets 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:

- St Margaret's-at-Cliffe 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 to the south of The Droveaway; north of Salisbury Road; St Margaret's at Cliffe

Proposed Use - Residential



Contains Ordnance Survey data © Crown copyright and database right 2021

## 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:

- St Margarets 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:**

- St Margaret's-at-Cliffe 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 1,000m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- St Margarets 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:**

- St Margaret's-at-Cliffe 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 1,000m of a bus stop.**

**The site is within 800m of an NHS GP Surgery:**

- St Margarets 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:**

- St Margaret's-at-Cliffe 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

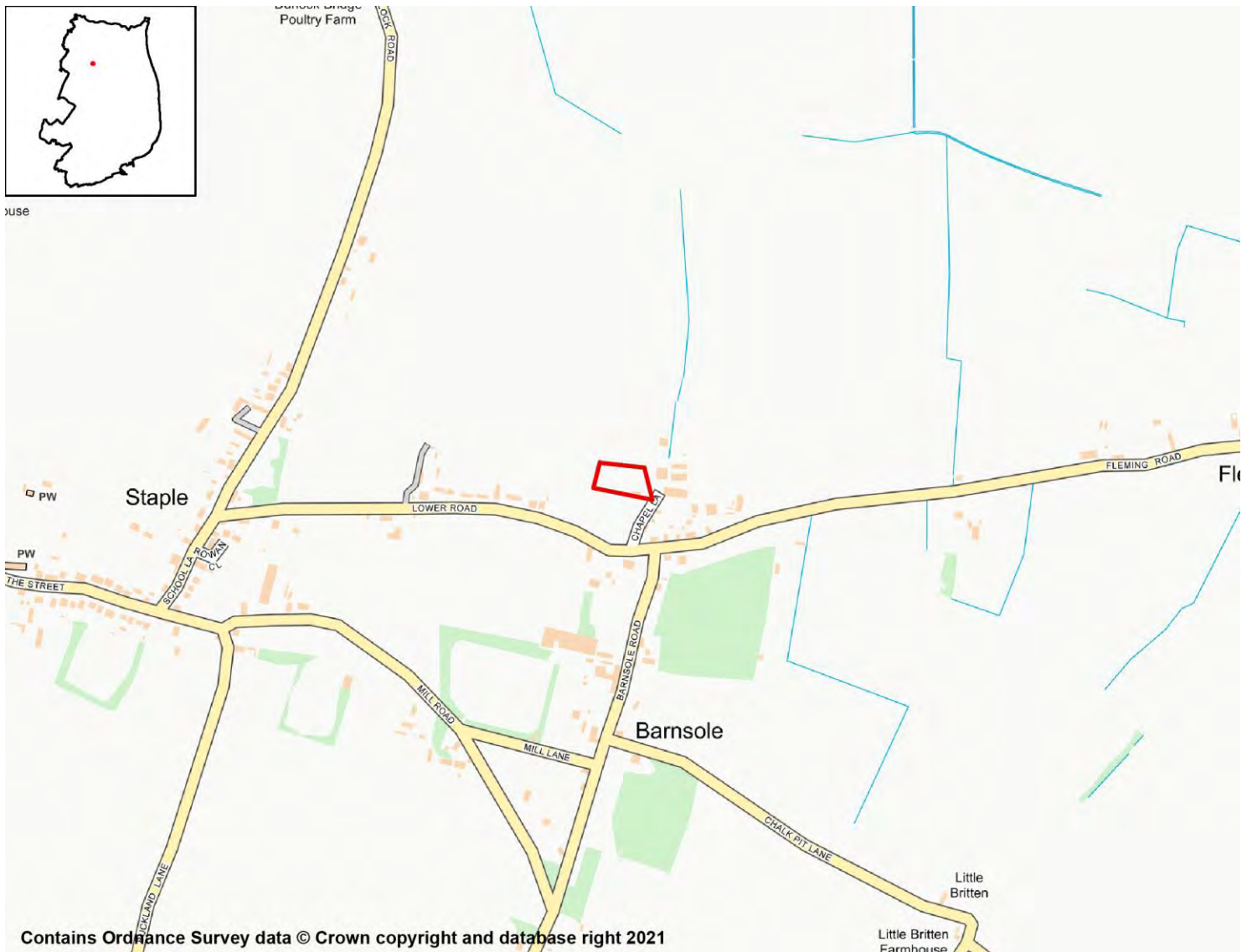
### SA Effect - Minor negative/Uncertain (-?)

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

# Staple Residential Sites

## The Barn, Chapel Lane, Barnsole

### 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 - Significant negative (--)

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

The site is not within 1,000m 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 - 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 - Significant negative (--)

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

The site is not within 1,000m 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.**



# STA004 (SAP54)

Staple

## Land at Durlock Road, Staple

### 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 not within 1,000m 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 - 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 not within 1,000m 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 - Significant negative/Uncertain (--?)**

The site has been judged by Council officers to have the potential to significantly 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.

# STA008\*

Staple

## Mill Road, Staple - smaller site

### 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 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 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 - Significant negative (--)

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

The site is not within 1,000m 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 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 - Significant negative (--)

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

The site is not within 1,000m 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 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 - Significant negative/Uncertain (--?)**

The site has been judged by Council officers to have the potential to significantly 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.





### 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 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 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 - Significant negative (--)

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

The site is not within 1,000m 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 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 - Significant negative (--)

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

The site is not within 1,000m 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 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 - Significant negative/Uncertain (--?)**

The site has been judged by Council officers to have the potential to significantly 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.

# STA009\*

Staple

## Land North of Lower Road and to the East of Durlock Road, Staple (SUT03)

### Proposed Use - Residential



Contains Ordnance Survey data © Crown copyright and database right 2021

## 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 not within 1,000m 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 not within 1,000m 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 - Significant negative/Uncertain (--?)**

The site has been judged by Council officers to have the potential to significantly 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.



# STA010\*

Staple

Land between Fairview and Chapel Lane, Lower Road/Fleming Road, Barnsole

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 - Significant negative (--)**

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

**The site is not within 1,000m 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 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 - 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 - Significant negative (--)

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

The site is not within 1,000m 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 - 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?)

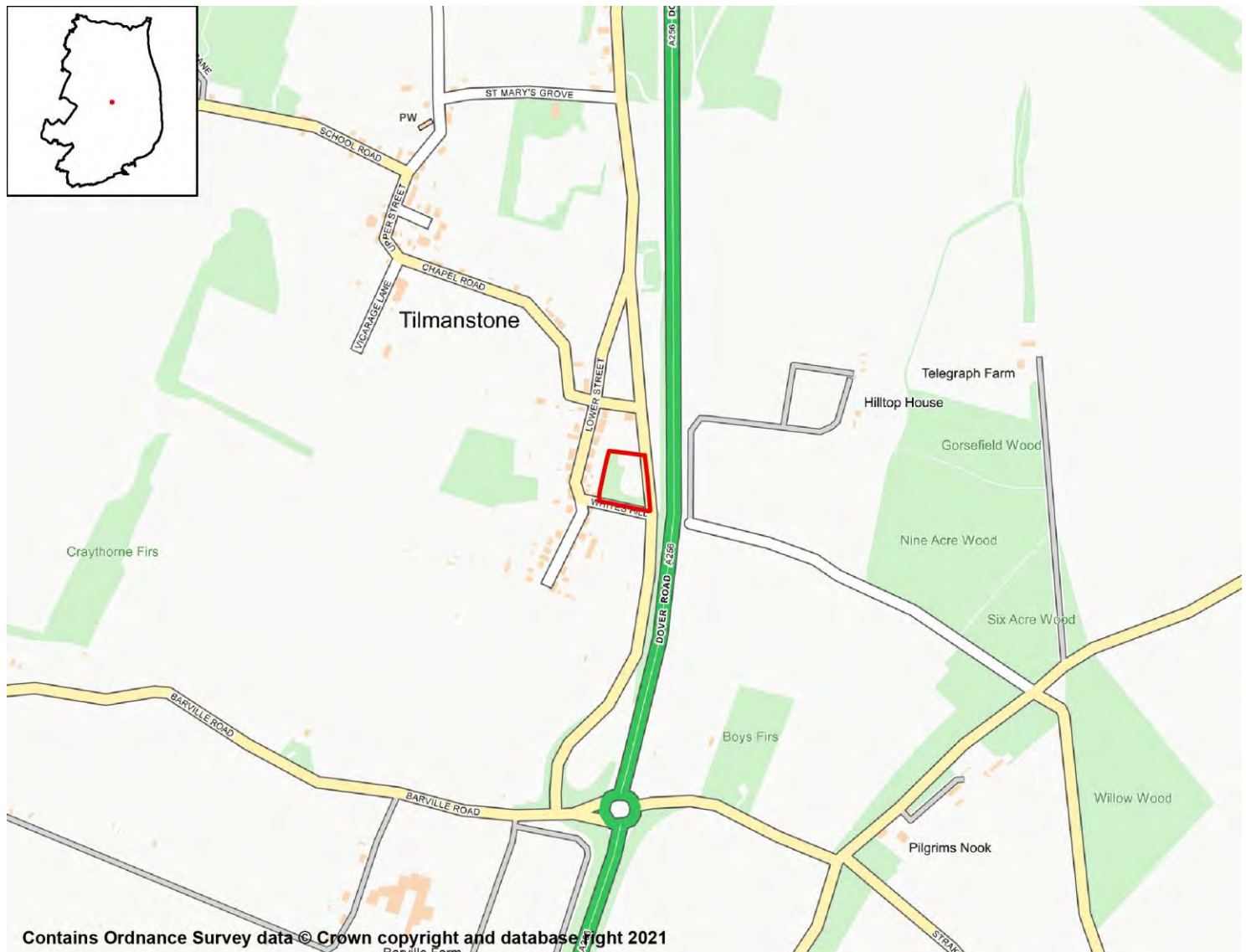
**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

# Tilmanstone

## Residential Sites

## Land on the west side of Dover Road

### 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 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 - Significant negative (--)

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 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 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 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 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 - Negligible/Uncertain (0?)**

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

# West Hougham

## Residential Sites

## Land to the north east of Broadside Lane and to the rear of Jubilee Cottage, West Hougham

### 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 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 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 - 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.**



## 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 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 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 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?)**

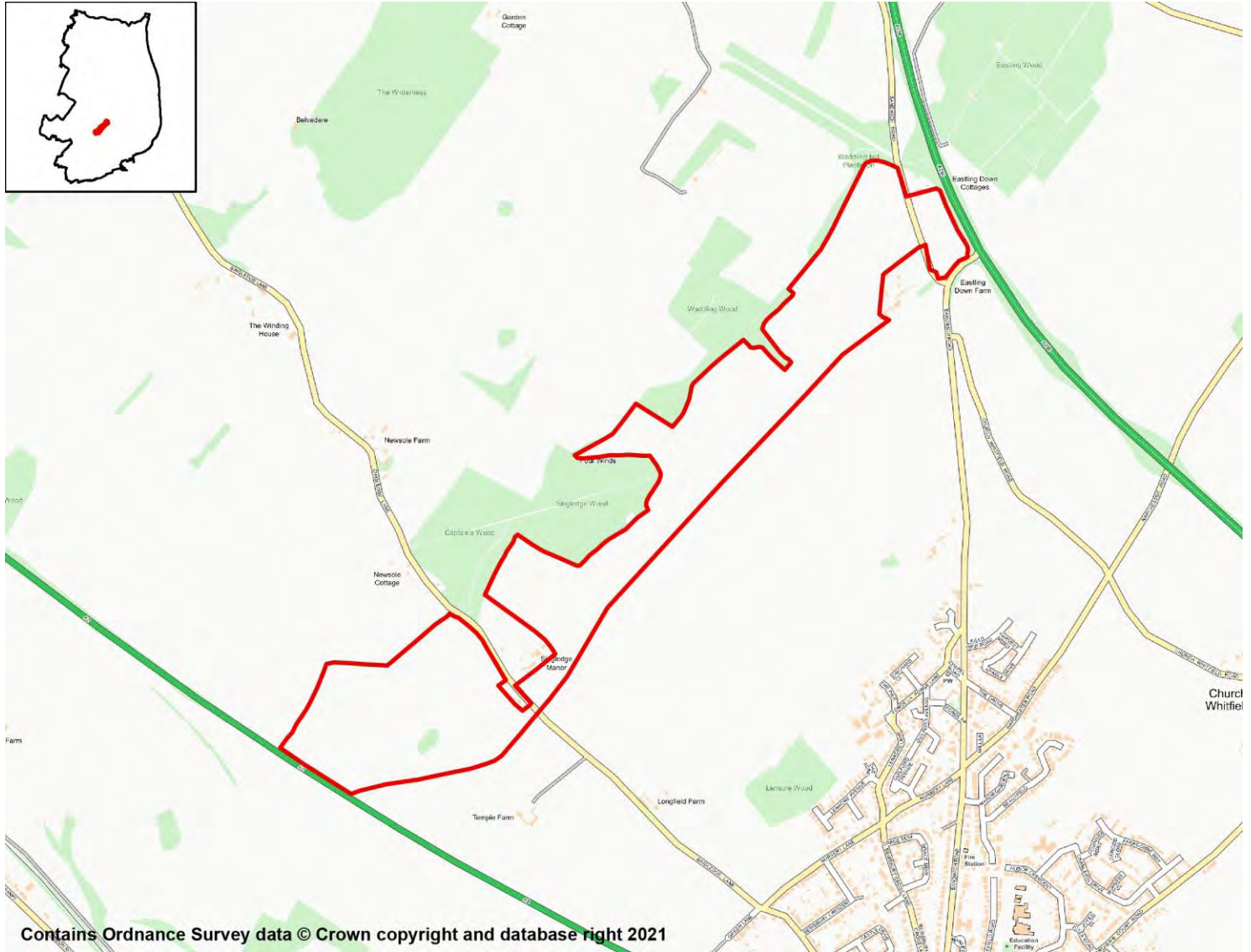
**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

# Whitfield

## Residential Sites

## Land to the north west of Whitfield's current housing land allocation

### 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 within 2,000m of Strategic Employment Sites/Enterprise Zones:

- The Port Zone, Old Park, Dover

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 not 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 within 2,000m of a railway station:

- Kearsney

The site is within 1,000m 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 within 2,000m of Strategic Employment Sites/Enterprise Zones:

- The Port Zone, Old Park, Dover

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.

