

Appendix F

Site Options Assessment Proformas

Part 1 of 3

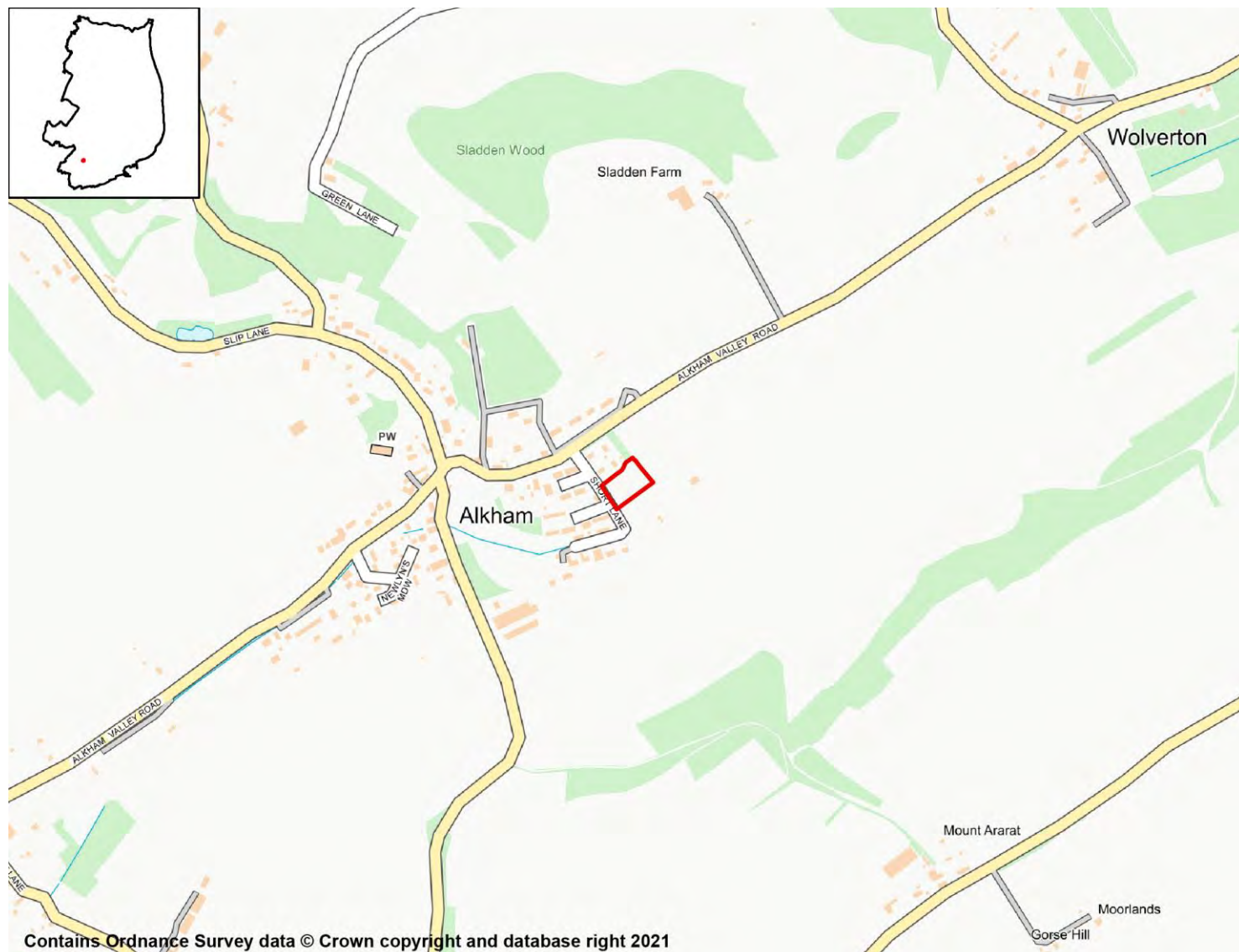
Contents

Part 1 of 3

• Alkham Residential Sites	1
• Alkham Gypsy and Traveller Sites	6
• Ash Residential Sites	15
• Aylesham Residential Sites	48
• Aylesham Employment Sites	81
• Capel le Ferne Residential Sites	100
• Chillenden Residential Sites	121
• Deal Residential Sites	130
• Deal Employment Sites	175
• Dover Residential Sites	188
• Dover Employment Sites	360

Alkham

Residential Sites



SA Objective 1: Housing

SA Effect - Minor Positive (+)

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

SA Objective 2: Services and Facilities

2a – Access to Local Services and Facilities

SA Effect - Minor negative (-)

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

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

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

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

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

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

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

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

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

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

SA Effect - Negligible (0)

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

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

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

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

SA Objective 3: Economy

SA Effect - Minor positive (+)

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

SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

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

The site is within 300m of a bus stop.

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

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

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

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

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

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

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

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

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

SA Objective 5: Minerals, Soils and Water

SA Effect - Significant negative (--)

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

- The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.
- The site contains land with a 1 in 30 year risk of surface water flooding.

SA Objective 8: Climate Change Mitigation

SA Effect - Minor negative (-)

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

SA Objective 9: Biodiversity

SA Effect - 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?)

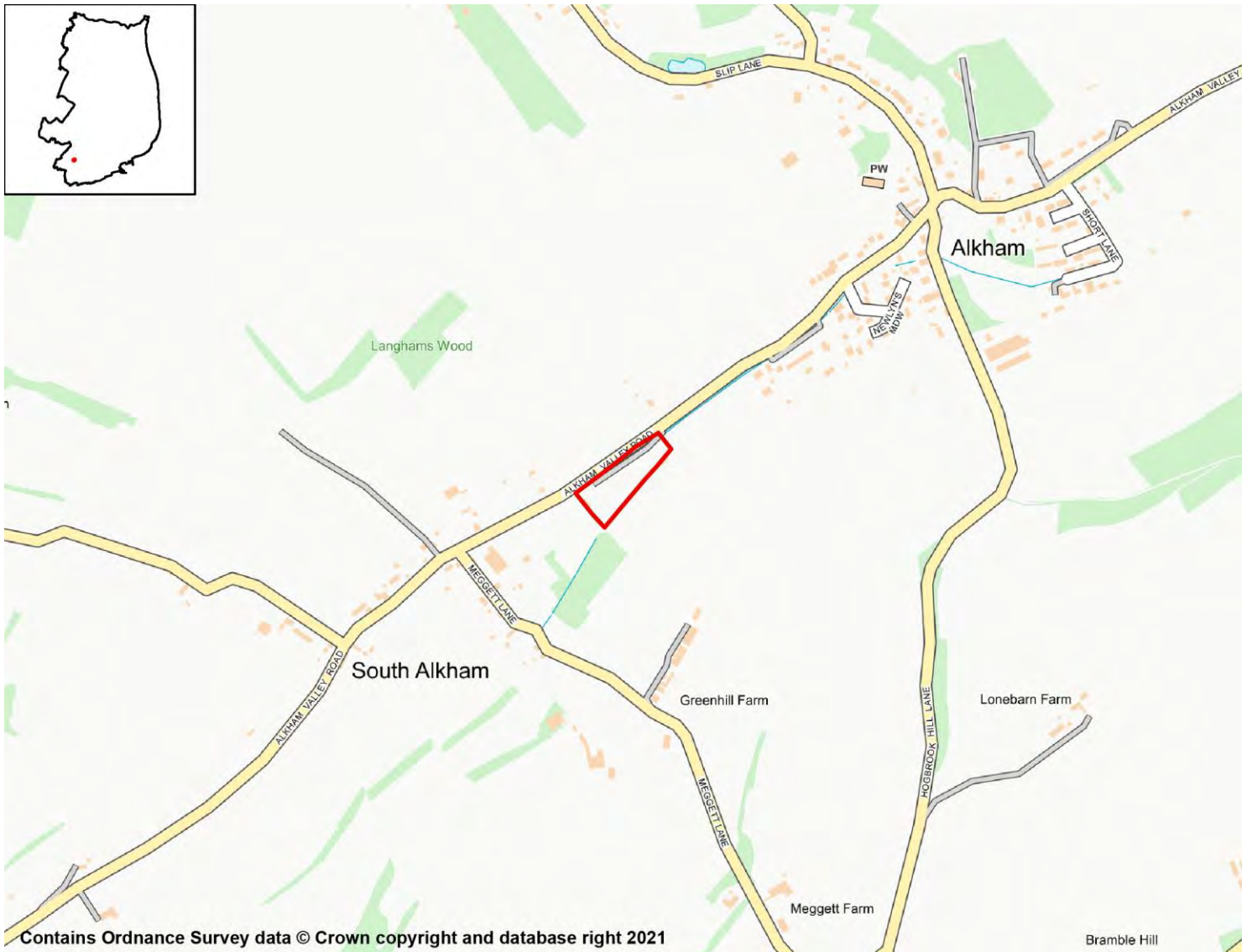
The site is not likely to affect Dover's landscapes, townscapes or seascapes.

Alkham

Gypsy and Traveller Sites

Land to the south of Alkham Valley Road

Proposed Use - Gypsy and Traveller



SA Objective 1: Housing

SA Effect - Minor Positive (+)

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

SA Objective 2: Services and Facilities

2a – Access to Local Services and Facilities

SA Effect - Significant negative (--)

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

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

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

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

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

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

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

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

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

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

SA Effect - Negligible (0)

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

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

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

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

SA Objective 3: Economy

SA Effect - Minor positive (+)

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

SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

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

The site is within 300m of a bus stop.

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

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

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

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

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

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

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

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

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

SA Objective 5: Minerals, Soils and Water

SA Effect - Significant negative (--)

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

SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

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

SA Objective 7: Climate Change Adaptation

SA Effect - Significant negative (--)

- The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.
- The site contains land with a 1 in 30 year risk of surface water flooding.

SA Objective 8: Climate Change Mitigation

SA Effect - Minor negative (-)

- The site is not within 2,000m of a railway station.
- The site is within 300m of a bus stop.
- The site is not within 1,200m of an NHS GP Surgery.
- The site is within 800m of open space, sport, recreation facilities, open country or registered common land.
- The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.
- The site is within 400m of a Public Right of Way/Cycle Path.
- The site is not within 1,200m of a primary or middle school.
- The site is not within 2,000m of a secondary school.
- The site is not within 2,000m of further/higher education facilities.
- The site is not within 2,000m of Strategic Employment Sites/Enterprise Zones.
- The site is not within 1,200m of a town centre.

SA Objective 9: Biodiversity

SA Effect - 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:
 - South Alkham Farm and Lockering Wood⁹

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

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

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

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

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

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

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

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

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

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

SA Effect - Negligible (0)

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

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

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

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

SA Objective 3: Economy

SA Effect - Minor positive (+)

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

SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

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

The site is within 300m of a bus stop.

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

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

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

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

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

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

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

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

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

SA Objective 5: Minerals, Soils and Water

SA Effect - Significant negative (--)

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

- The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.
- The site contains land with a 1 in 30 year risk of surface water flooding.

SA Objective 8: Climate Change Mitigation

SA Effect - Minor negative (-)

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

SA Objective 9: Biodiversity

SA Effect - 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

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 (-?)

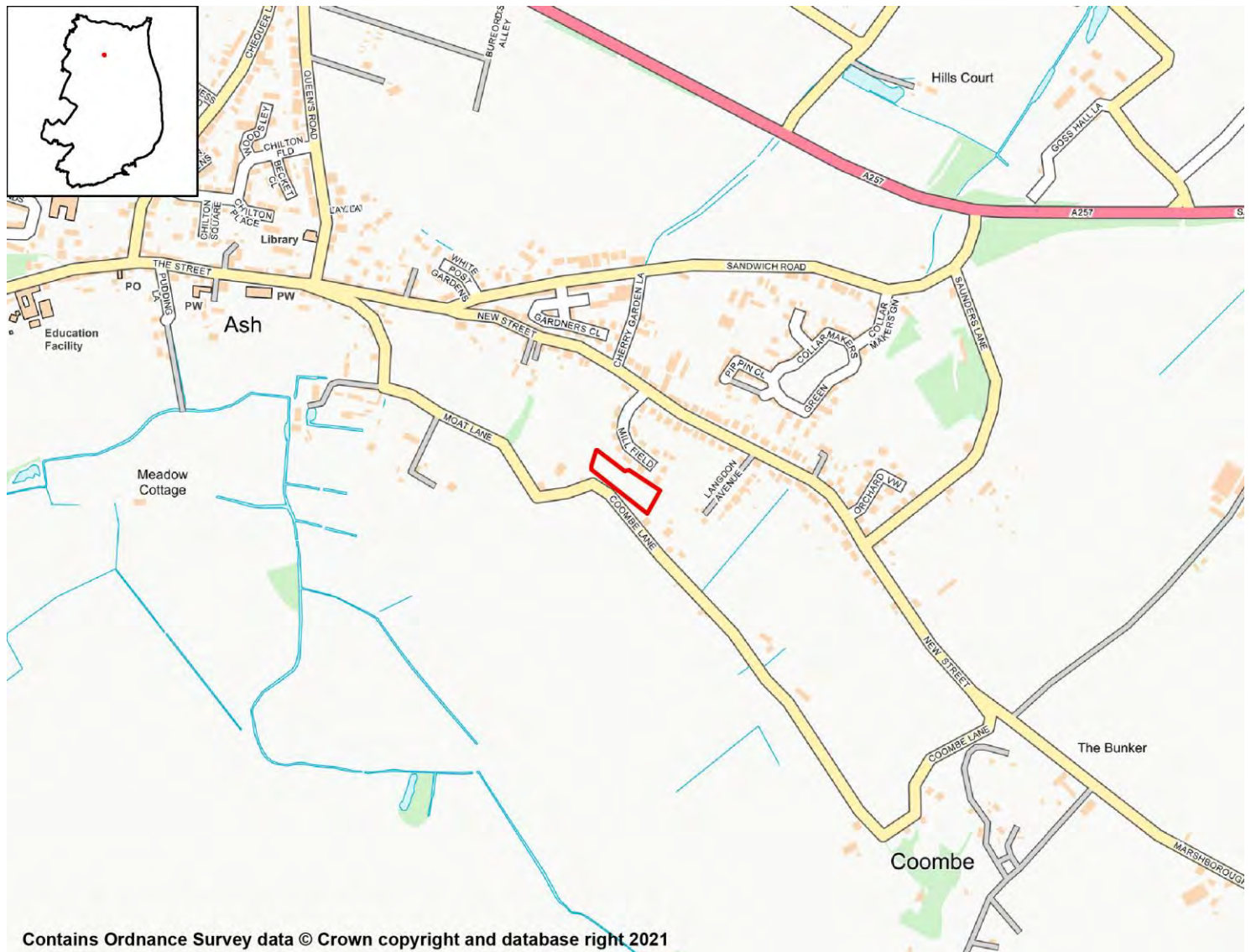
The site has been judged by Council officers to have the potential to moderately affect the District's landscapes, townscapes or seascapes.

Ash

Residential Sites

Land south of Mill Field

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:

- Ash 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:

- Ash Cartwright and Kelsey Church of England Primary School

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

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

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

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

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

SA Effect - Negligible (0)

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

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

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

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

SA Objective 3: Economy

SA Effect - Minor positive (+)

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

SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

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

The site is within 300m of a bus stop.

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

- Ash 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:

- Ash Cartwright and Kelsey Church of England Primary School

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

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

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

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

SA Objective 5: Minerals, Soils and Water

SA Effect - Significant negative (--)

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

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

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

The site is not located within a Mineral Safeguarding Area.

SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

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

SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

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

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

SA Objective 8: Climate Change Mitigation

SA Effect - Minor negative (-)

The site is 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:

- Ash 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:

- Ash Cartwright and Kelsey Church of England Primary School

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

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

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

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

SA Objective 9: Biodiversity

SA Effect - Negligible (0)

The site does not intersect an ecological designation.

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

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

The site does not intersect with notable ecological habitats.

The site does not contain a geological site.

SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

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

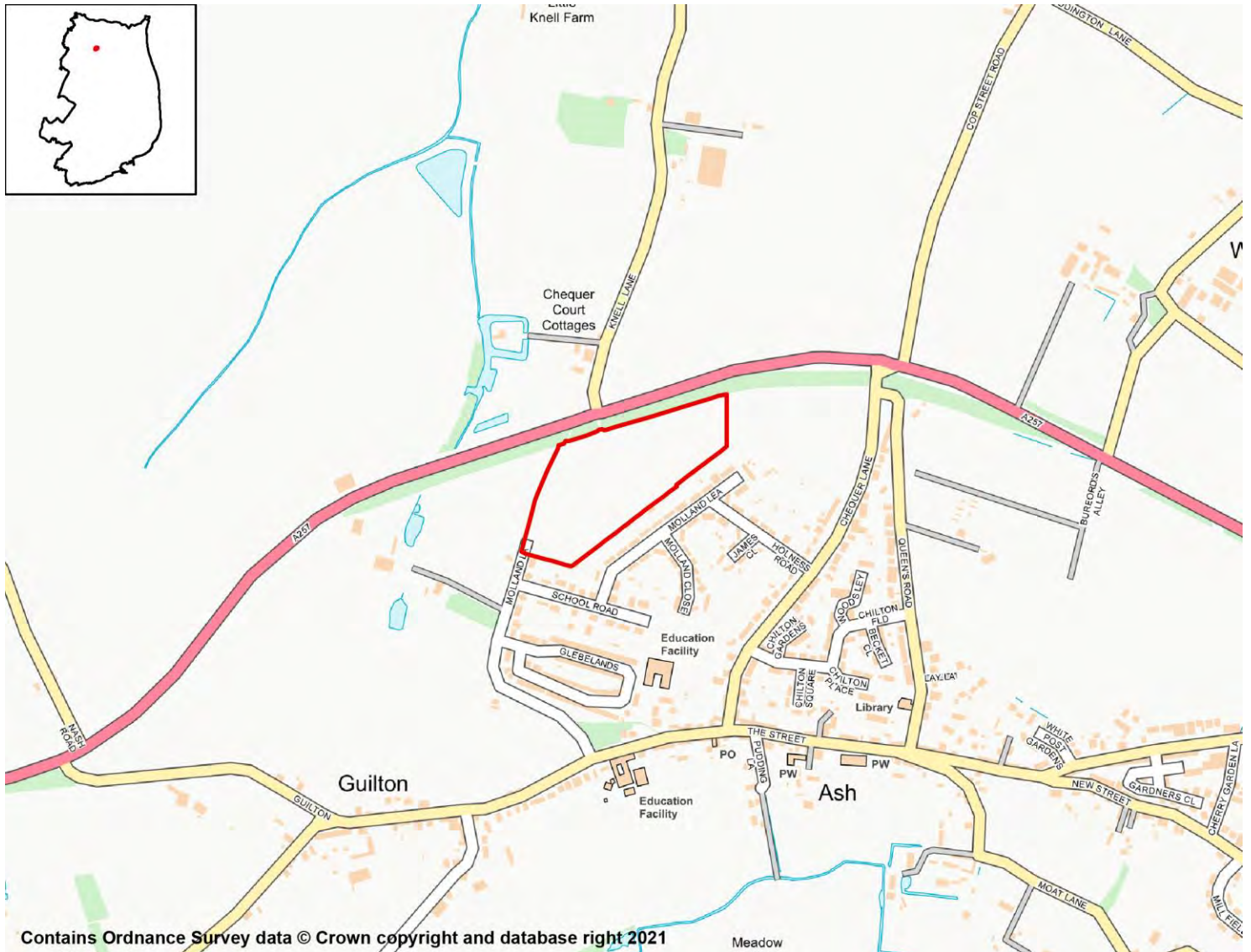
SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

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

Land to the north of Molland Lane, Ash

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:

- Ash 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:

- Ash Cartwright and Kelsey Church of England Primary School

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

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

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

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

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

SA Effect - 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 600m of a bus stop.

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

- Ash 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:

- Ash Cartwright and Kelsey Church of England Primary School

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

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

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

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

SA Objective 5: Minerals, Soils and Water

SA Effect - Significant negative (--)

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

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

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

The site is not located within a Mineral Safeguarding Area.

SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

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

SA Objective 7: Climate Change Adaptation

SA Effect - 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 within 800m of an NHS GP Surgery:

- Ash 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:

- Ash Cartwright and Kelsey Church of England Primary School

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

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

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

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

SA Objective 9: Biodiversity

SA Effect - Negligible (0)

The site does not intersect an ecological designation.

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

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

The site does not intersect with notable ecological habitats.

The site does not contain a geological site.

SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

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

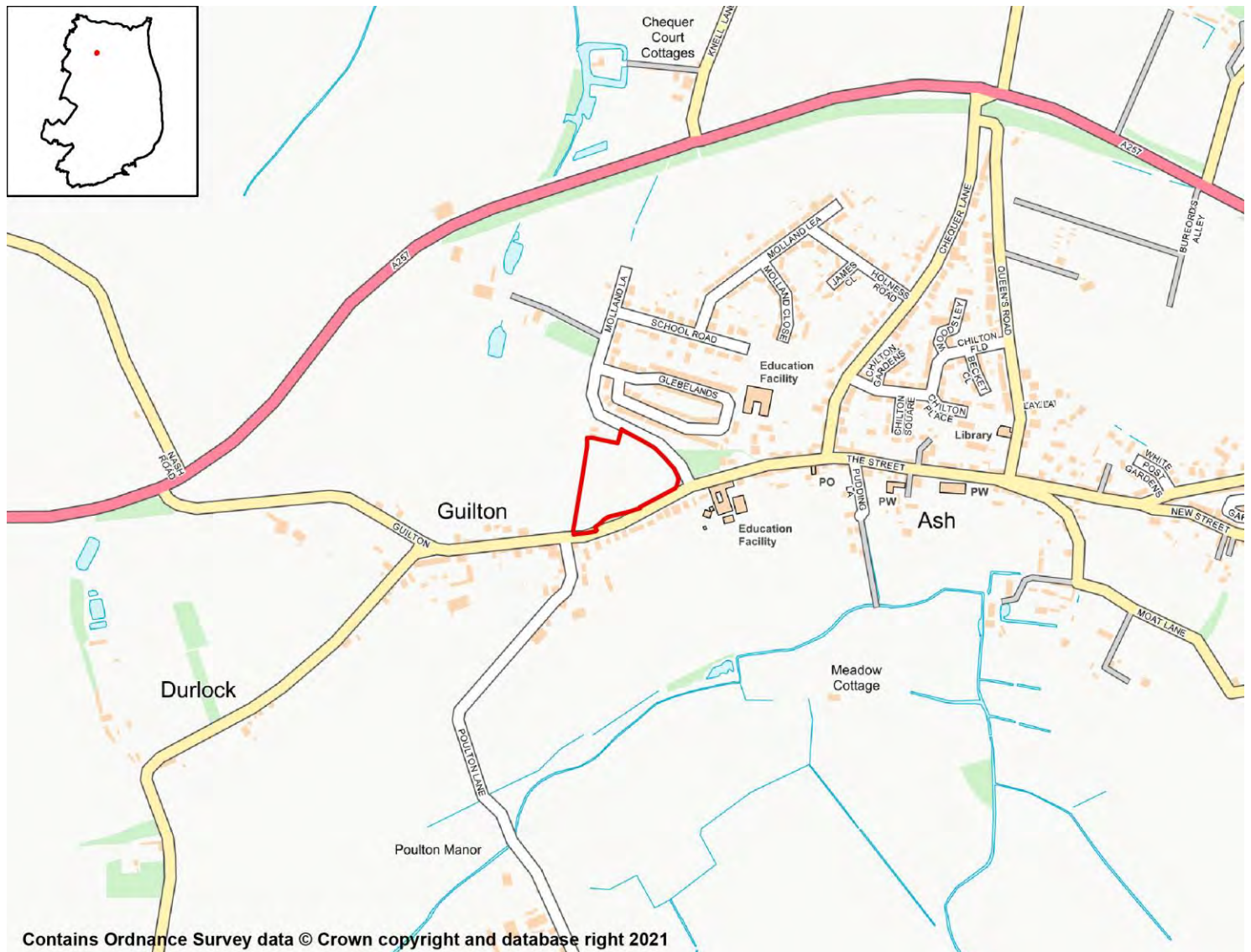
SA Objective 11: Landscape

SA Effect - Minor negative/Uncertain (-?)