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 within 2,000m of a railway station:

- Kearsney

The site is within 1,000m 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 within 2,000m of Strategic Employment Sites/Enterprise Zones:

- The Port Zone, Old Park, Dover

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 less than 250m from the following designated sites:**

- Ancient woodland
- Captain's Wood and Singledge Wood, Whitfield
- Eastling Wood, Ashley

**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.**

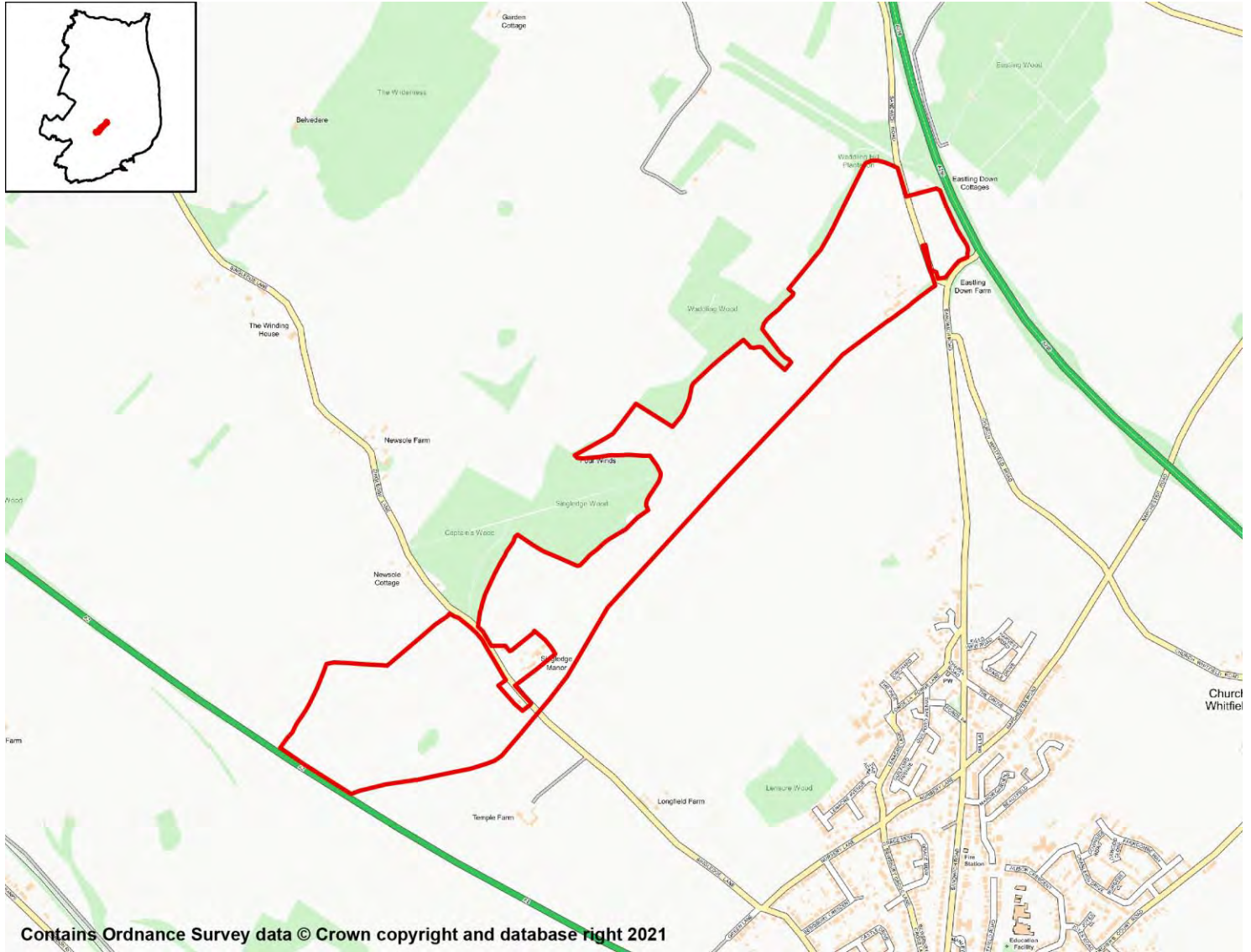
## SA Objective 11: Landscape

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

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

## Land to the north west of Whitfield's current housing land allocation

### 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 within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- The Port Zone, Old Park, Dover

**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 not 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 within 2,000m of a railway station:**

- Kearsney

**The site is within 1,000m 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 within 2,000m of Strategic Employment Sites/Enterprise Zones:**

- The Port Zone, Old Park, Dover

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.

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 within 2,000m of a railway station:

- Kearsney

The site is within 1,000m 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 within 2,000m of Strategic Employment Sites/Enterprise Zones:

- The Port Zone, Old Park, Dover

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 less than 250m from the following designated sites:**

- Ancient woodland
- Captain's Wood and Singledge Wood, Whitfield
- Eastling Wood, Ashley

**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.**

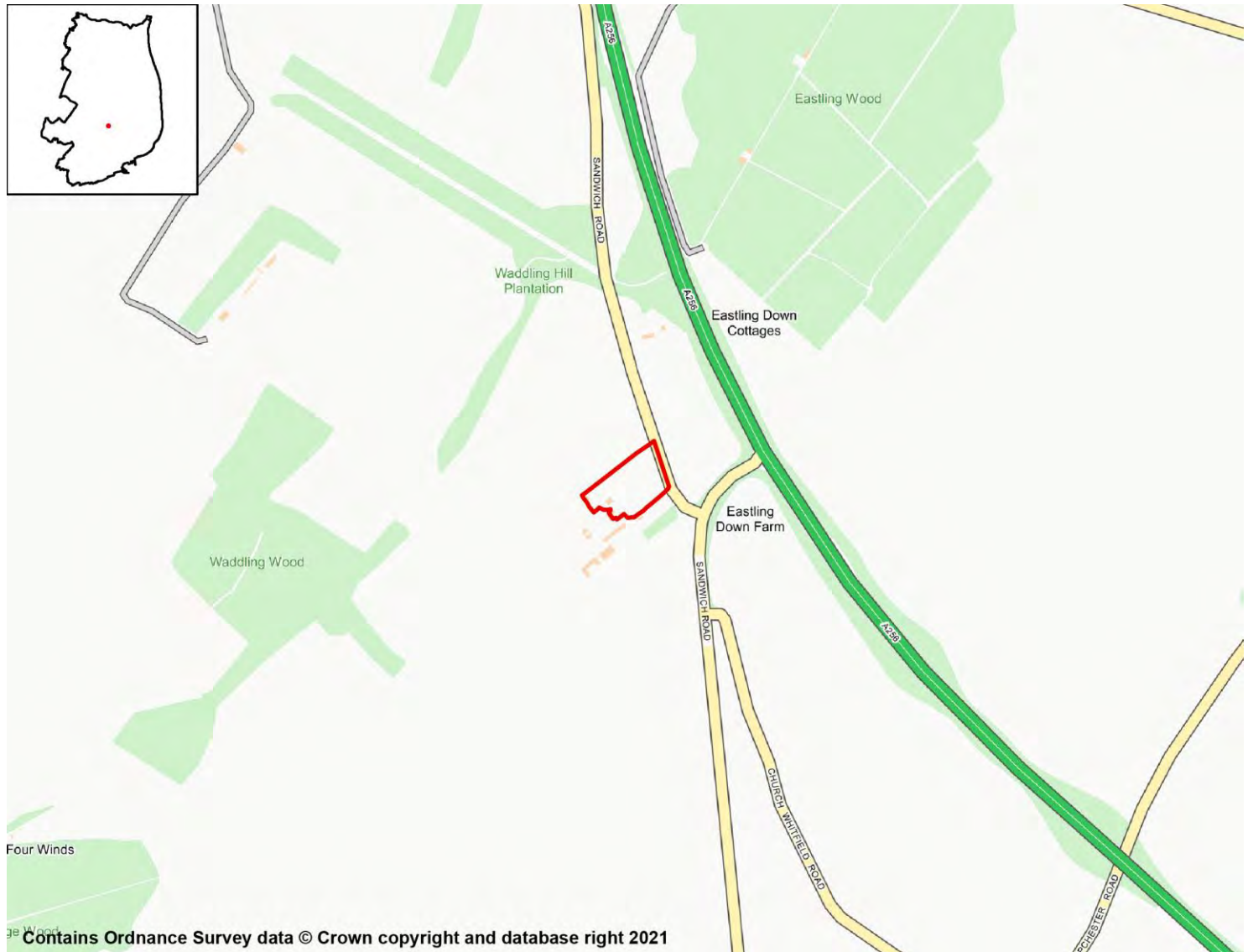
## SA Objective 11: Landscape

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

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

# Eastling Down Farm, Sandwich Road, Waldershare

## 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 - Minor negative (-)**

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 in close proximity to a road/railway line that generates noise pollution above 50/55dB at night and/or 55/60dB during the day.

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 - Significant negative (--)**

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

The site is not within 1,000m 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 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 - Significant negative (--)

- The site is not within 2,000m of a railway station.
- The site is not within 1,000m 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 does not intersect a Site of Special Scientific Interest Impact Risk Zone.
- The site is less than 250m from the following designated sites:

- Ancient woodland

- Eastling Wood, Ashley

**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 (-?)**

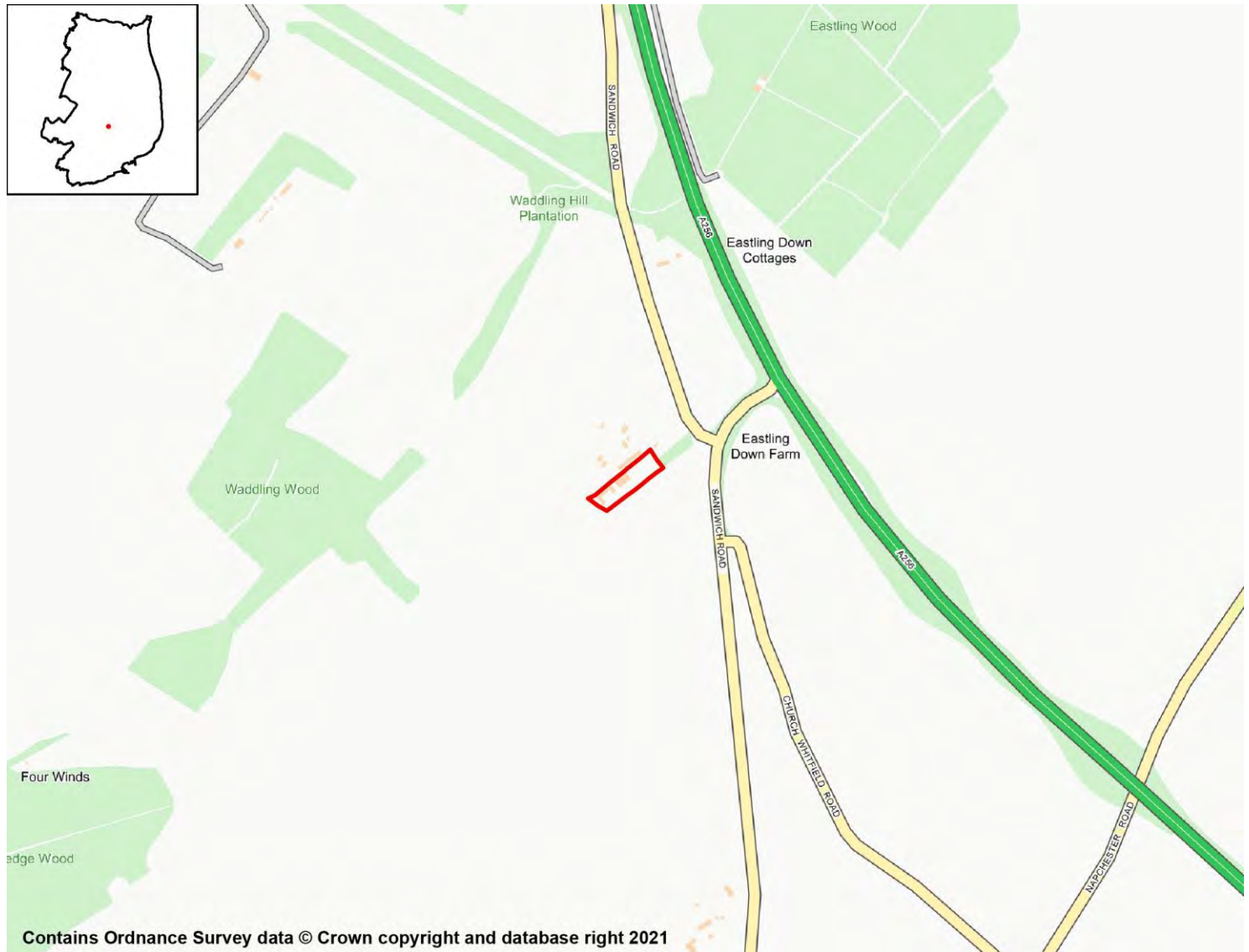
**The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.**