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

Land west of Molland Lane, Guilton, Ash

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:

- Ash 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:

- Ash Cartwright and Kelsey Church of England Primary School

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

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

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

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

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

SA Effect - Negligible (0)

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

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

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

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

SA Objective 3: Economy

SA Effect - Minor positive (+)

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

SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

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

The site is within 300m of a bus stop.

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

- Ash 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:

- Ash Cartwright and Kelsey Church of England Primary School

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

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

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

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

SA Objective 5: Minerals, Soils and Water

SA Effect - Significant negative (--)

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

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

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

The site is not located within a Mineral Safeguarding Area.

SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

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

SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

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

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

SA Objective 8: Climate Change Mitigation

SA Effect - Minor negative (-)

The site is 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:

- Ash 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:

- Ash Cartwright and Kelsey Church of England Primary School

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

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

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

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

SA Objective 9: Biodiversity

SA Effect - Negligible (0)

The site does not intersect an ecological designation.

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

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

The site does not intersect with notable ecological habitats.

The site does not contain a geological site.

SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

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

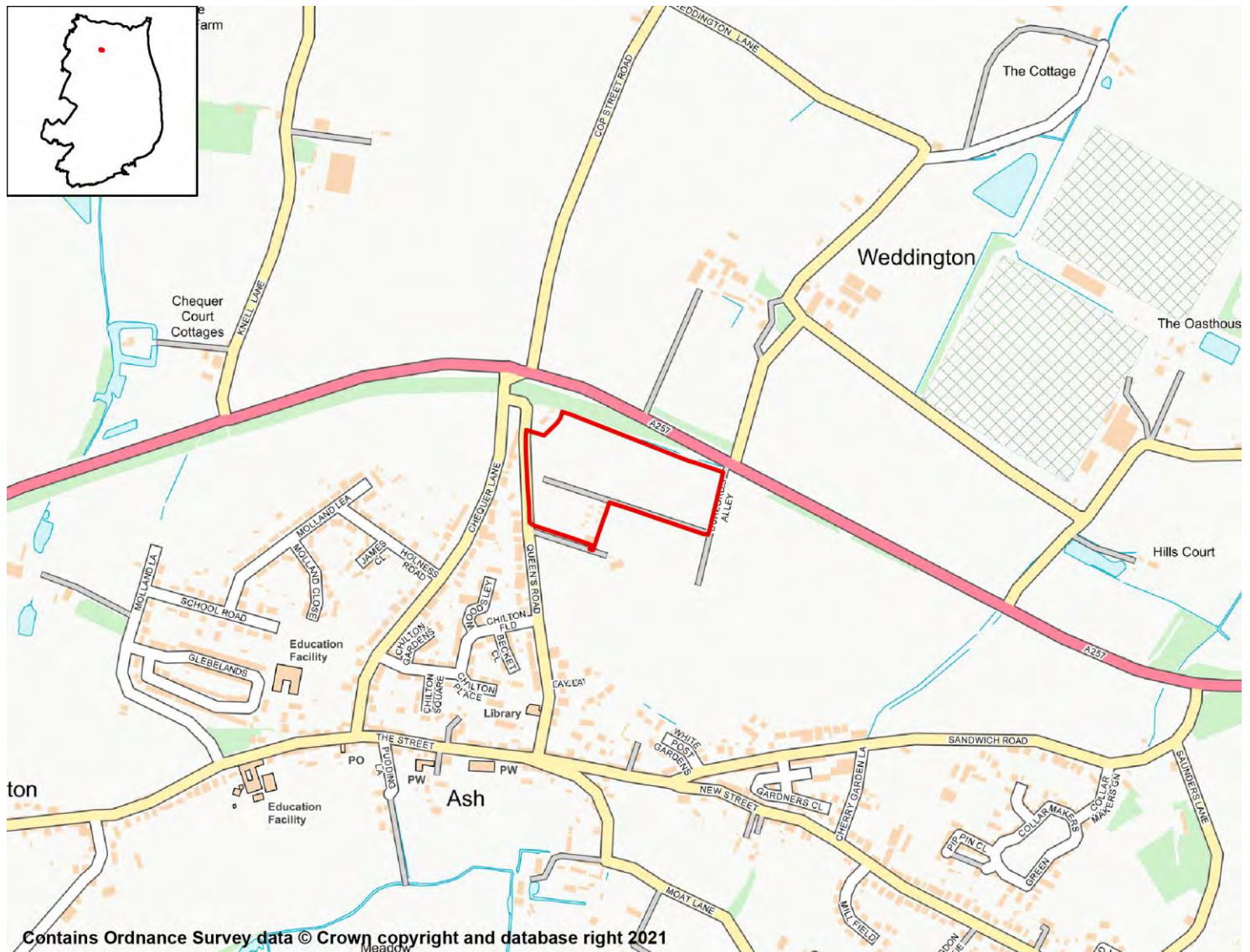
SA Objective 11: Landscape

SA Effect - Minor negative/Uncertain (-?)

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

Land to the east of Queens Road, Ash

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:

- Ash Surgery

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

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

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

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

- Ash Cartwright and Kelsey Church of England Primary School

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

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

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

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

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

SA Effect - 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 600m of a bus stop.

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

- Ash Surgery

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

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

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

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

- Ash Cartwright and Kelsey Church of England Primary School

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

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

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

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

SA Objective 5: Minerals, Soils and Water

SA Effect - Significant negative (--)

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

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

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

The site is not located within a Mineral Safeguarding Area.

SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

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

SA Objective 7: Climate Change Adaptation

SA Effect - 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 within 400m of an NHS GP Surgery:

- Ash Surgery

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

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

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

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

- Ash Cartwright and Kelsey Church of England Primary School

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

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

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

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

SA Objective 9: Biodiversity

SA Effect - Negligible (0)

The site does not intersect an ecological designation.

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

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

The site does not intersect with notable ecological habitats.

The site does not contain a geological site.

SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

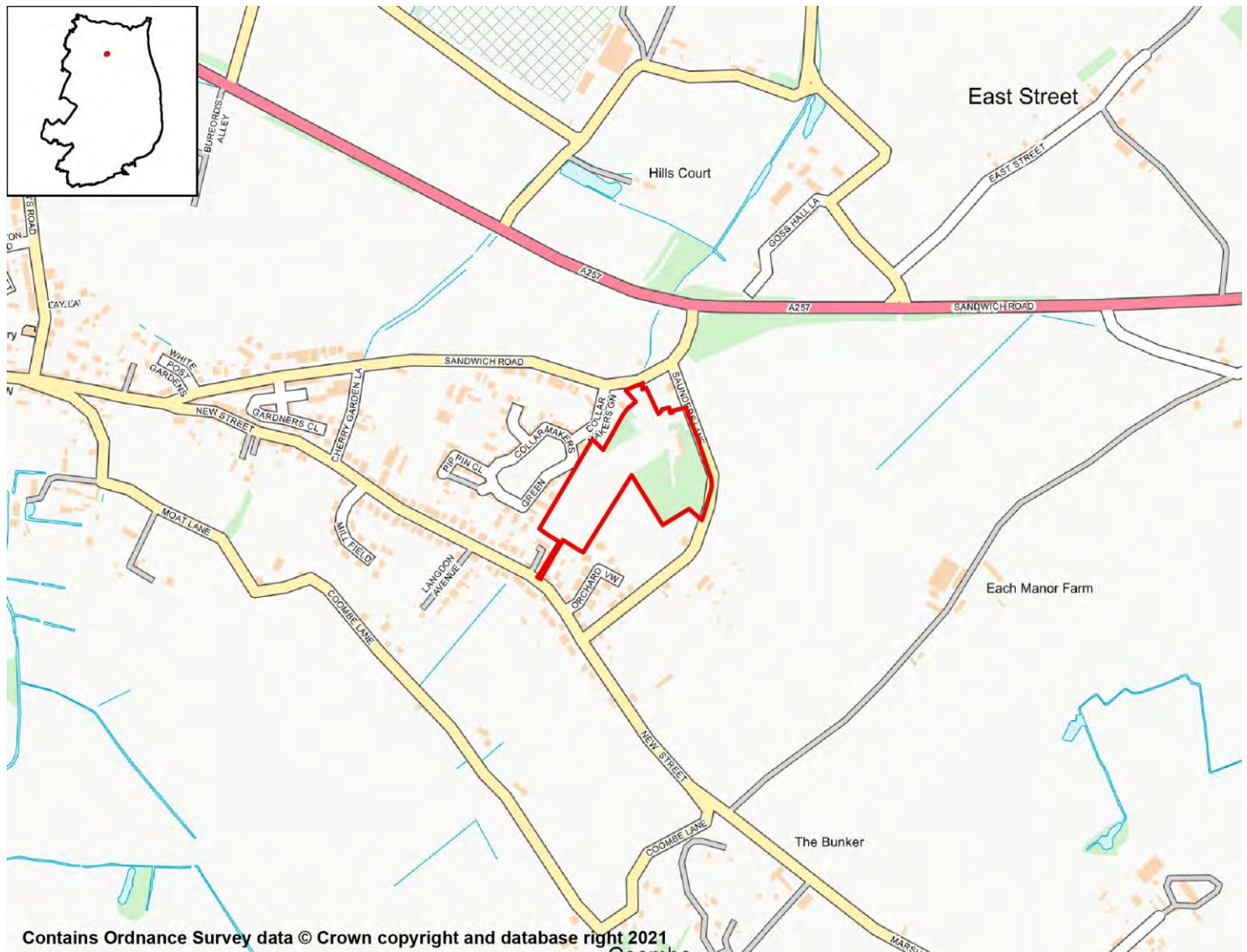
The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.

SA Objective 11: Landscape

SA Effect - Minor negative/Uncertain (-?)

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

Land adjacent Saunders Lane, Ash 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:

- Ash 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 within 1,200m of an NHS GP Surgery:

- Ash Surgery

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

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

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

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

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

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

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

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

SA Objective 5: Minerals, Soils and Water

SA Effect - Significant negative (--)

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

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

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

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

- Ash 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 not within 250m of a designated site.

The site intersects with the following ecological habitats:

- Deciduous woodland
- Habitat Inventory - No main habitat but additional habitats present

The site does not contain a geological site.

SA Objective 10: Historic Environment

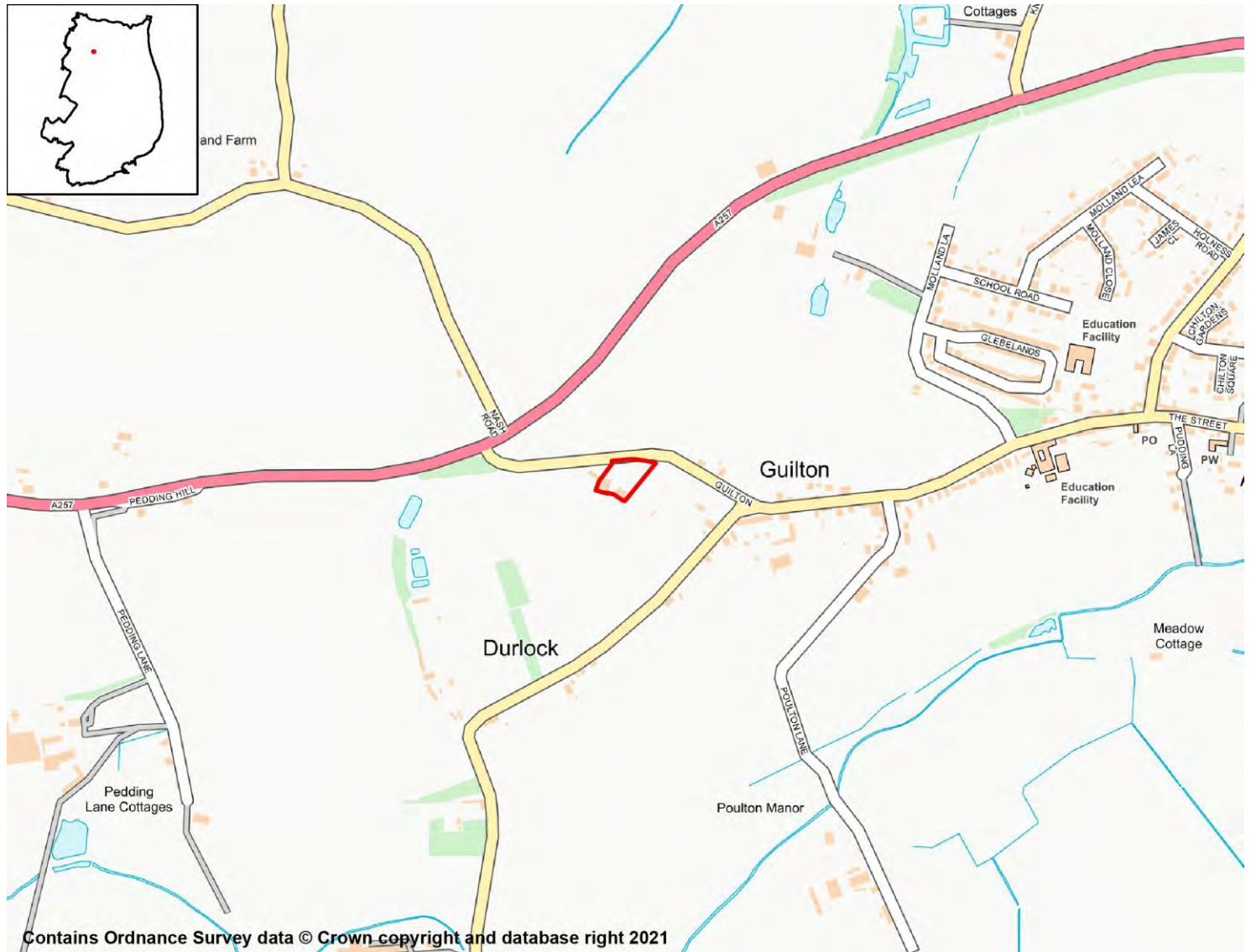
SA Effect - Minor negative/Uncertain (-?)

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 - 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 1,200m of an NHS GP Surgery:

- Ash 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:

- Ash Cartwright and Kelsey Church of England Primary School

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

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

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

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

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

SA Effect - Negligible (0)

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

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

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

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

SA Objective 3: Economy

SA Effect - Minor positive (+)

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

SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

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

The site is within 300m of a bus stop.

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

- Ash 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:

- Ash Cartwright and Kelsey Church of England Primary School

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

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

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

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

SA Objective 5: Minerals, Soils and Water

SA Effect - Significant negative (--)

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

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

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

The site is not located within a Mineral Safeguarding Area.

SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

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

SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

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

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

SA Objective 8: Climate Change Mitigation

SA Effect - Minor negative (-)

The site is 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:

- Ash 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:

- Ash Cartwright and Kelsey Church of England Primary School

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

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

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

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

SA Objective 9: Biodiversity

SA Effect - Negligible (0)

The site does not intersect an ecological designation.

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

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

The site does not intersect with notable ecological habitats.

The site does not contain a geological site.

SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

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

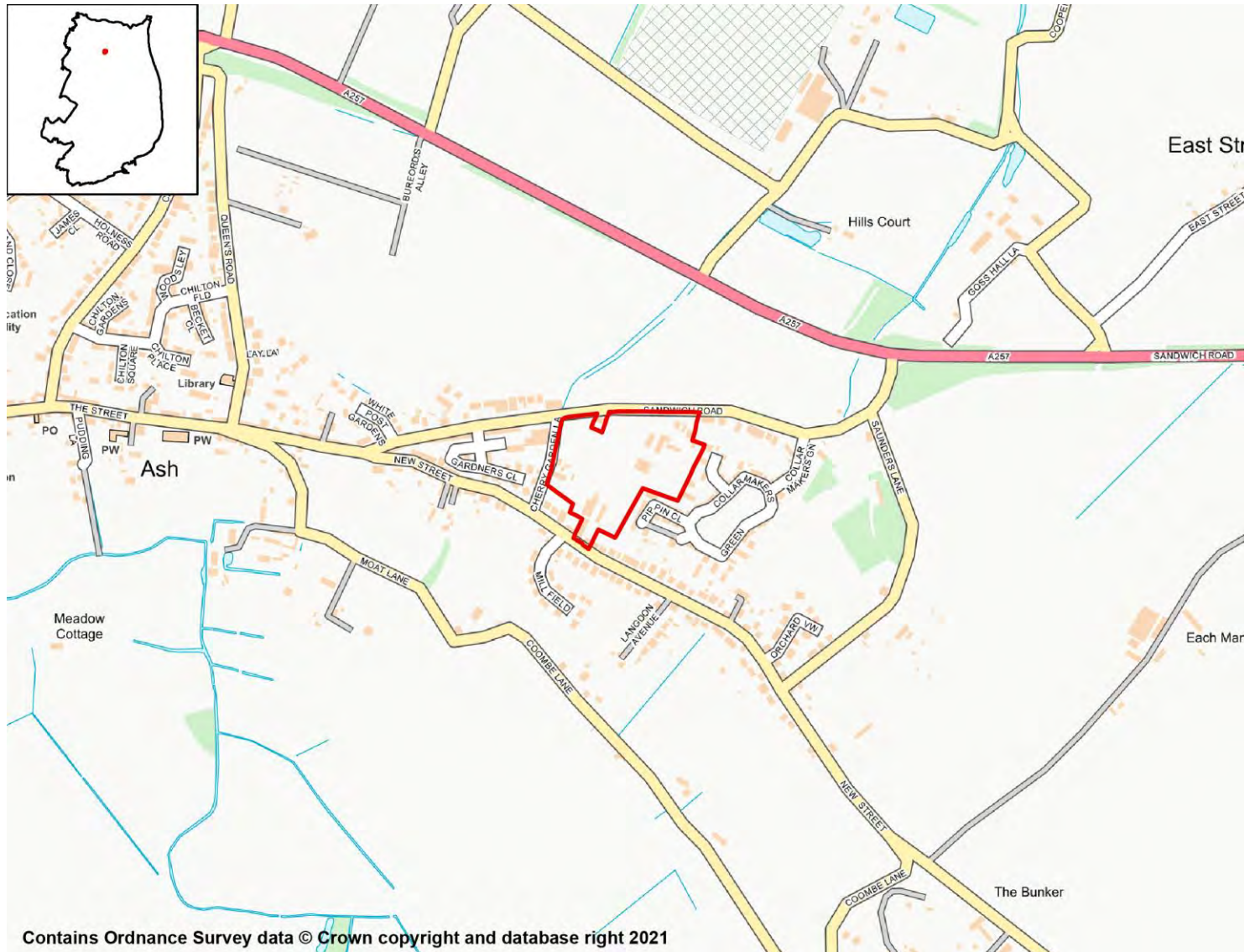
SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

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

Land to the south of Sandwich Road, Ash

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:

- Ash 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:

- Ash Cartwright and Kelsey Church of England Primary School

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

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

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

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

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

SA Effect - Negligible (0)

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

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

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

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

SA Objective 3: Economy

SA Effect - Minor positive (+)

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

SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

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

The site is within 300m of a bus stop.

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

- Ash 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:

- Ash Cartwright and Kelsey Church of England Primary School

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

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

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

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

SA Objective 5: Minerals, Soils and Water

SA Effect - Significant negative (--)

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

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

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

The site is not located within a Mineral Safeguarding Area.

SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

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

SA Objective 7: Climate Change Adaptation

SA Effect - 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:

- Ash 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:

- Ash Cartwright and Kelsey Church of England Primary School

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

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

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

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

SA Objective 9: Biodiversity

SA Effect - Negligible (0)

The site does not intersect an ecological designation.

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

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

The site does not intersect with notable ecological habitats.

The site does not contain a geological site.

SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

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

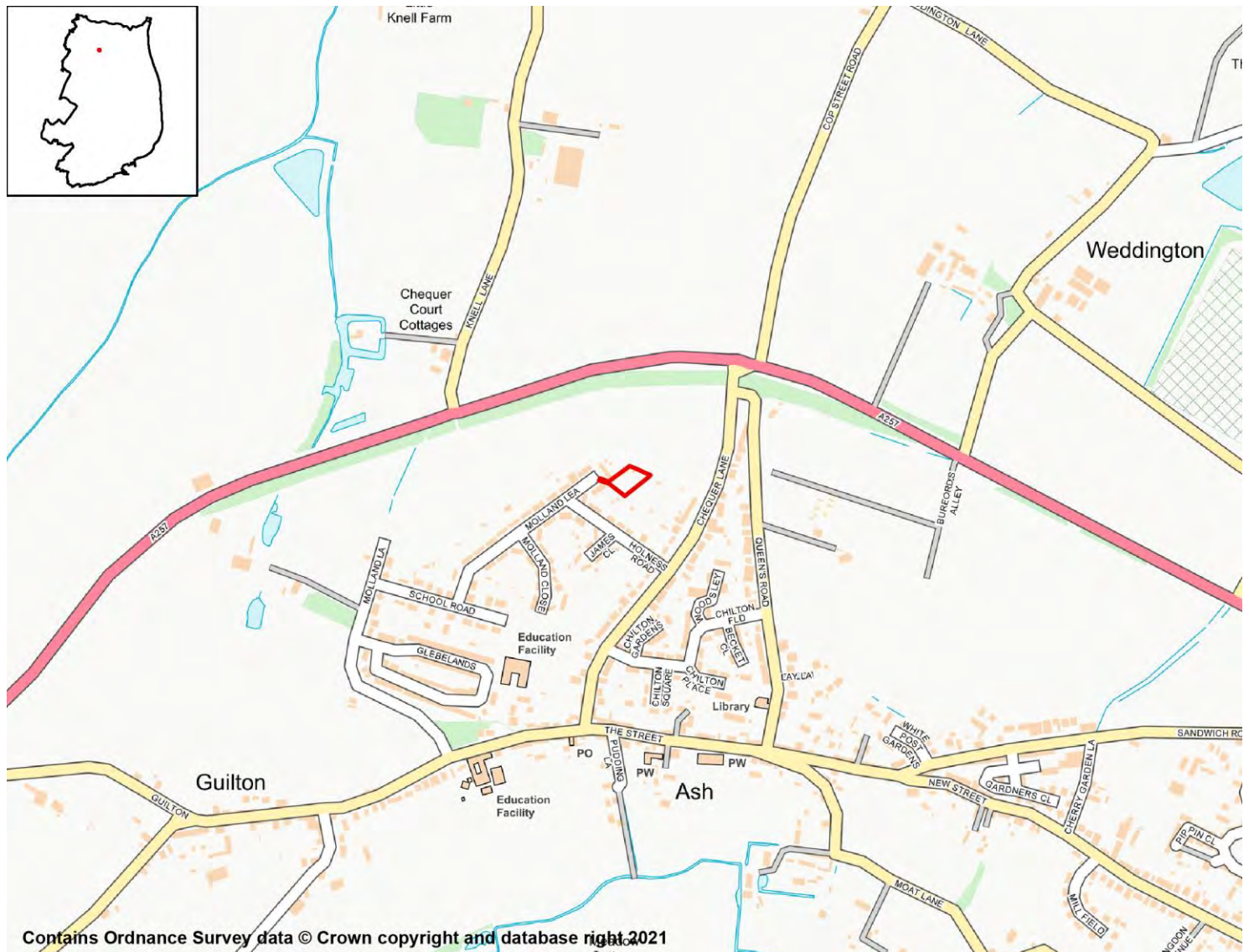
SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

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

Former Council Yard, Molland Lea, Ash

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:

- Ash 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:

- Ash Cartwright and Kelsey Church of England Primary School

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

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

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

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

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

SA Effect - Negligible (0)

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

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

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

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

SA Objective 3: Economy

SA Effect - Minor positive (+)

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

SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

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

The site is within 600m of a bus stop.