## SA Objective 11: Landscape

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

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

Eastling Down Farm, Sandwich Road, Waldershare  
 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 - Significant negative (--)

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

The site is not within 1,000m 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.
- 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 - Significant negative (--)

- The site is not within 2,000m of a railway station.
- The site is not within 1,000m 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 - Minor negative/Uncertain (-?)**

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

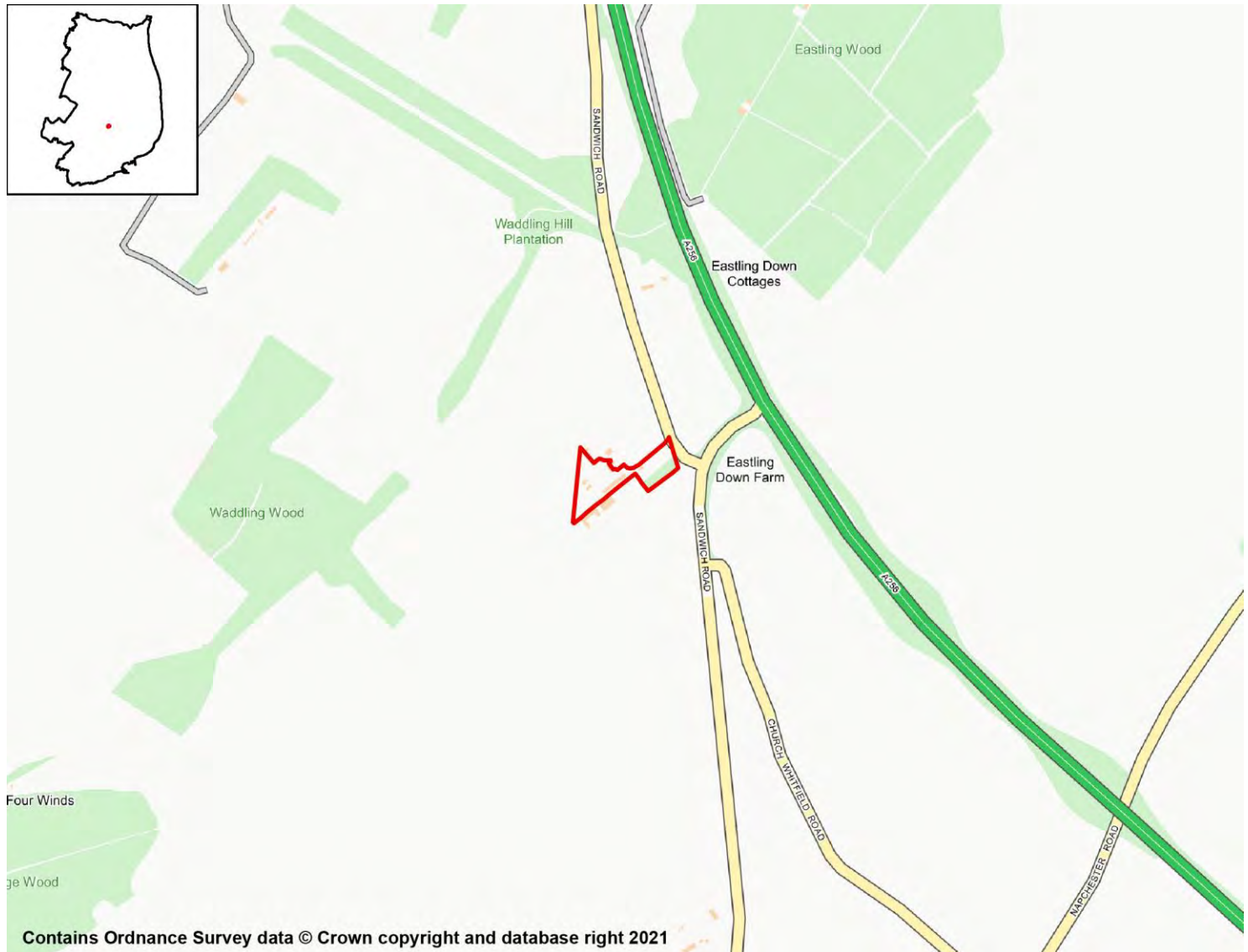
## **SA Objective 11: Landscape**

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

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

## Eastling Down Farm, Sandwich Road, Waldershare

### 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 - Minor negative (-)**

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 in close proximity to a road/railway line that generates noise pollution above 50/55dB at night and/or 55/60dB during the day.

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 - Significant negative (--)**

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

The site is not within 1,000m 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 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 - Significant negative (--)

- The site is not within 2,000m of a railway station.
- The site is not within 1,000m 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 - 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.**

## Field adjacent to Singledge Manor, Singledge Lane, Whitfield

### 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 1200m 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 - Significant negative (--)**

**The site is within 2,000m of a railway station:**

- Kearsney

**The site is not within 1,000m of a bus stop.**

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

**The site is within 1200m 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 - Significant negative (--)

The site is within 2,000m of a railway station:

- Kearsney

The site is not within 1,000m of a bus stop.

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

The site is within 1200m 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 does not intersect a Site of Special Scientific Interest Impact Risk Zone.

The site is less than 250m from the following designated sites:

- Ancient woodland
- Captain's Wood and Singledge Wood, Whitfield

**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.**

## Guide Hut, Sandwich Road, Whitfield

### 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 800m of an NHS GP Surgery:

- The High Street 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:**

- Whitfield Aspen School

**The site is within 2,000m of a secondary school:**

- Dover Christ Church Academy

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

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

- White Cliffs Business Park Phase I, Whitfield, Dover
- The Port Zone, Old Park, Dover
- White Cliffs Business Park Phase II, Whitfield, Dover

**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 within 2,000m of a railway station:**

- Kearsney

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

**The site is within 800m of an NHS GP Surgery:**

- The High Street 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:**

- Whitfield Aspen School

**The site is within 2,000m of a secondary school:**

- Dover Christ Church Academy

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

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

- White Cliffs Business Park Phase I, Whitfield, Dover
- The Port Zone, Old Park, Dover
- White Cliffs Business Park Phase II, Whitfield, Dover

**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 - 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 positive (+)**

**The site is within 2,000m of a railway station:**

- Kearsney

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

**The site is within 800m of an NHS GP Surgery:**

- The High Street 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:**

- Whitfield Aspen School

**The site is within 2,000m of a secondary school:**

- Dover Christ Church Academy

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

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

- White Cliffs Business Park Phase I, Whitfield, Dover
- The Port Zone, Old Park, Dover
- White Cliffs Business Park Phase II, Whitfield, Dover

**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.**





**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 1,200m of a primary or middle school:**

- Whitfield Aspen 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:**

- White Cliffs Business Park Phase I, Whitfield, Dover

**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.**

**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 1,200m of a primary or middle school:**

- Whitfield Aspen 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:**

- White Cliffs Business Park Phase I, Whitfield, Dover

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 - 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 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.

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 1,200m of a primary or middle school:

- Whitfield Aspen 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:

- White Cliffs Business Park Phase I, Whitfield, Dover

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.**

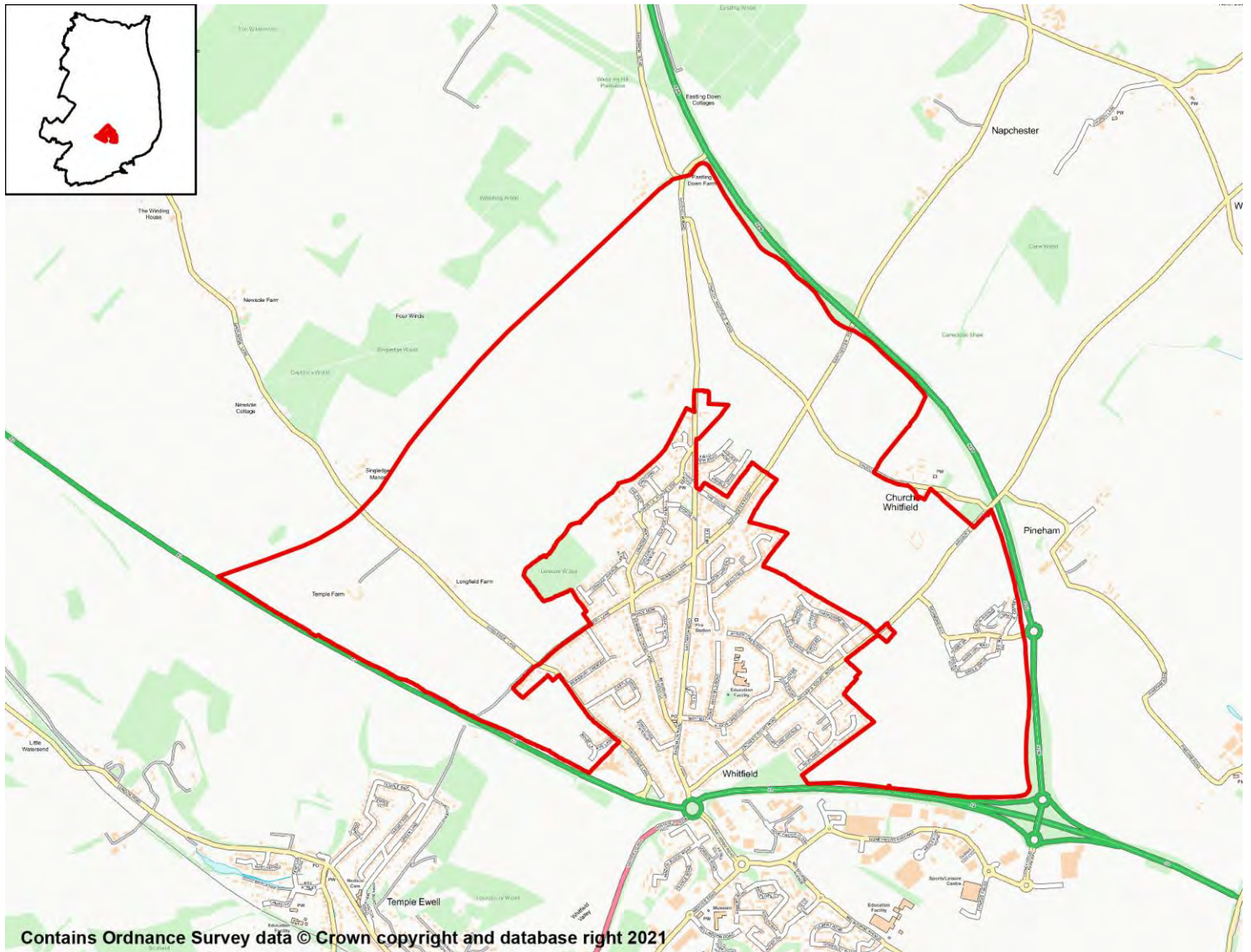
## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

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

## Managed Expansion of Whitfield

### 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:

- The High Street 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:

- Whitfield Aspen School

The site is within 1,000m of a secondary school:

- Dover Christ Church Academy

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

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- White Cliffs Business Park Phase I, Whitfield, Dover
- White Cliffs Business Park Phase II, Whitfield, Dover

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 not 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 positive (+)**

The site is within 2,000m of a railway station:

- Kearsney

The site is within 300m of a bus stop.

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

- The High Street 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:

- Whitfield Aspen School

**The site is within 1,000m of a secondary school:**

- Dover Christ Church Academy

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

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- White Cliffs Business Park Phase I, Whitfield, Dover
- White Cliffs Business Park Phase II, Whitfield, Dover

**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 - 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 within 2,000m of a railway station:**

- Kearsney

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

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

- The High Street 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:**

- Whitfield Aspen School

**The site is within 1,000m of a secondary school:**

- Dover Christ Church Academy

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

**The site is within 500m of Strategic Employment Sites/Enterprise Zones:**

- White Cliffs Business Park Phase I, Whitfield, Dover
- White Cliffs Business Park Phase II, Whitfield, Dover

**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 less than 250m from the following designated sites:**

- Ancient woodland
- Captain's Wood and Singledge Wood, Whitfield
- Eastling Wood, Ashley
- Temple Ewell and Lydden Downland

**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.**

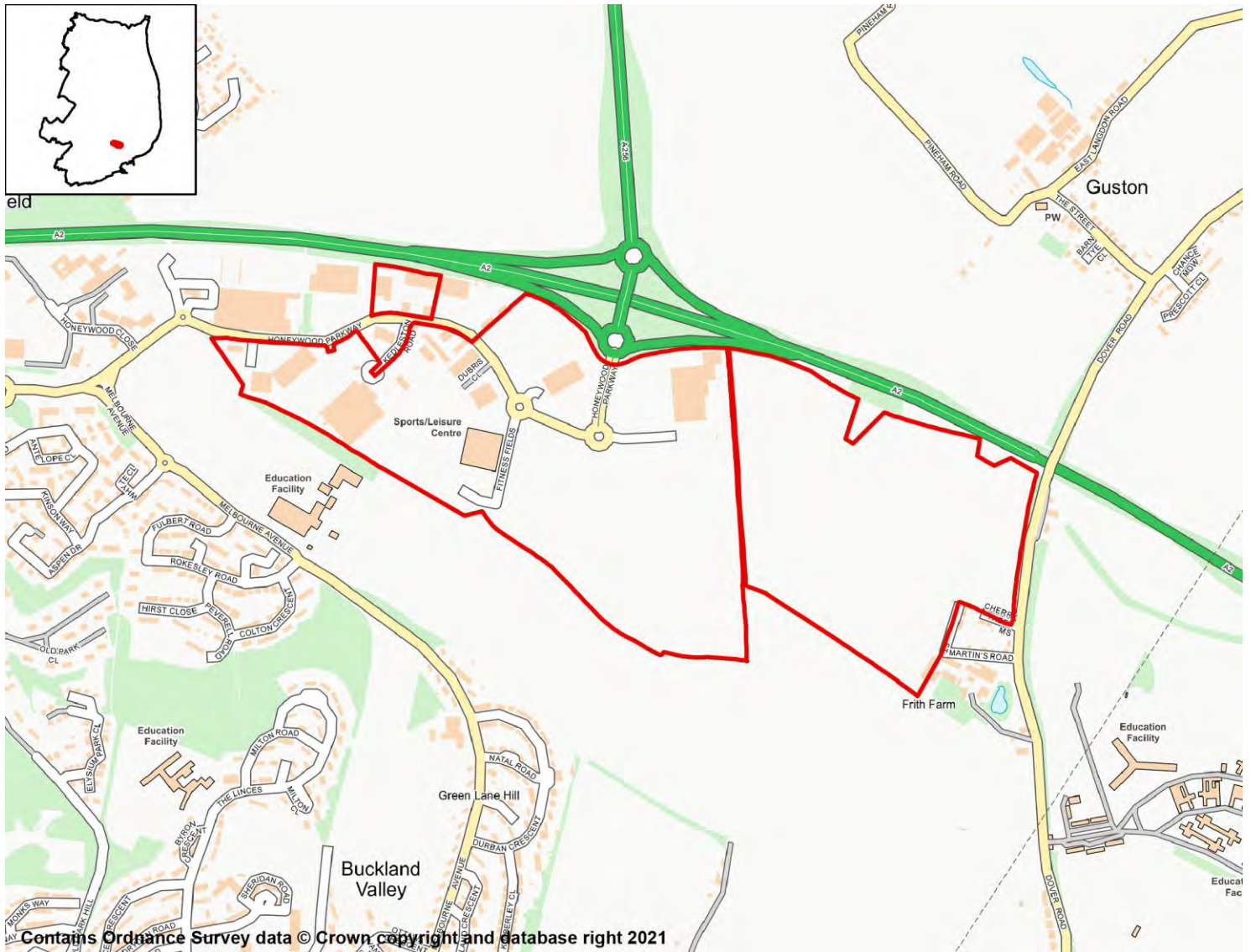
# Whitfield

## Employment Sites



## White Cliffs Business Park Phases I-III

### 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 1,200m of an NHS GP Surgery:

- The High Street 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 - 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 positive (+)

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:

- The High Street 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 located within Source Protection Zone 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 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:

- The High Street 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 less than 250m from the following designated sites:

- Whitfield Down and Buckland Down

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.

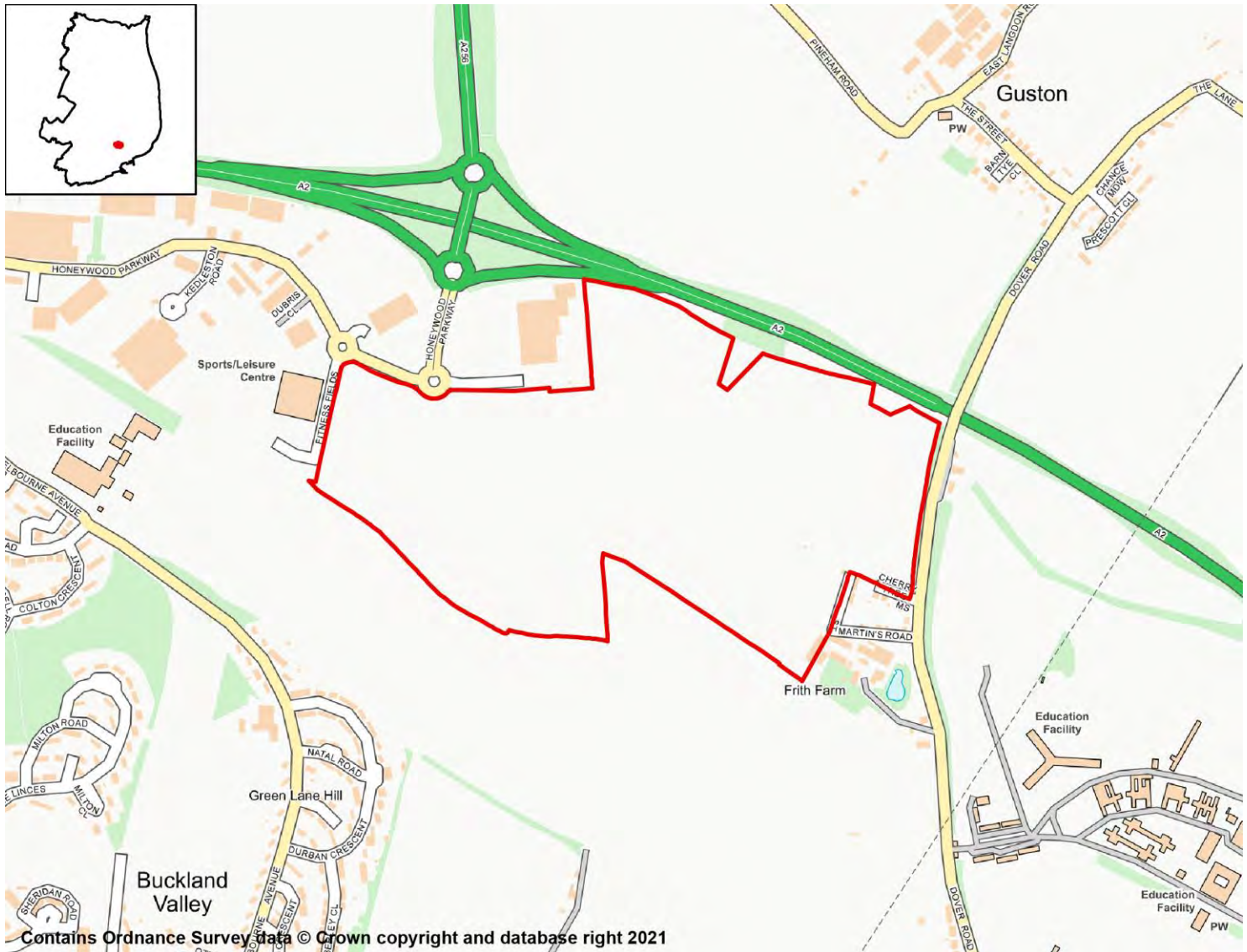
## SA Objective 11: Landscape

### 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 Cliffs Business Park Phases I-III

## 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 - 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 - 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 located within Source Protection Zone 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 - 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 - 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

**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.**

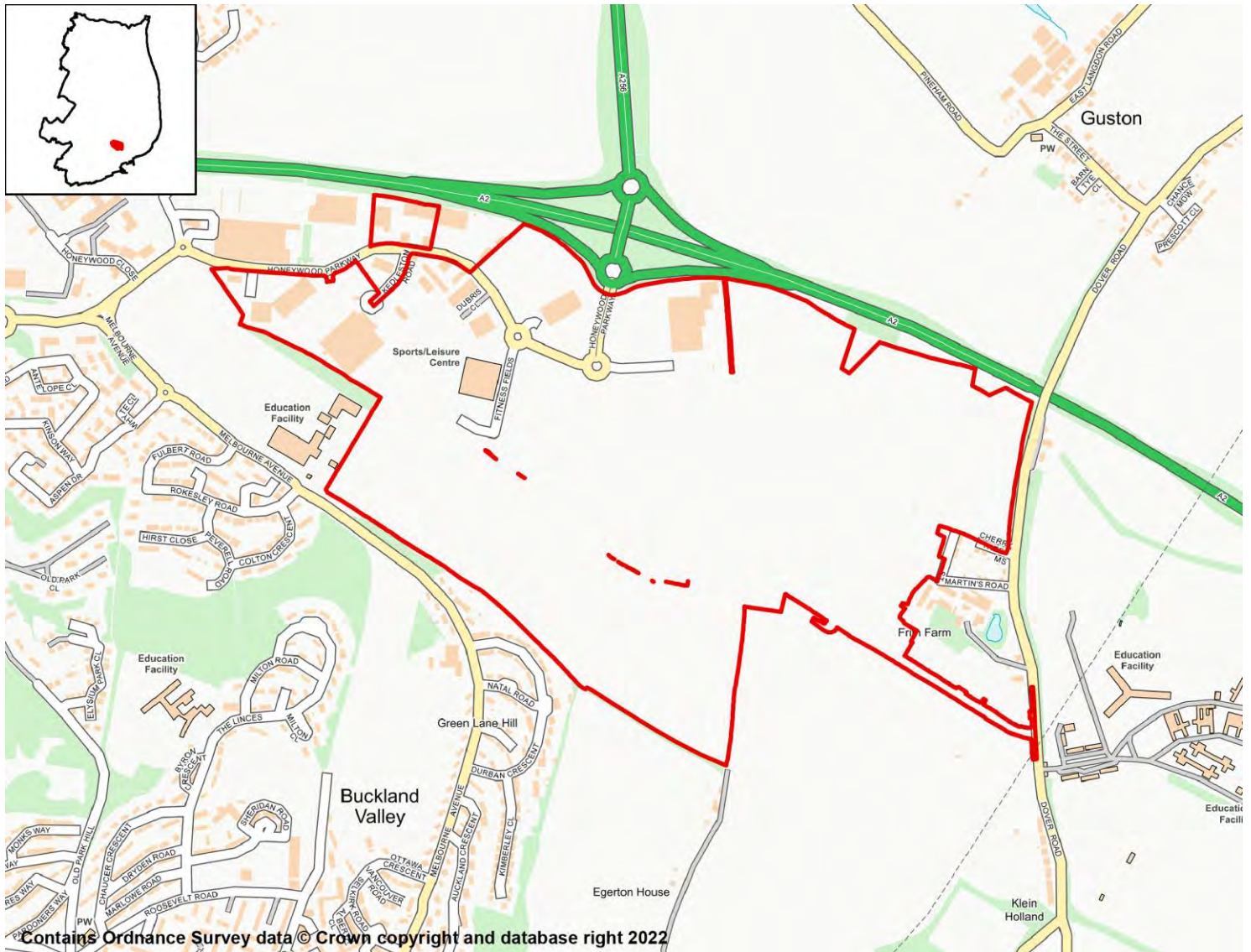
## **SA Objective 11: Landscape**

**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 Cliffs Business Park

### 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 1,200m of an NHS GP Surgery:

- The High Street 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 - 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 positive (+)

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:

- The High Street 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 located within Source Protection Zone 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 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:

- The High Street 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:

The site is less than 250m from the following designated sites:

- Long Hill and Combe Hole, Dover
- Whitfield Down and Buckland Down

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 (-?)