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

- Ash 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:

- Ash Cartwright and Kelsey Church of England Primary School

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

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

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

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

SA Objective 5: Minerals, Soils and Water

SA Effect - Significant negative (--)

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

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

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

The site is not located within a Mineral Safeguarding Area.

SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

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

SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

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

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

SA Objective 8: Climate Change Mitigation

SA Effect - Minor negative (-)

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

The site is within 600m of a bus stop.

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

- Ash 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:

- Ash Cartwright and Kelsey Church of England Primary School

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

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

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

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

SA Objective 9: Biodiversity

SA Effect - Negligible (0)

The site does not intersect an ecological designation.

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

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

The site does not intersect with notable ecological habitats.

The site does not contain a geological site.

SA Objective 10: Historic Environment

SA Effect - 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.

Aylesham

Residential Sites

Land at Dorman Avenue North, Aylesham

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:

- Aylesham 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:

- St Joseph's Primary School

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

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

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

- Cooting Road Industrial Estate, Aylesham

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:

- Aylesham

The site is within 300m of a bus stop.

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

- Aylesham 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:

- St Joseph's Primary School

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

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

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

- Cooting Road Industrial Estate, Aylesham

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 positive (+)

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

- Aylesham

The site is within 300m of a bus stop.

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

- Aylesham 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:

- St Joseph's Primary School

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

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

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

- Cooting Road Industrial Estate, Aylesham

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.

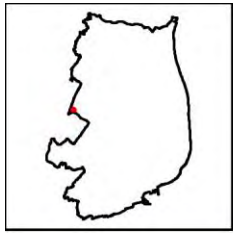
SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

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

Land at Boulevard Courrieres, Aylesham

Proposed Use - Residential



Cooting Downs



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:

- Aylesham 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 more 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 within 800m of a primary or middle school:

- St Joseph's Primary School

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

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

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

- Cooting Road Industrial Estate, Aylesham

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

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

SA Effect - Negligible (0)

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

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

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

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

SA Objective 3: Economy

SA Effect - Minor positive (+)

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

SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

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

- Aylesham
- Snowdown

The site is within 300m of a bus stop.

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

- Aylesham 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 more 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 within 800m of a primary or middle school:

- St Joseph's Primary School

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

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

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

- Cooting Road Industrial Estate, Aylesham

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 within 2,000m of a railway station:

- Aylesham
- Snowdown

The site is within 300m of a bus stop.

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

- Aylesham 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 more 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 within 800m of a primary or middle school:

- St Joseph's Primary School

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

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

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

- Cooting Road Industrial Estate, Aylesham

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

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.

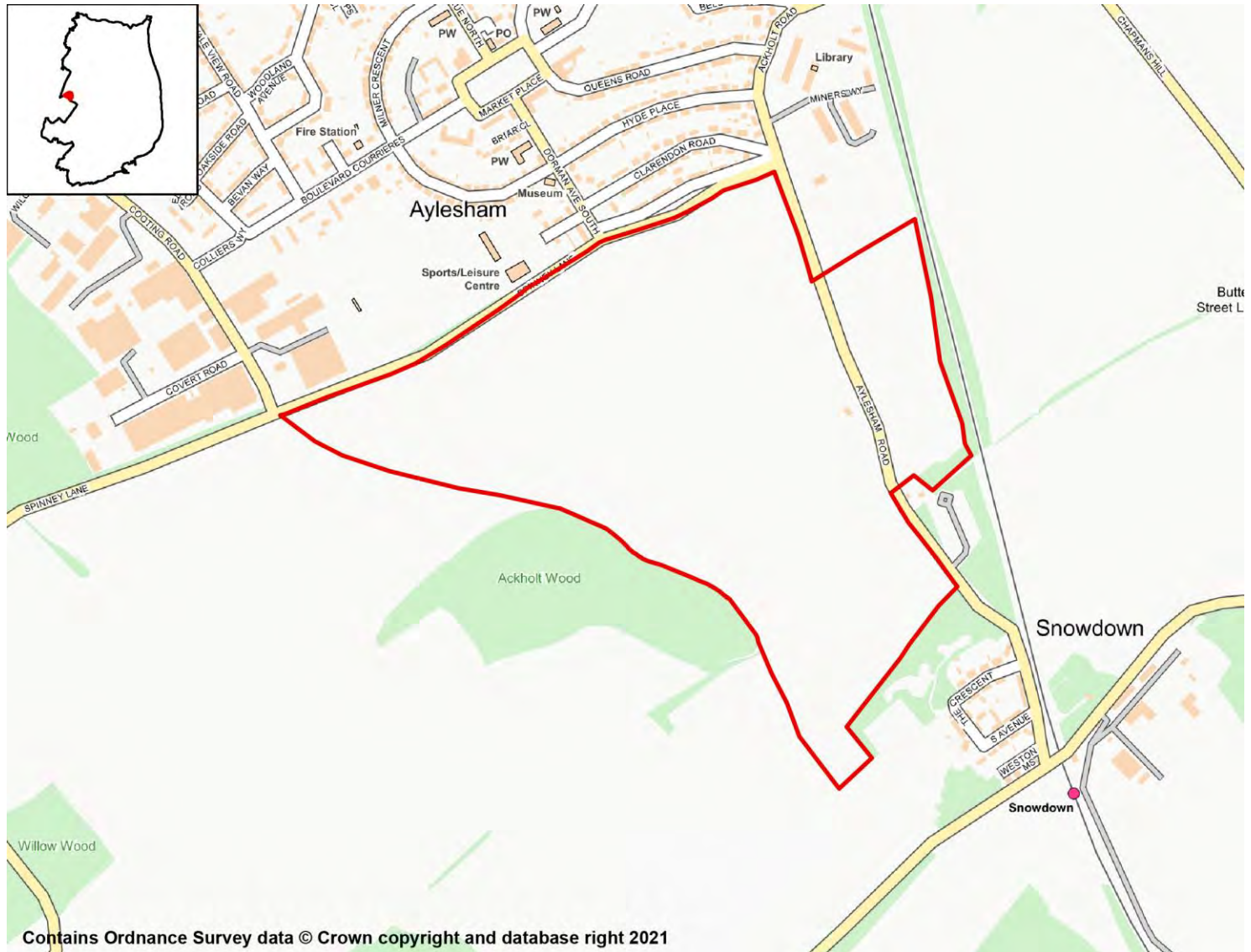
SA Objective 11: Landscape

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 Spinney Lane, Aylesham

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:

- Aylesham 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:

- St Joseph's Primary School

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

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

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

- Cooting Road Industrial Estate, Aylesham

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:

- Aylesham
- Snowdown

The site is within 300m of a bus stop.

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

- Aylesham 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:

- St Joseph's Primary School

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

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

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

- Cooting Road Industrial Estate, Aylesham

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 500m of a railway station:

- Aylesham
- Snowdown

The site is within 300m of a bus stop.

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

- Aylesham 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:

- St Joseph's Primary School

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

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

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

- Cooting Road Industrial Estate, Aylesham

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

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 Spinney Lane; Aylesham 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:

- Aylesham 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:

- St Joseph's Primary School

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

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

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

- Cooting Road Industrial Estate, Aylesham

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:

- Aylesham
- Snowdown

The site is within 300m of a bus stop.

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

- Aylesham 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:

- St Joseph's Primary School

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

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

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

- Cooting Road Industrial Estate, Aylesham

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 500m of a railway station:

- Aylesham
- Snowdown

The site is within 300m of a bus stop.

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

- Aylesham 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:

- St Joseph's Primary School

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

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

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

- Cooting Road Industrial Estate, Aylesham

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 intersects the following designated sites:

- Ancient woodland

The site intersects with the following ecological habitats:

- Deciduous woodland

The site does not contain a geological site.

SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

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

SA Objective 11: Landscape

SA Effect - 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 Spinney Lane; Aylesham 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:

- Aylesham 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:

- St Joseph's Primary School

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

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

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

- Cooting Road Industrial Estate, Aylesham

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:

- Aylesham
- Snowdown

The site is within 300m of a bus stop.

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

- Aylesham 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:

- St Joseph's Primary School

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

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

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

- Cooting Road Industrial Estate, Aylesham

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 500m of a railway station:

- Aylesham
- Snowdown

The site is within 300m of a bus stop.

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

- Aylesham 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:

- St Joseph's Primary School

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

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

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

- Cooting Road Industrial Estate, Aylesham

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 intersects the following designated sites:

- Ancient woodland

The site intersects with the following ecological habitats:

- Deciduous woodland

The site does not contain a geological site.

SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

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

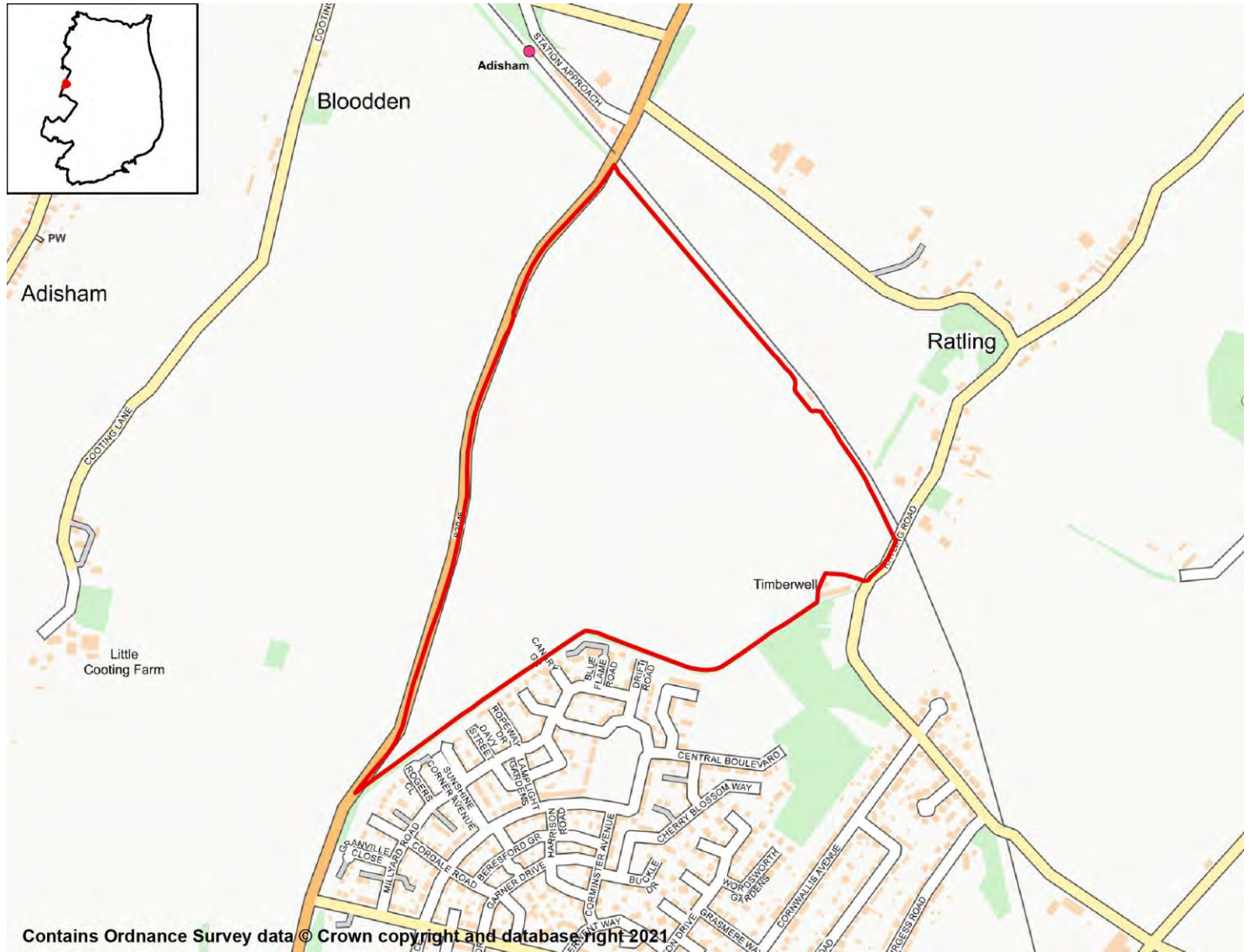
SA Objective 11: Landscape

SA Effect - 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.