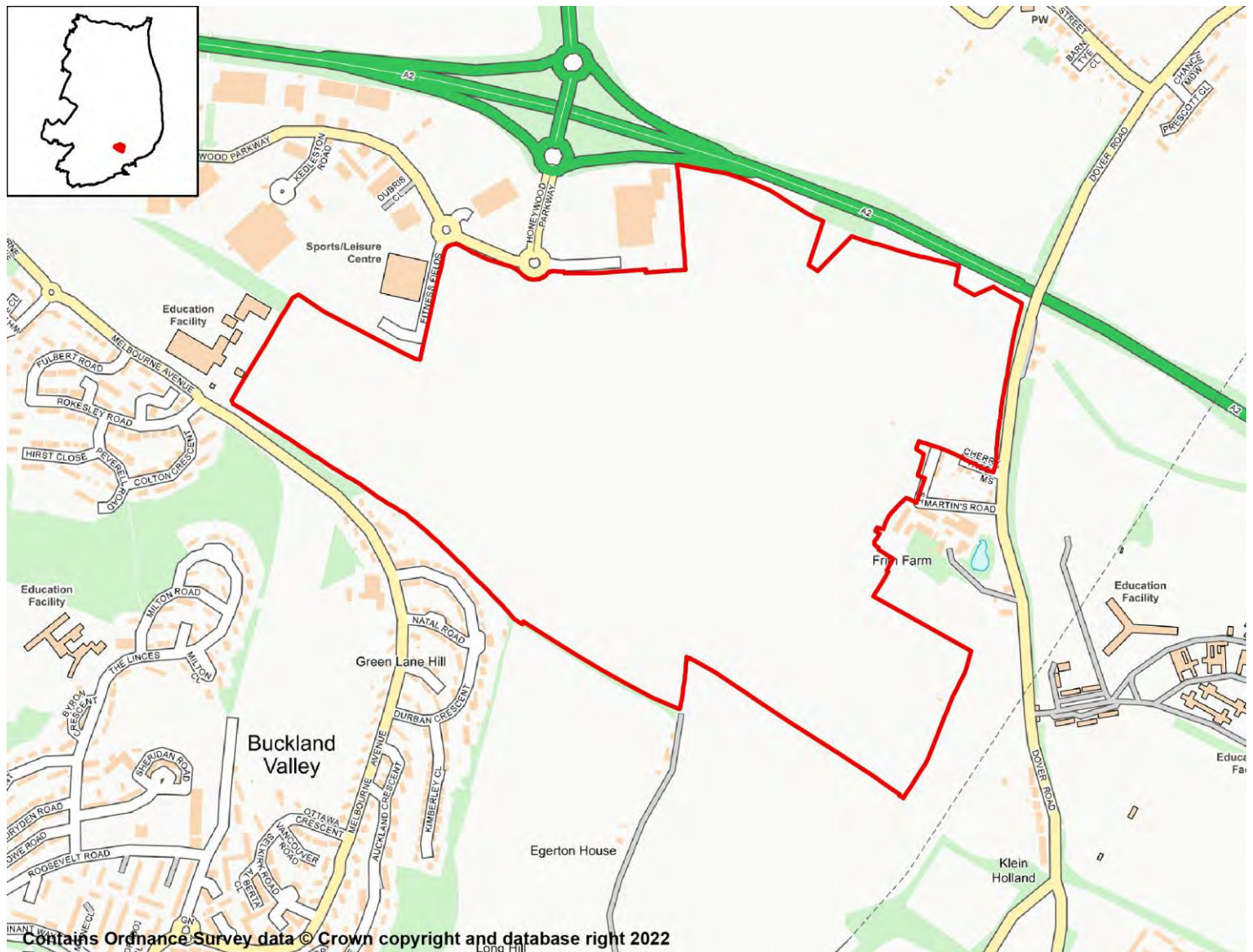
The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.

# 7r3 White Cliffs Business Park

Whitfield

## White Cliffs Business Park

### 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 - 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 - 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 located within Source Protection Zone 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 - 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

The site is less than 250m from the following designated sites:

- Long Hill and Combe Hole, Dover
- Whitfield Down and Buckland Down

The site does not intersect with notable 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

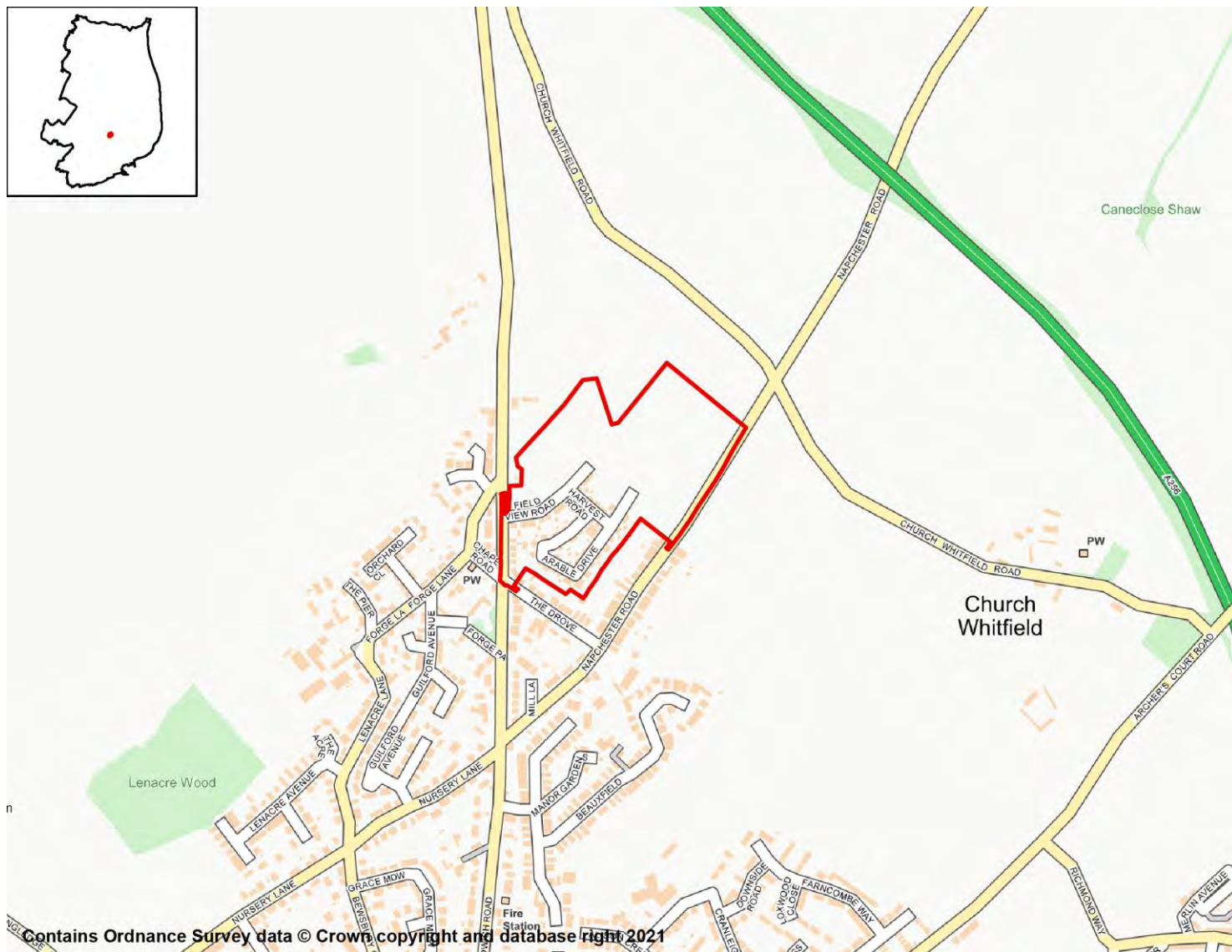
SA Effect - Minor negative/Uncertain (-?)

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

## Whitfield Urban Extension(Land To East Of Sandwich Road And North West Of Napchester Road)

WhitfieldDover

### 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 1,200m of an NHS GP Surgery:

- The High Street 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 - 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 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 1,200m of an NHS GP Surgery:

- The High Street 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 located within Source Protection Zone 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 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 1,200m of an NHS GP Surgery:

- The High Street 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 - 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

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.

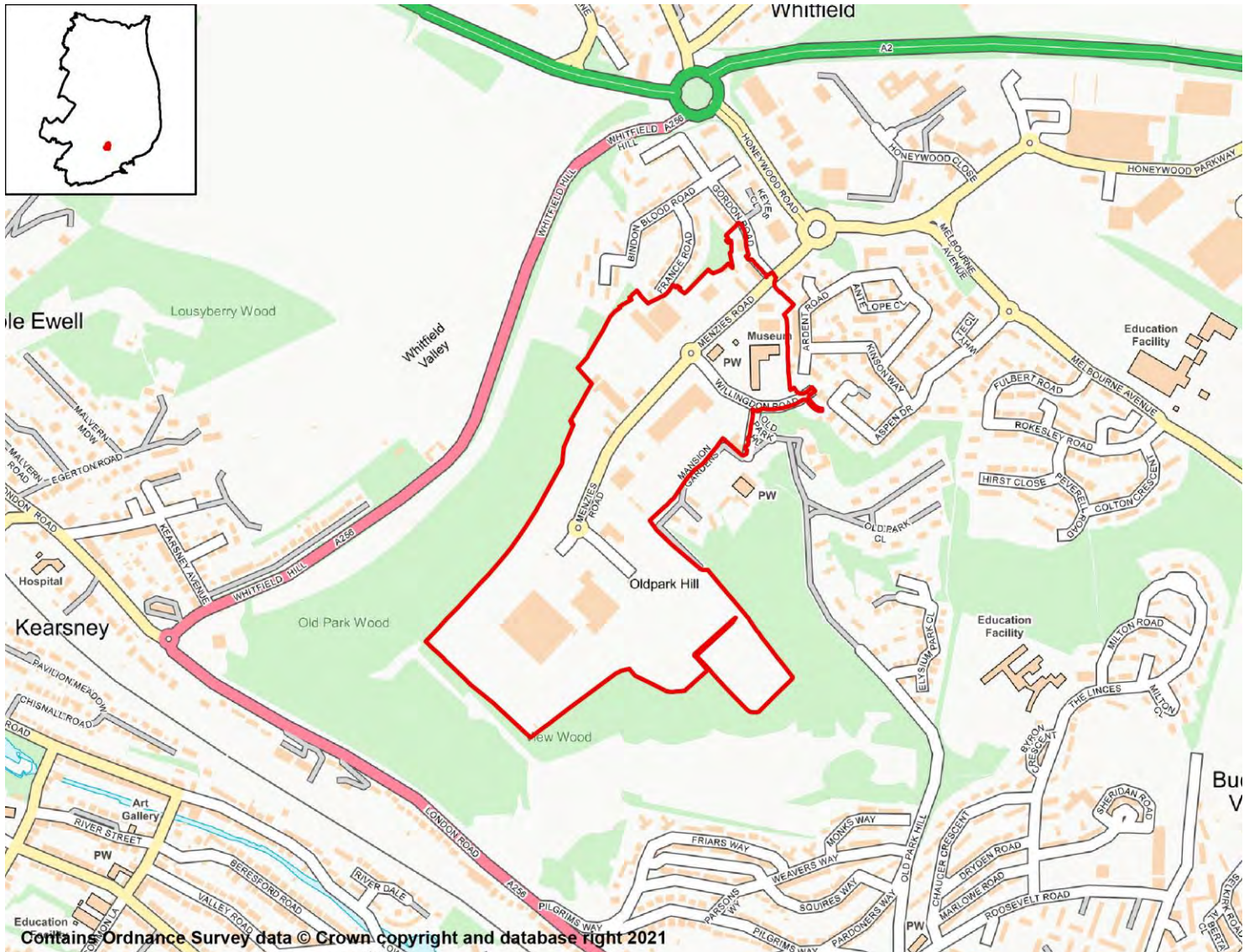
## SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

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

## Port Zone, Whitfield

## 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 within 800m of an NHS GP Surgery:

- The High Street 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 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 positive (+)

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

- Kearsney

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- The High Street 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 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 - 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 positive (+)

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

- Kearsney

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- The High Street 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 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 - 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 less than 250m from the following designated sites:

- Whitfield Down and Buckland Down

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.