Farmland lying to the north of Aylesham and to the east of the B2046 (Adisham 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:

- Aylesham Medical Practice

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:

- Adisham Church of England Primary School
- St Joseph's Primary School

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

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

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

- Cooting Road Industrial Estate, Aylesham

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:

- Adisham

The site is within 300m of a bus stop.

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

- Aylesham Medical Practice

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 middle⁷⁰ school:

- Adisham Church of England Primary School
- St Joseph's Primary School

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

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

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

- Cooting Road Industrial Estate, Aylesham

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 - 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:

- Adisham

The site is within 300m of a bus stop.

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

- Aylesham Medical Practice

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:

- Adisham Church of England Primary School

- St Joseph's Primary School

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

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

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

- Cooting Road Industrial Estate, Aylesham

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.

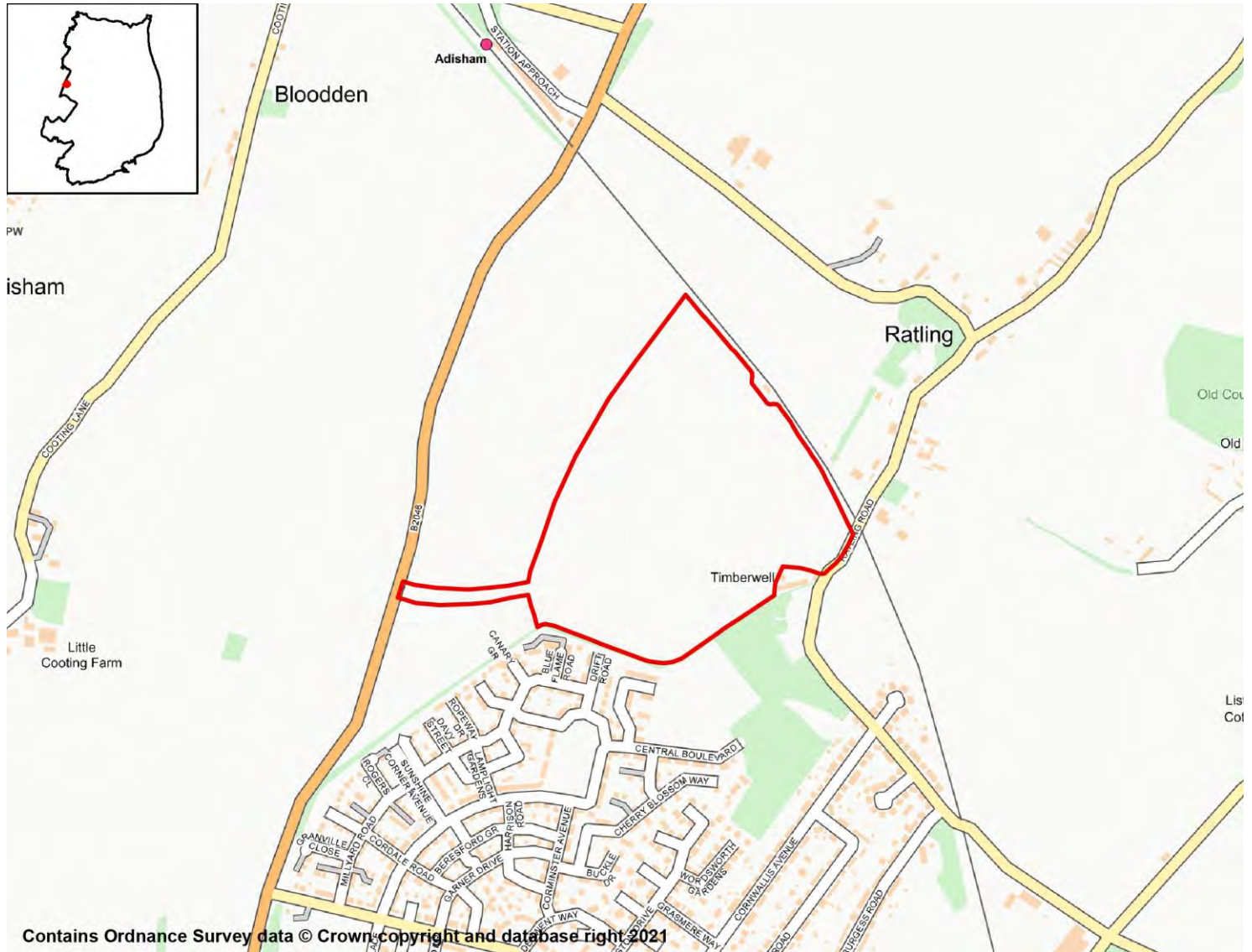
SA Objective 11: Landscape

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.

Farmland lying to the north of Aylesham and to the east of the B2046 (Adisham 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:

- Aylesham Medical Practice

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:

- St Joseph's Primary School

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

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

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

- Cooting Road Industrial Estate, Aylesham

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:

- Adisham
- Aylesham

The site is within 600m of a bus stop.

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

- Aylesham Medical Practice

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:

- St Joseph's Primary School

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

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

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

- Cooting Road Industrial Estate, Aylesham

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 1,000m of a railway station:

- Adisham
- Aylesham

The site is within 600m of a bus stop.

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

- Aylesham Medical Practice

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:

- St Joseph's Primary School

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

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

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

- Cooting Road Industrial Estate, Aylesham

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 off Holt Street, Snowdown, Aylesham

Proposed Use - Residential



SA Objective 1: Housing

SA Effect - Minor Positive (+)

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

SA Objective 2: Services and Facilities

2a – Access to Local Services and Facilities

SA Effect - Minor negative (-)

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

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

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

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

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

- Nonington Church of England Primary School
- St Joseph's Primary School

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

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

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

- Cooting Road Industrial Estate, Aylesham

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:

- Snowdown

The site is within 300m of a bus stop.

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

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

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

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

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

- Nonington Church of England Primary School
- St Joseph's Primary School

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

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

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

- Cooting Road Industrial Estate, Aylesham

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 500m of a railway station:

- Snowdown

The site is within 300m of a bus stop.

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

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

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

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

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

- Nonington Church of England Primary School
- St Joseph's Primary School

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

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

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

- Cooting Road Industrial Estate, Aylesham

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 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
- Woods South of Snowdown

The site intersects with the following ecological habitats:

- Deciduous woodland

The site does not contain a geological site.

SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

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

SA Objective 11: Landscape

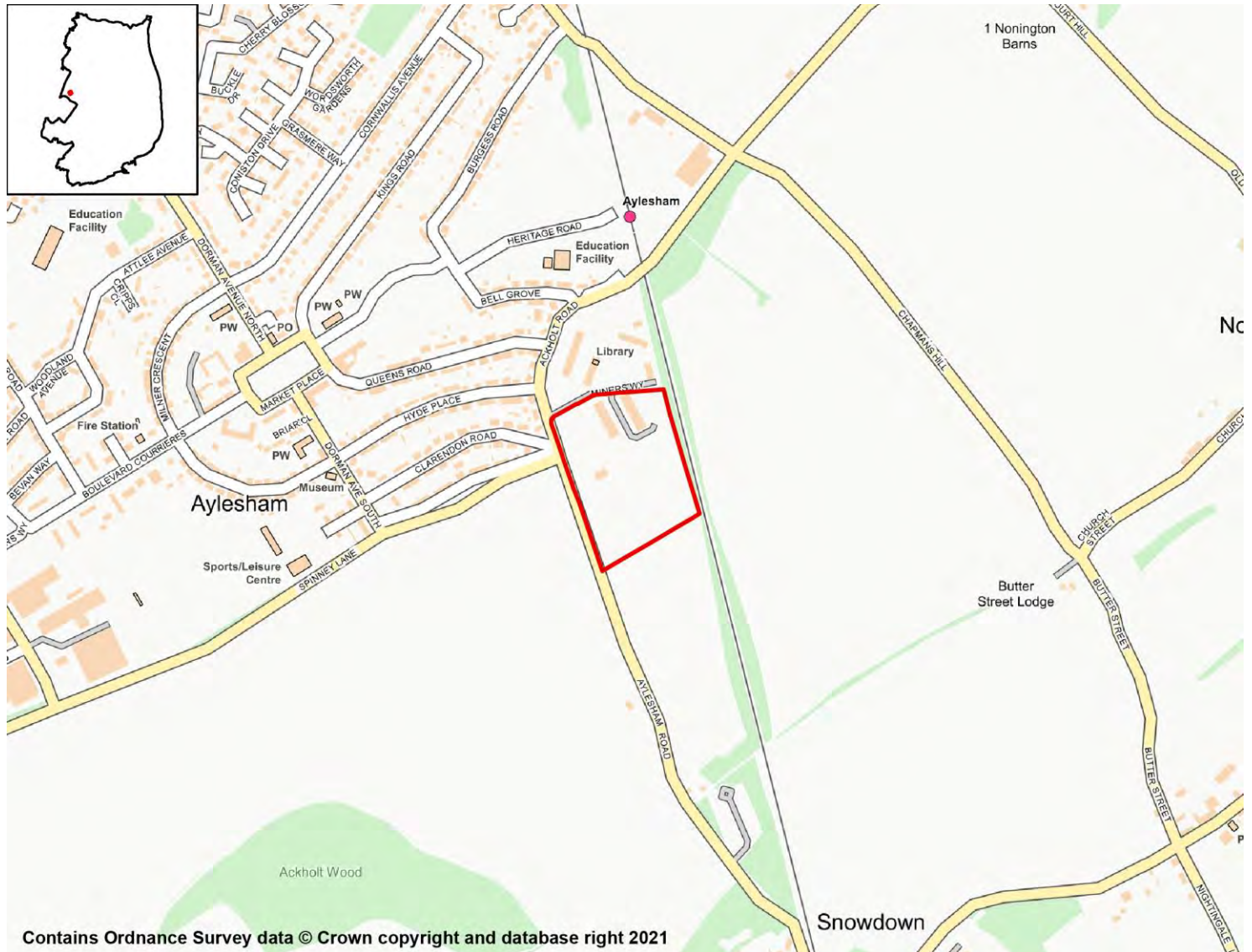
SA Effect - Minor negative/Uncertain (-?)

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

Aylesham

Employment Sites

4 (SAP25) Aylesham Development Area Proposed use - Employment



SA objective 1: Housing

SA Effect - Negligible (0)

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

SA objective 2: Services and Facilities

2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

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

- Aylesham 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 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 - Significant positive (++)

The site is within 500m of a railway station:

- Aylesham

The site is within 300m of a bus stop.

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

- Aylesham 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 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 positive (++)

The site is within 500m of a railway station:

- Aylesham

The site is within 300m of a bus stop.

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

- Aylesham 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 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.

Aylesham Development Area

Proposed use - Employment



SA objective 1: Housing

SA Effect - Negligible (0)

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

SA objective 2: Services and Facilities

2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

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

- Aylesham 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 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 - Significant positive (++)

The site is within 500m of a railway station:

- Aylesham

The site is within 300m of a bus stop.

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

- Aylesham 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 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 positive (++)

The site is within 500m of a railway station:

- Aylesham

The site is within 300m of a bus stop.

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

- Aylesham 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 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.

Land off Holt Street, Snowdown, Aylesham

Proposed use - Employment



SA objective 1: Housing

SA Effect - Negligible (0)

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

SA objective 2: Services and Facilities

2a – Access to Local Services and Facilities

SA Effect - Negligible (0)

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

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

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

country and registered common land.

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

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

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

SA Effect - Significant negative (--)

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

Site is within 20m of a recorded mine entry.