# Wingham

## Residential Sites

## Land adjacent to Staple Road

## 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:

- Wingham 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:**

- Wingham 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 within 800m of an NHS GP Surgery:**

- Wingham 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:**

- Wingham 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 - 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:

- Wingham 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:

- Wingham 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**

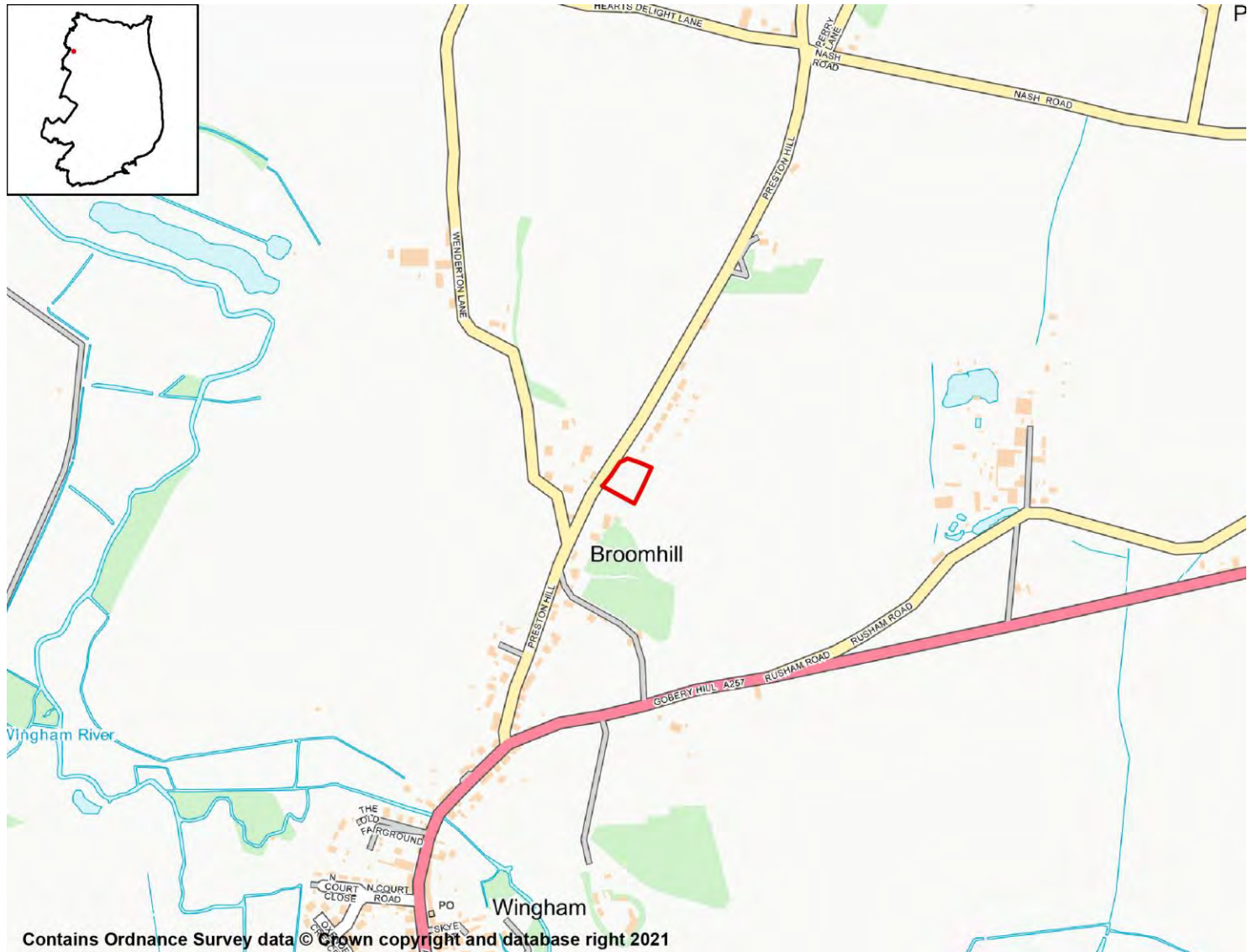
**SA Effect - Negligible/Uncertain (0?)**

**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.**



### 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:

- Wingham 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 within 800m of an NHS GP Surgery:**

- Wingham 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 - 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 within 800m of an NHS GP Surgery:

- Wingham 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 - 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:**

- Habitat Inventory - No main habitat but additional habitats present

**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 at Broomhill, Gobery Hill, Wingham

## 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 400m of an NHS GP Surgery:

- Wingham 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:

- Wingham 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 - Significant negative (--)

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 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 within 400m of an NHS GP Surgery:

- Wingham 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:

- Wingham 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 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:

- Wingham 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:

- Wingham 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.**



## 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:

- Wingham 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:**

- Wingham 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 - Significant negative (--)

**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 within 400m of a wastewater treatment works or established safeguarding zone or within 250m of a waste management facility.**

## 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:**

- Wingham 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:**

- Wingham 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 - 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:

- Wingham 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:

- Wingham 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 - Negligible/Uncertain (0?)

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

## SA Objective 11: Landscape

SA Effect - Minor negative/Uncertain (-?)

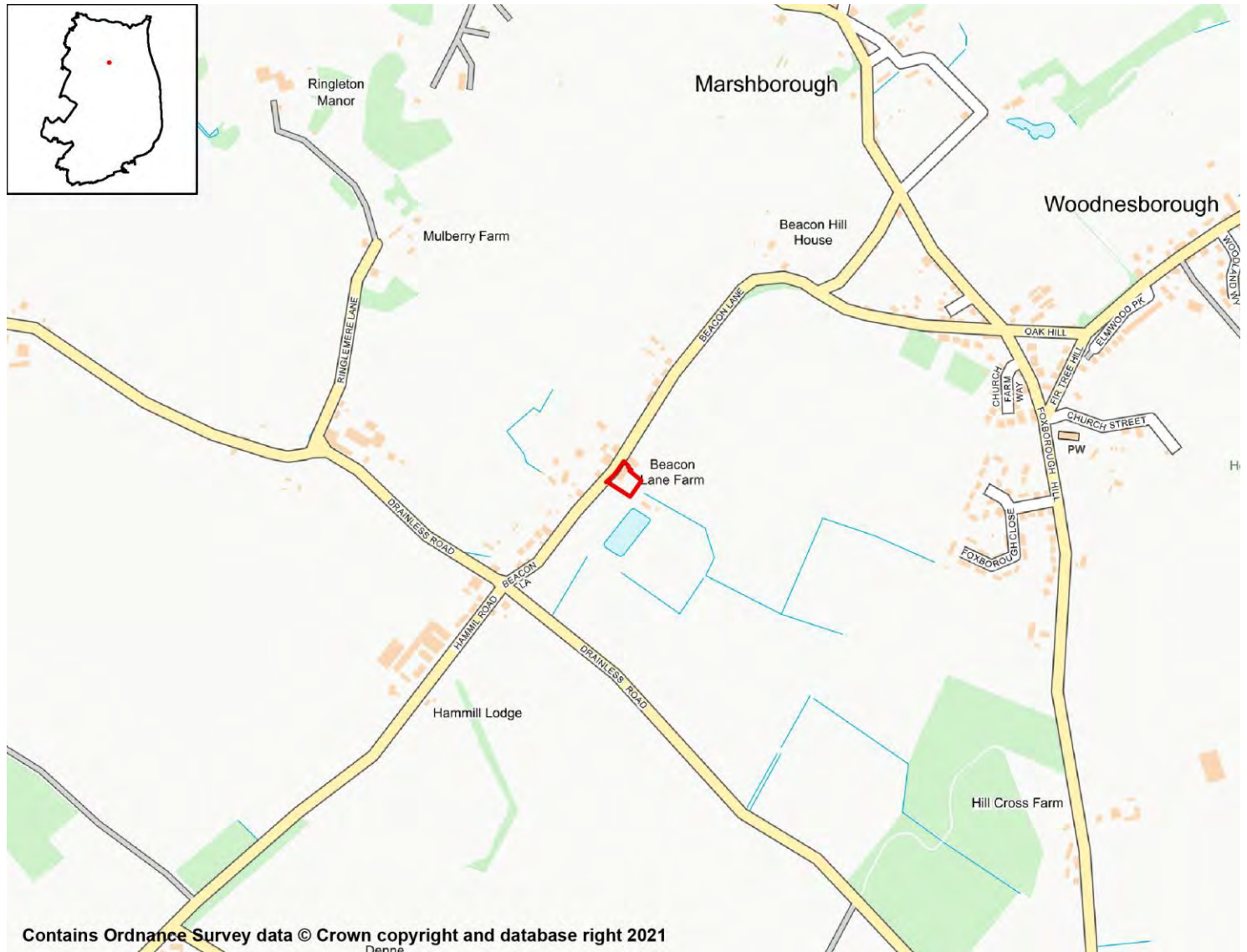
**The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.**

# Woodnesborough

## Residential Sites

## Land at Beacon Lane Farm

## 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 located within Source Protection Zone 1.

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 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.**

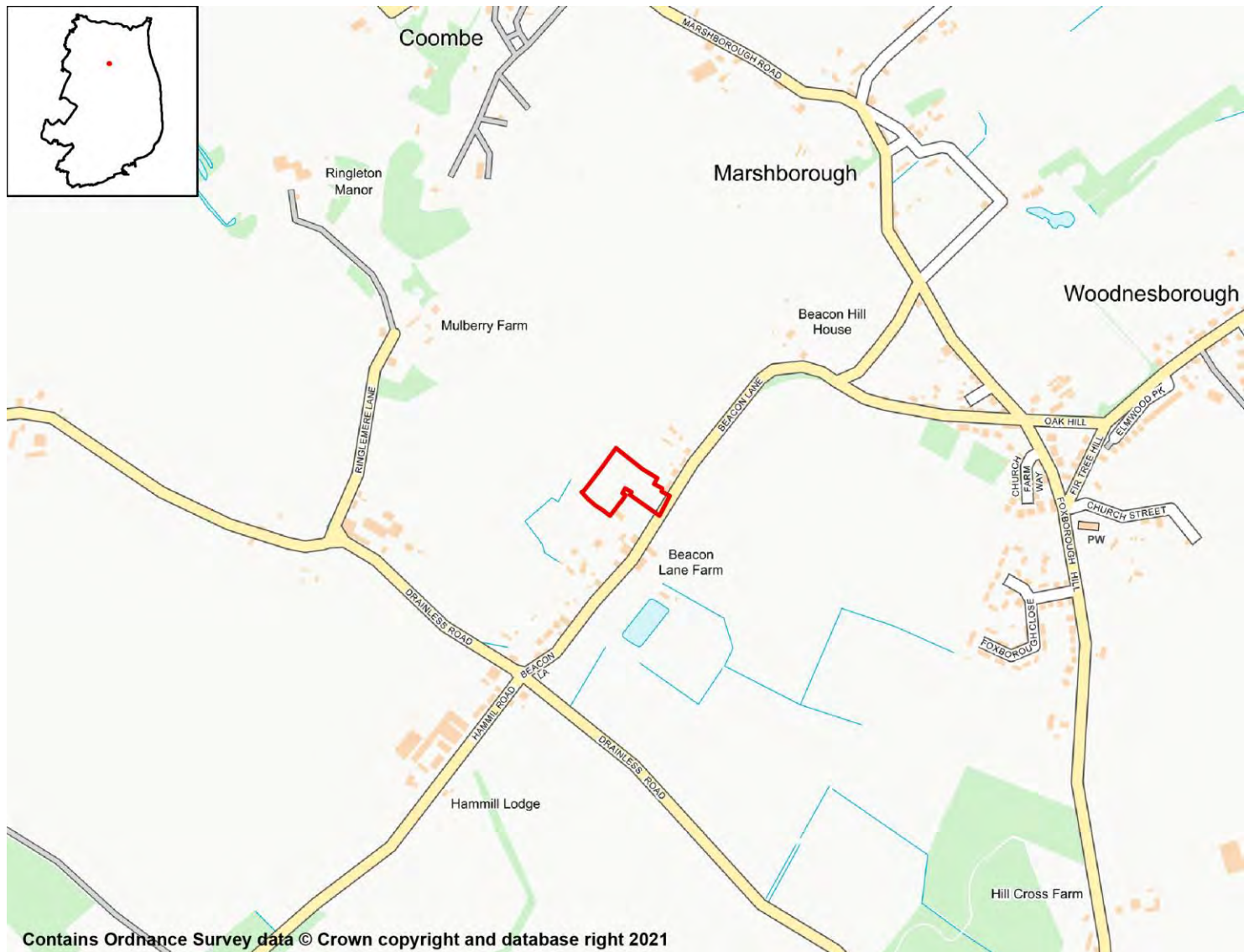
## **SA Objective 11: Landscape**

SA Effect - Negligible/Uncertain (0?)

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



## Beacon Lane Nursery, Beacon Lane, Woodnesborough 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 located within Source Protection Zone 1.

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 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?)

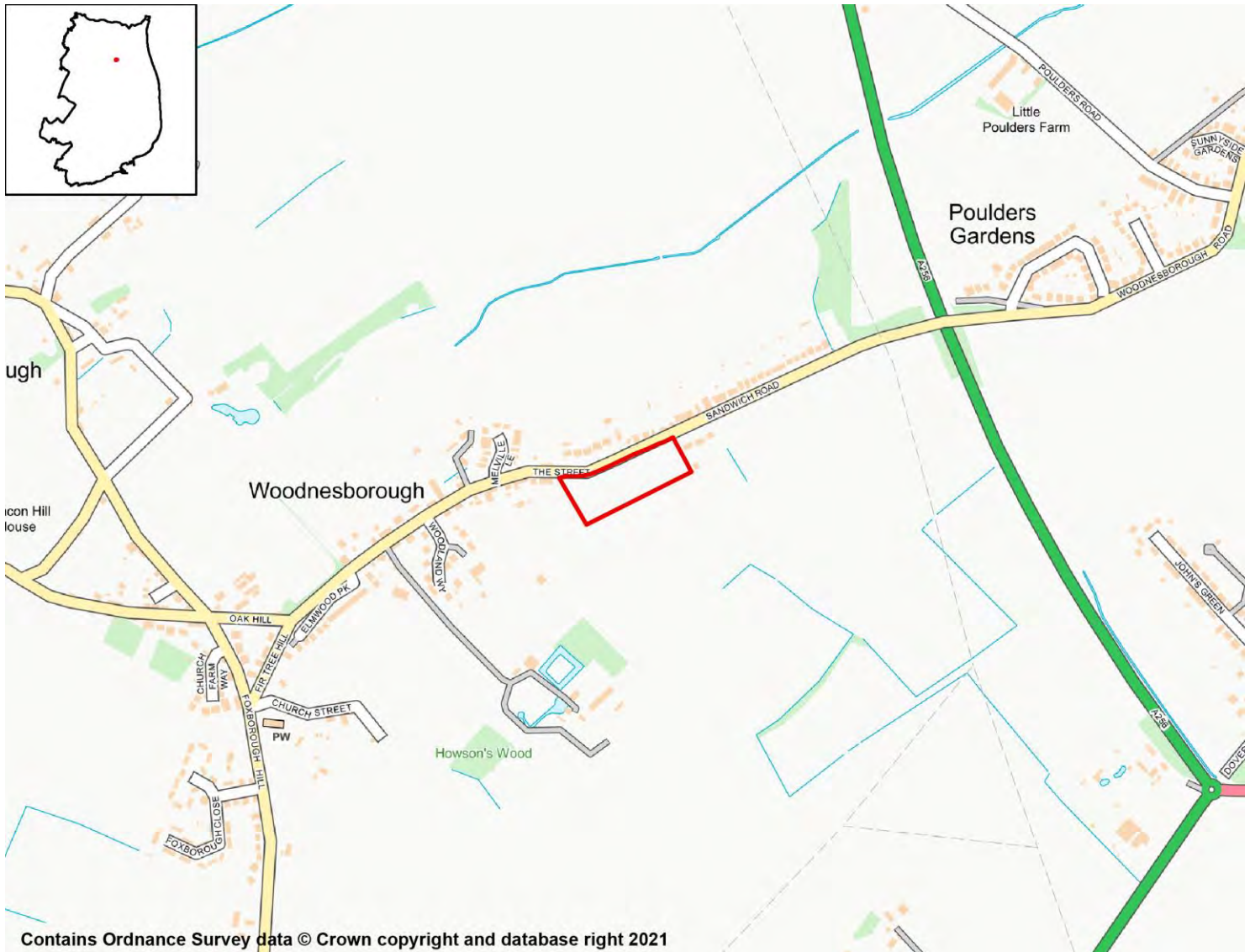
**The site is not likely to affect Dover's historic environment.**

## **SA Objective 11: Landscape**

SA Effect - Negligible/Uncertain (0?)

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

## 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 within 2,000m of a secondary school:

- Sandwich Technology 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:

- Sandwich

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 within 2,000m of a secondary school:

- Sandwich Technology 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:

- Sandwich

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 within 2,000m of a secondary school:

- Sandwich Technology 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.**



## Wood Ash Garage at the junction of Beacon Lane and Drainless Road, Woodnesborough

### 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 1200m 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 1200m 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 1.

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 1200m 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?)**

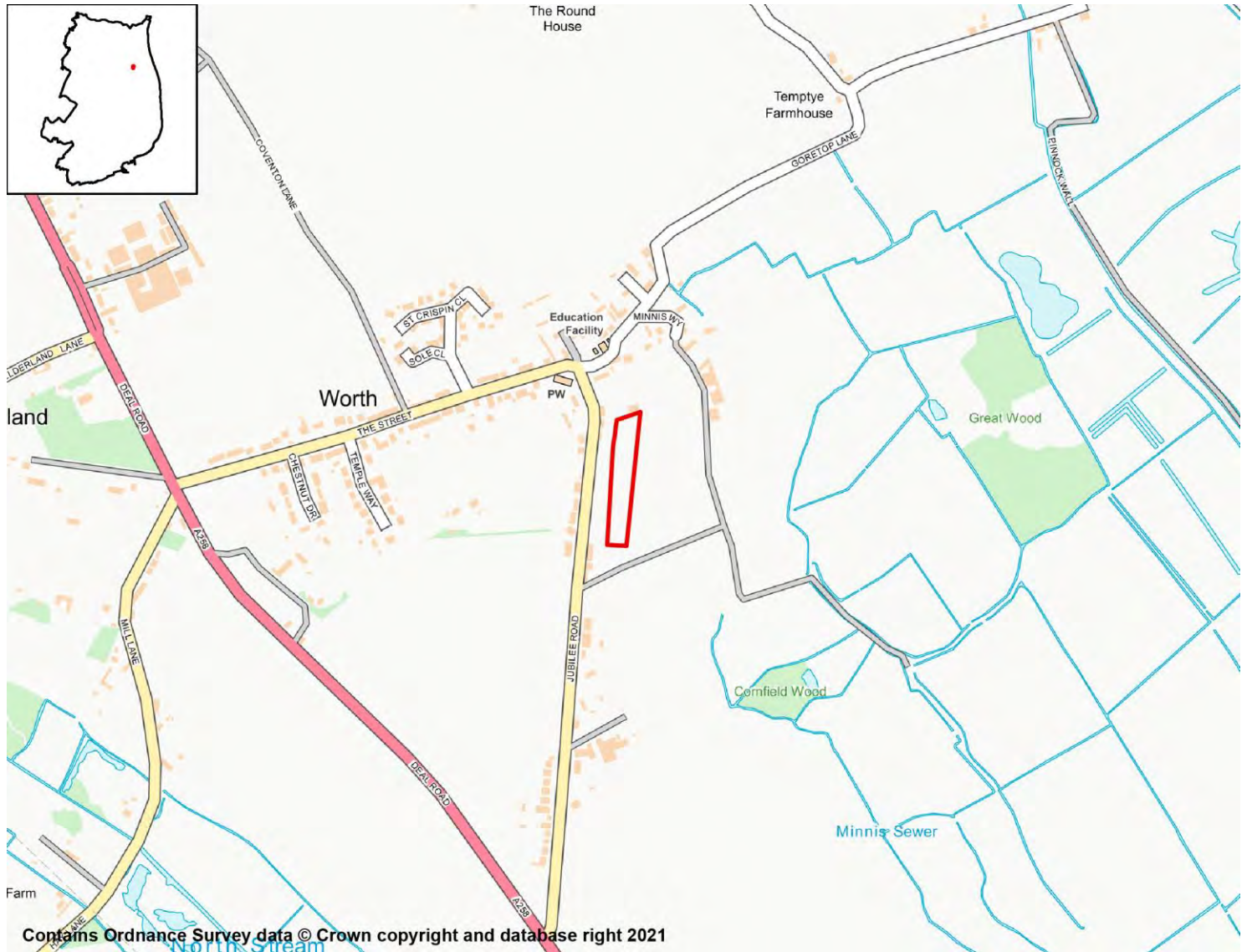
**The site is not likely to affect Dover's landscapes, townscapes or seascapes.**

# Worth

## Residential Sites

## Land to the east of Jubilee Road

## 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 200m of a Public Right of Way/Cycle Path.

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

**The site is 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:**

**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 200m of a Public Right of Way/Cycle Path.**

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

**The site is 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.**

**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 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:

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 200m of a Public Right of Way/Cycle Path.

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

The site is 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 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

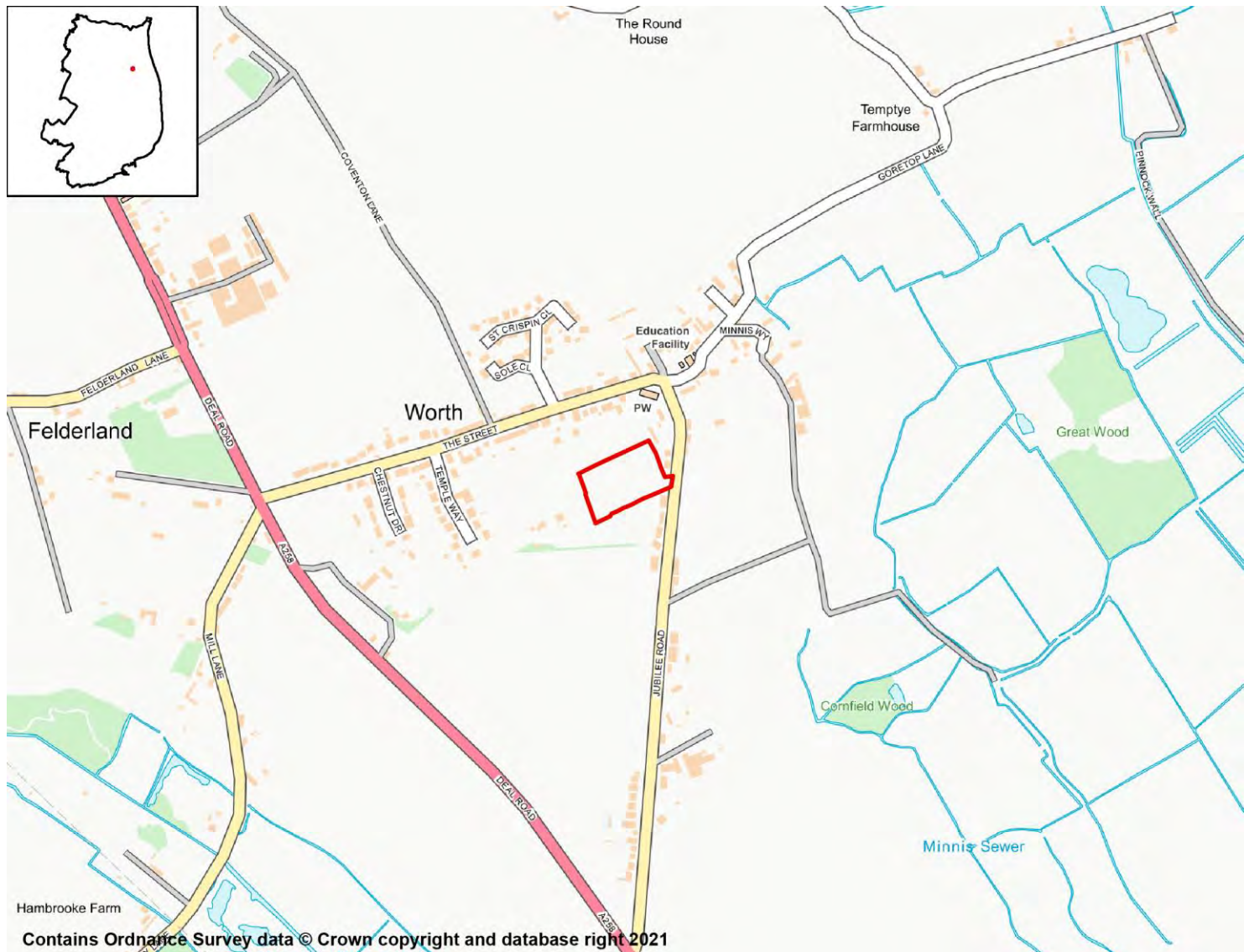
SA Effect - Negligible/Uncertain (0?)