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

SA objective 3: Economy

SA Effect - Minor positive (+)

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

SA objective 4: Sustainable Transport

SA Effect - Minor positive (+)

The site is within 500m of a railway station:

- Snowdown

The site is within 300m of a bus stop.

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

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

The site would not cause the loss of any open space, sport, 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 - 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 500m of a railway station:

- Snowdown

The site is within 300m of a bus stop.

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

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

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

- Ancient woodland
- Woods South of Snowdown

The site intersects with the following ecological habitats:

- Deciduous woodland

Over 25% of the site is designated as a geological site:

- Snowdown Colliery Tip

SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

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

SA Objective 11: Landscape

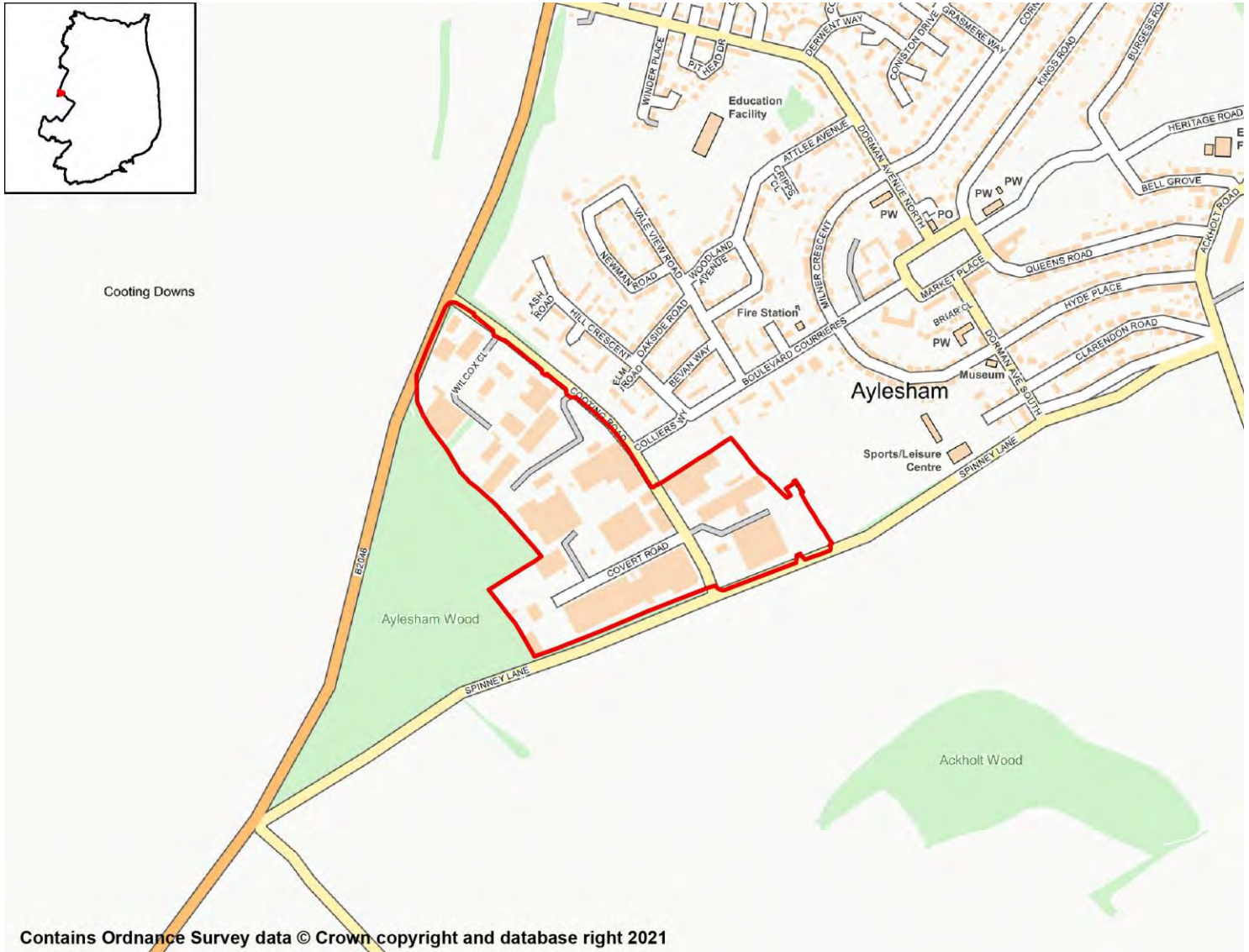
SA Effect - Minor negative/Uncertain (-?)

The site has been judged by Council officers to have the potential to moderately affect the

District's landscapes, townscapes or seascapes.

Aylesham 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 - Negligible (0)

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

- Aylesham 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 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:

- Aylesham

The site is within 300m of a bus stop.

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

- Aylesham 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 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 positive (+)

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

- Aylesham

The site is within 300m of a bus stop.

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

- Aylesham 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 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:

- 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 - 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.

Aylesham

Gypsy and Traveller Sites

Land to the North of Snowdown Caravan Site Proposed Use - Gypsy and Traveller



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:

- Aylesham Medical Practice

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:

- St Joseph's Primary School

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

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

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

- Cooting Road Industrial Estate, Aylesham

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

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

SA Effect - Negligible (0)

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

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

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

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

SA Objective 3: Economy

SA Effect - Minor positive (+)

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

SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

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

- Aylesham
- Snowdown

The site is within 600m of a bus stop.

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

- Aylesham Medical Practice

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:

- St Joseph's Primary School

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

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

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

- Cooting Road Industrial Estate, Aylesham

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

SA Objective 5: Minerals, Soils and Water

SA Effect - Significant negative (--)

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

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

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

The site is not located within a Mineral Safeguarding Area.

SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

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

SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

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

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

SA Objective 8: Climate Change Mitigation

SA Effect - Minor negative (-)

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

- Aylesham
- Snowdown

The site is within 600m of a bus stop.

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

- Aylesham Medical Practice

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:

- St Joseph's Primary School

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

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

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

- Cooting Road Industrial Estate, Aylesham

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

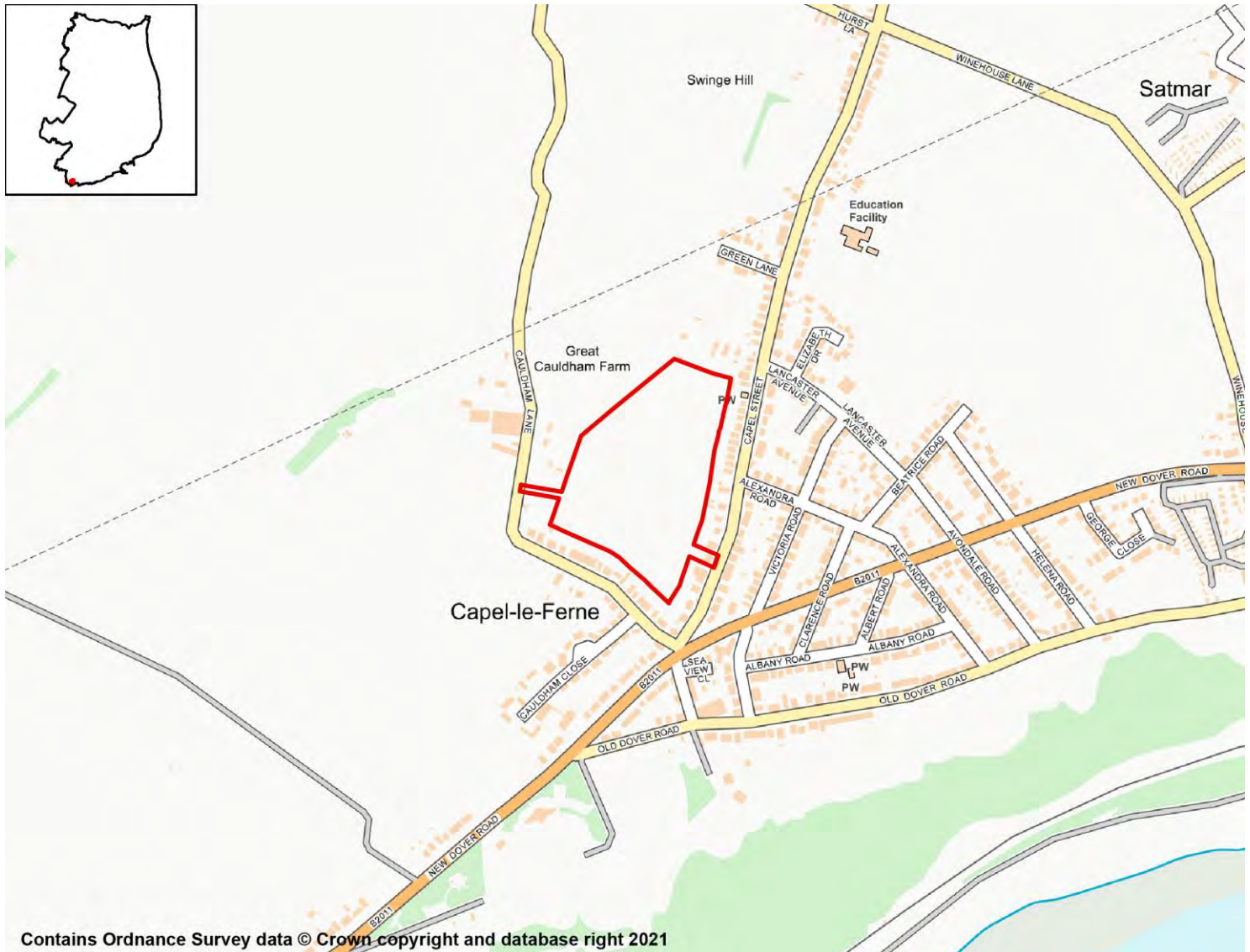
SA Effect - Negligible/Uncertain (0?)

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

Capel le Ferne

Residential Sites

Land to the east of Great Cauldham Farm, Capel le Ferne 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:

- Capel-le-Ferne 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:

- Capel-le-Ferne 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 - Significant negative (--)

- The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.
- The site contains land with a 1 in 30 year risk of surface water flooding.

SA Objective 8: Climate Change Mitigation

SA Effect - Minor negative (-)

- The site is not within 2,000m of a railway station.
- The site is within 300m of a bus stop.
- The site is not within 1,200m of an NHS GP Surgery.
- The site is within 300m of open space, sport, recreation facilities, open country or registered common land.
- The site would not cause the loss of any open space, sport, recreation facility, open country and registered common land.
- The site is within 200m of a Public Right of Way/Cycle Path.
- The site is within 400m of a primary or middle school:
 - Capel-le-Ferne 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 (-?)