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



## Land to the rear of Jubilee Road, Worth

### 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:**

- Worth Primary School

**The site is within 2,000m of a secondary school:**

- Sandwich Technology School
- Sir Roger Manwood's 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:**

- Sandwich

**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:**

- Worth Primary School

**The site is within 2,000m of a secondary school:**

- Sandwich Technology School

- Sir Roger Manwood's 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 - 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:**

- Sandwich

**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:**

- Worth Primary School

**The site is within 2,000m of a secondary school:**

- Sandwich Technology School
- Sir Roger Manwood's 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.**

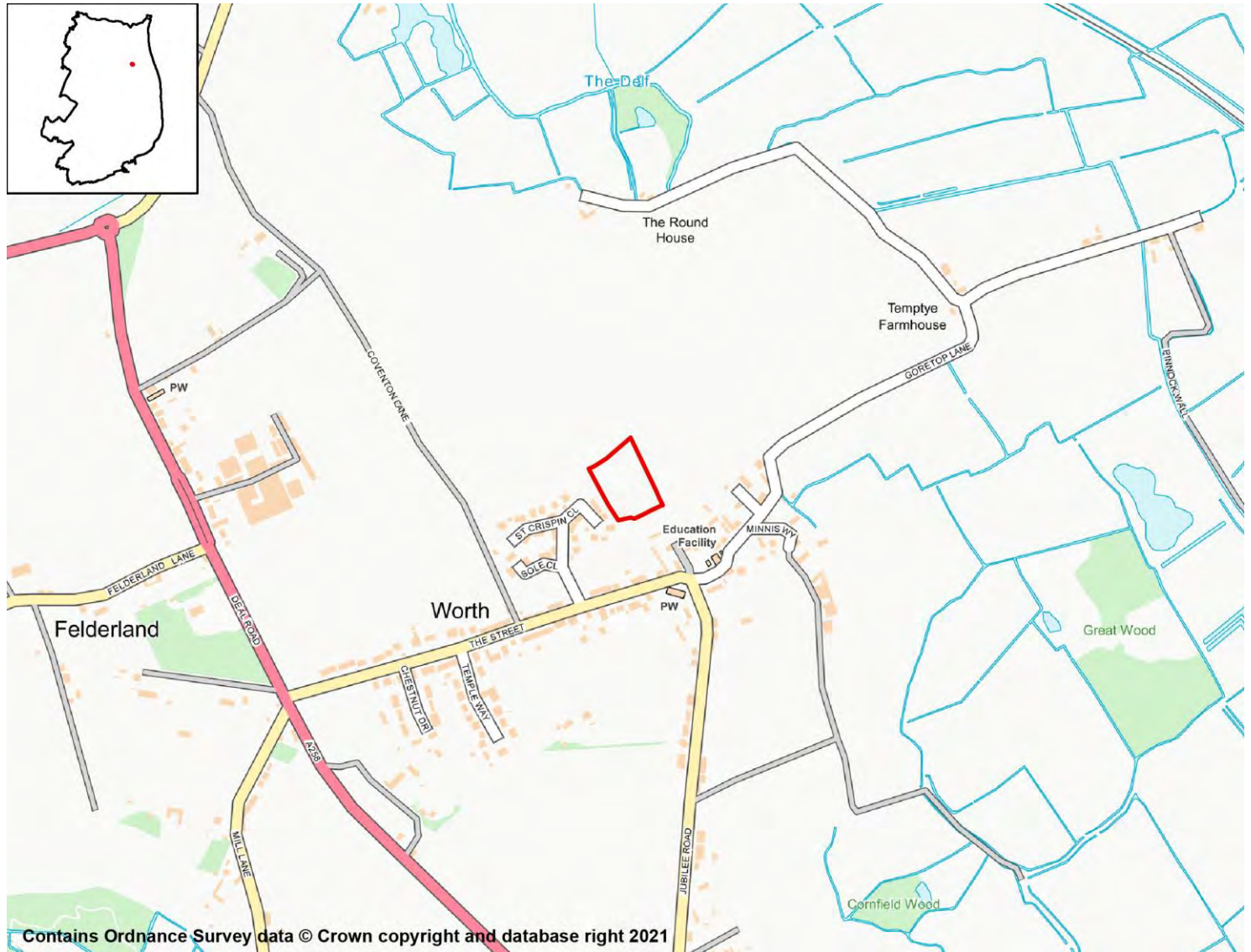
## SA Objective 11: Landscape

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

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

## Land to the East of former Bisley Nursery, The Street, Worth

### 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:**

- Worth Primary School

**The site is within 2,000m of a secondary school:**

- Sandwich Technology School
- Sir Roger Manwood's 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:**

- Sandwich

**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:**

- Worth Primary School

**The site is within 2,000m of a secondary school;**

- Sandwich Technology School
- Sir Roger Manwood's 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:**

- Sandwich

**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:**

- Worth Primary School

**The site is within 2,000m of a secondary school:**

- Sandwich Technology School
- Sir Roger Manwood's 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.**

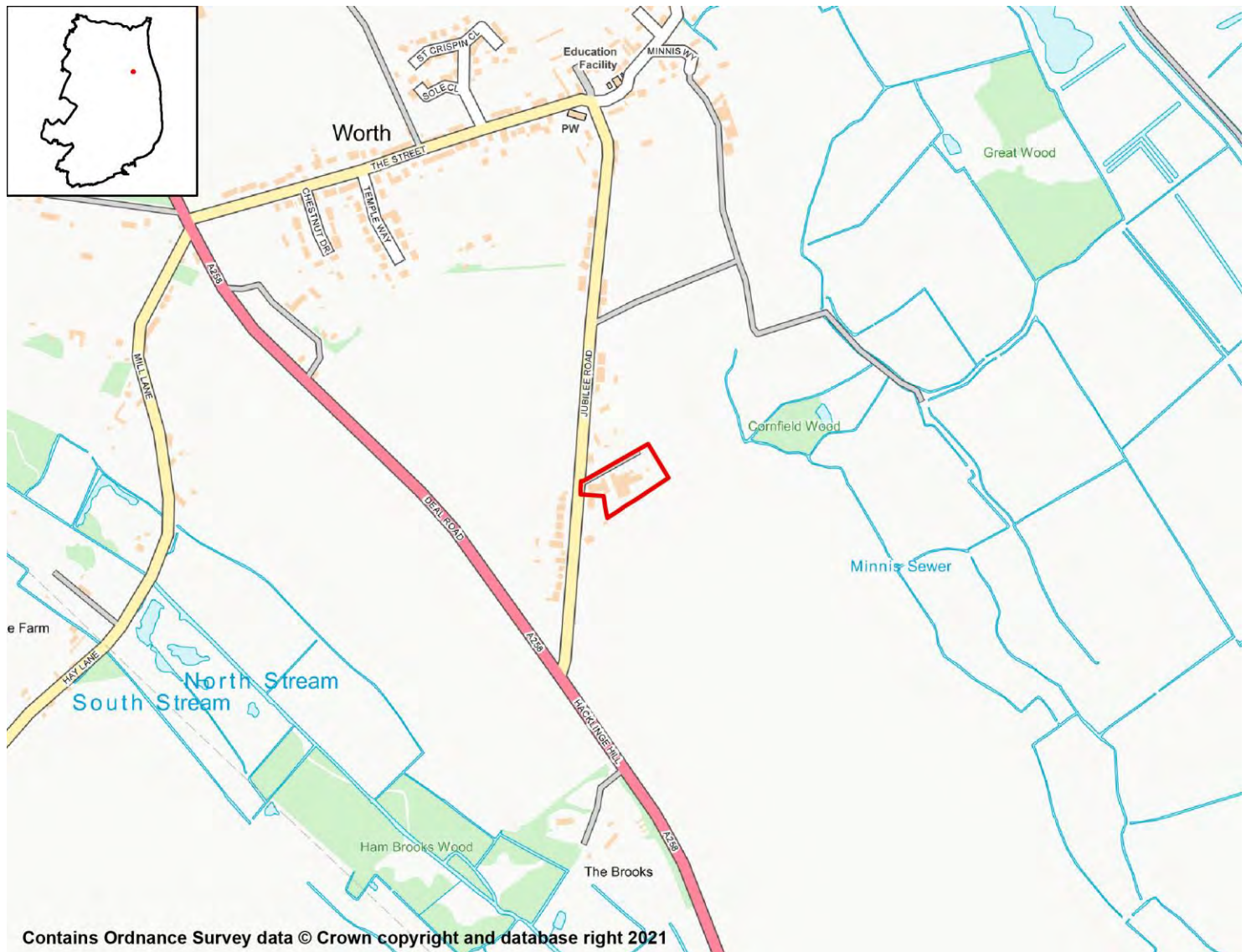


# Worth

## Employment Sites

## The Worth Centre, 1 Jubilee Road, Worth

### 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 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 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 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 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 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 less than 250m from the following designated sites:

- Ancient woodland

The site does not intersect with notable ecological habitats.

The site does not contain a geological site.

## SA Objective 10: Historic Environment

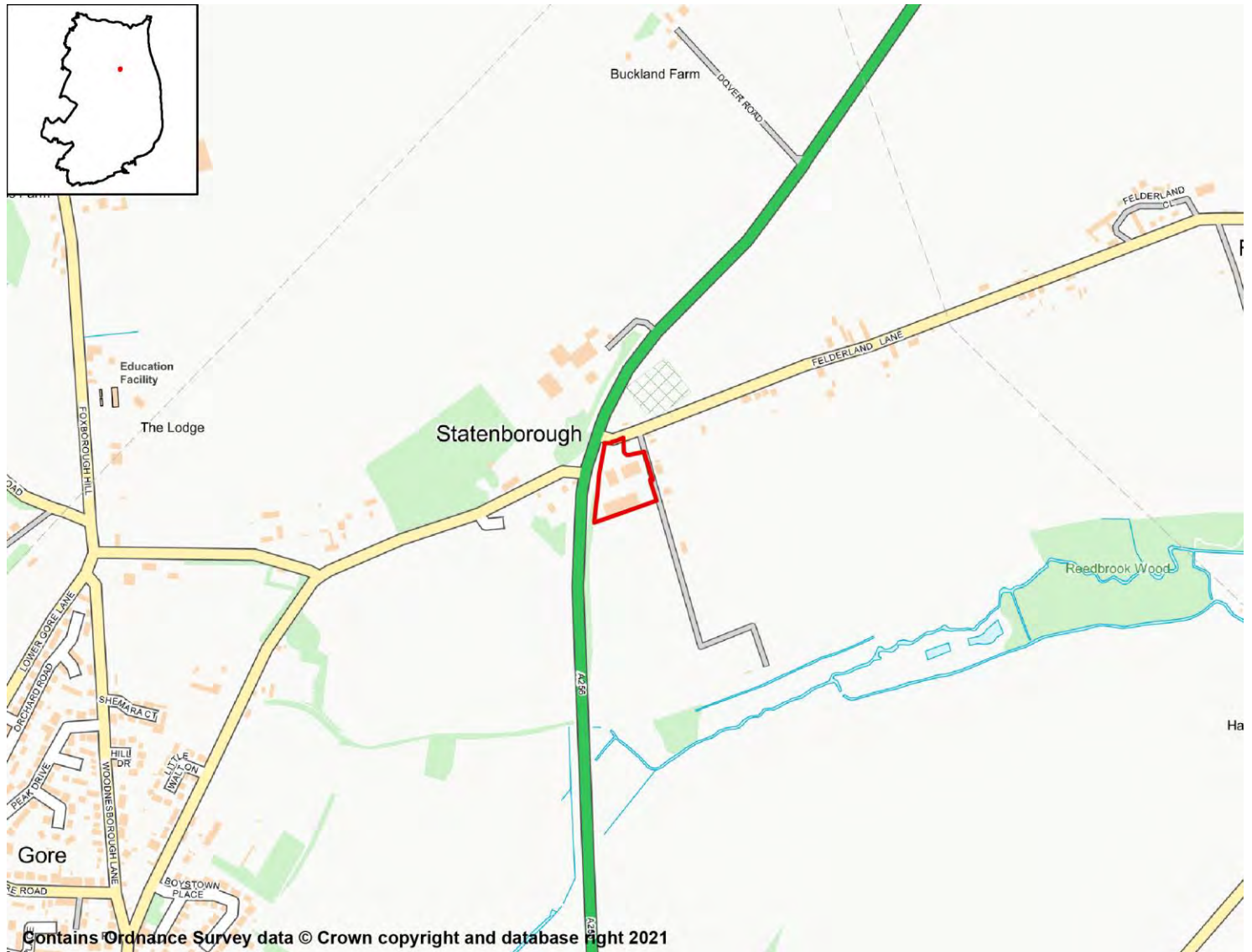
**SA Effect - Minor negative/Uncertain (-?)**

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 - 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 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 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 not within 20m of a recorded mine entry.

The site is within 400m of a wastewater treatment works or established safeguarding zone or within 250m of a waste management facility.

## 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 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 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 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:

- Good quality semi-improved grassland

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.