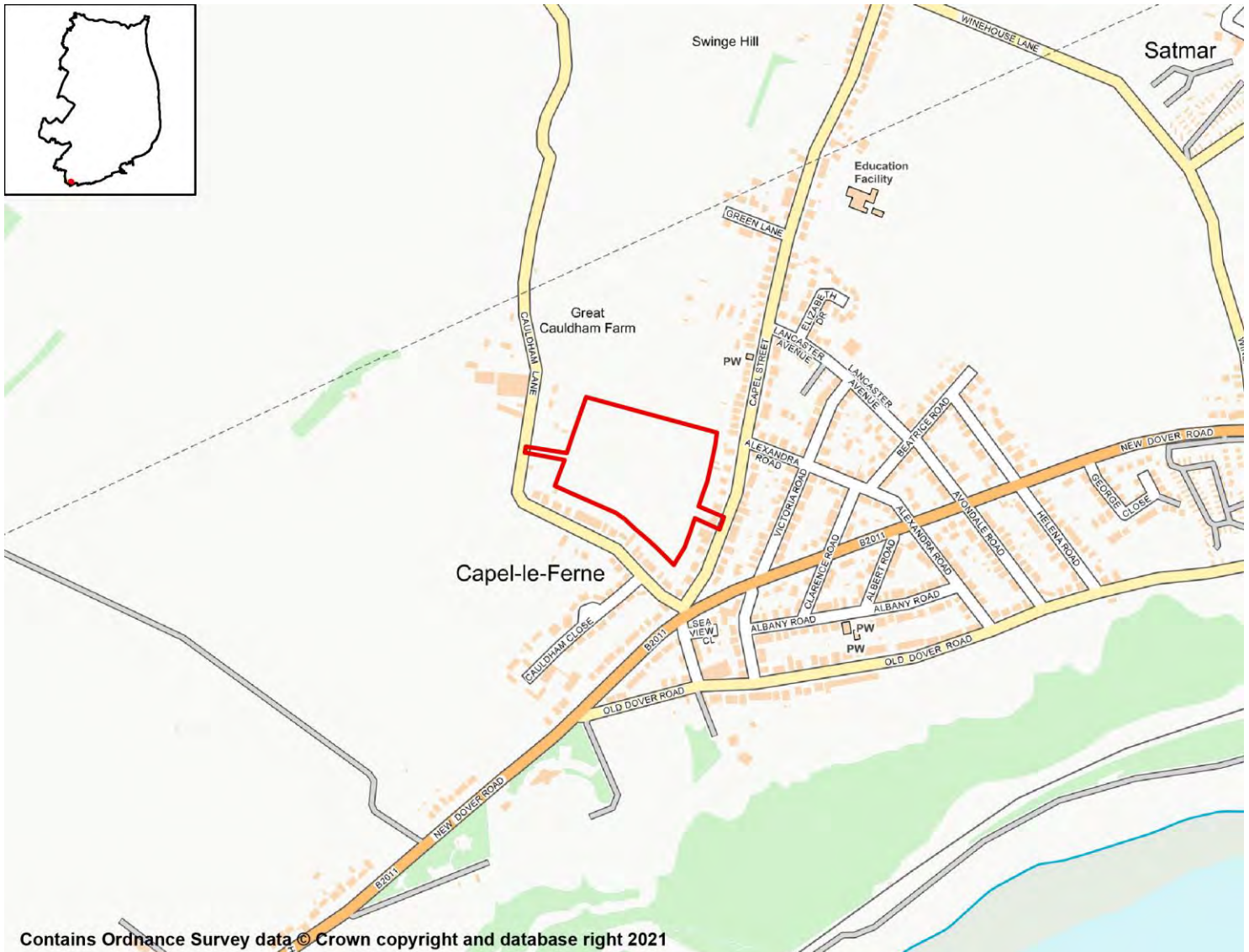
The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.

SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

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

Land to the east of Great Cauldham Farm, Capel le Ferne 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:

- Capel-le-Ferne 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:

- Capel-le-Ferne 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 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:**
 - Capel-le-Ferne 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.

Longships, Cauldham Lane, Capel le Ferne

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:

- Capel-le-Ferne 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:

- Capel-le-Ferne 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 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:**
 - Capel-le-Ferne 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.

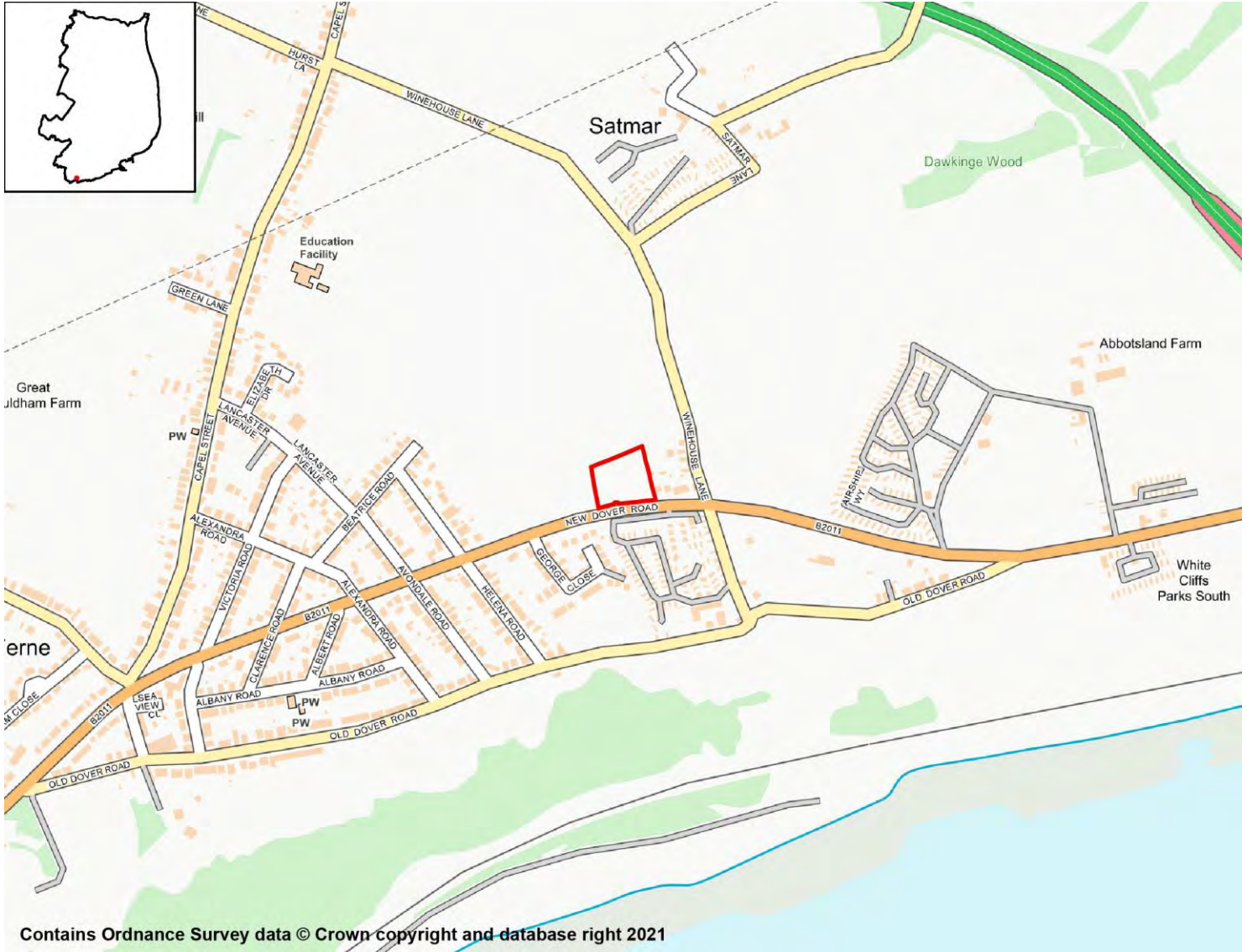
SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

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

Former Archway Filling Station, New Dover Road, Capel le Ferne

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:

- Capel-le-Ferne 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:

- Capel-le-Ferne 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 - Minor negative (-)

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

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

SA Objective 8: Climate Change Mitigation

SA Effect - Minor negative (-)

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

The site is within 300m of a bus stop.

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

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

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

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

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

- Capel-le-Ferne Primary School

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

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

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

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

SA Objective 9: Biodiversity

SA Effect - Minor negative (-)

The site does not intersect an ecological designation.

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

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

- Folkestone Warren

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.

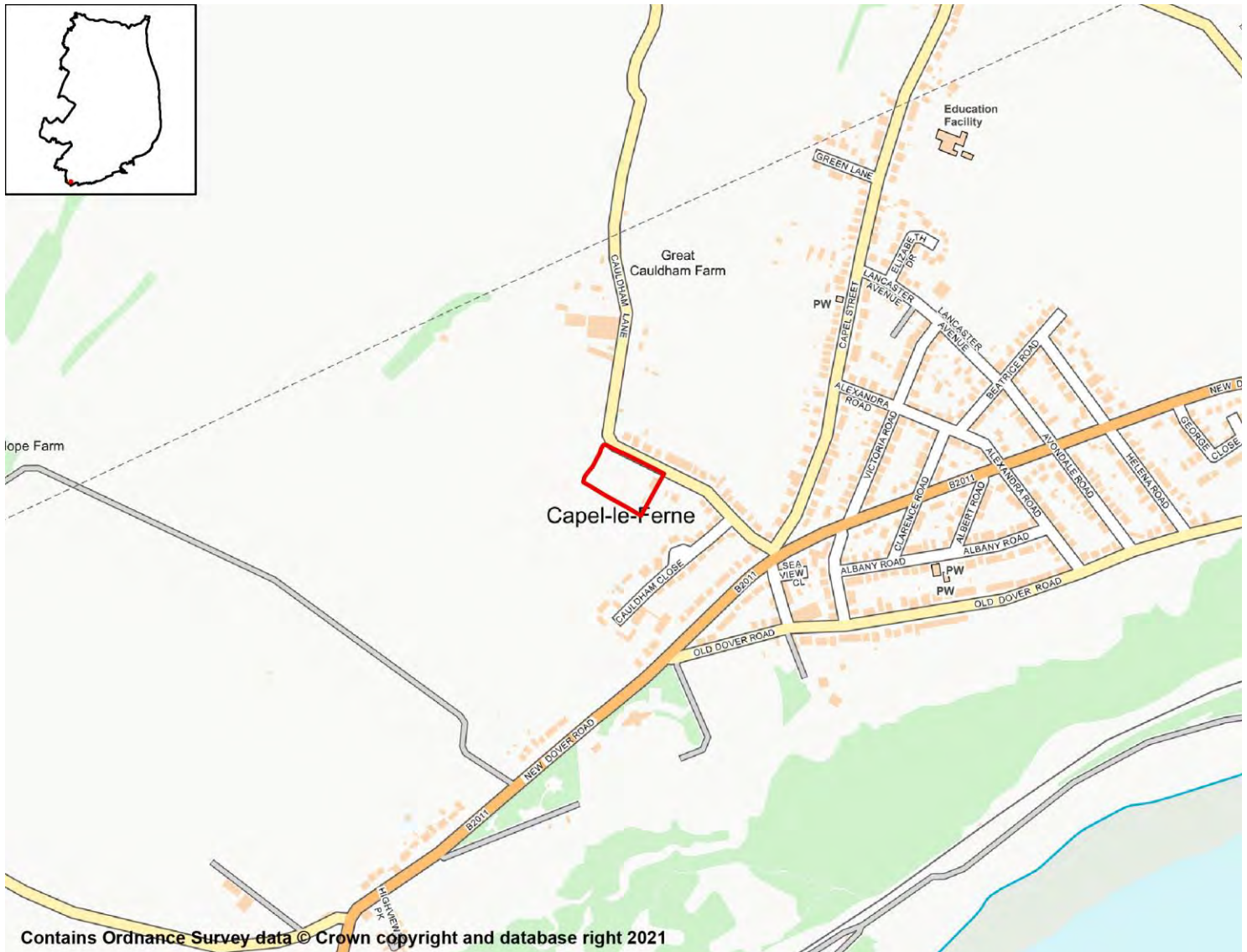
SA Objective 11: Landscape

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 Cauldham Lane, Capel le Ferne

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:

- Capel-le-Ferne 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:

- Capel-le-Ferne 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 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:

- Capel-le-Ferne 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.

Chillenden

Residential Sites

Land adjacent to Short Street, Chillenden

Proposed Use - Residential



SA Objective 1: Housing

SA Effect - Minor Positive (+)

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

SA Objective 2: Services and Facilities

2a – Access to Local Services and Facilities

SA Effect - Minor negative (-)

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

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

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

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

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

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

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

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

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

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

SA Effect - Negligible (0)

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

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

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

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

SA Objective 3: Economy

SA Effect - Minor positive (+)

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

SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

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

The site is within 300m of a bus stop.

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

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

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

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

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

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

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

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

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

SA Objective 5: Minerals, Soils and Water

SA Effect - Significant negative (--)

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

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

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

The site is not located within a Mineral Safeguarding Area.

SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

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

SA Objective 7: Climate Change Adaptation

SA Effect - Significant negative (--)

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

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

SA Objective 8: Climate Change Mitigation

SA Effect - Minor negative (-)

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

The site is within 300m of a bus stop.

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

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

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

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

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

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

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

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

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

SA Objective 9: Biodiversity

SA Effect - 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 at Chillenden Court Farm, Chillenden

Proposed Use - Residential



SA Objective 1: Housing

SA Effect - Minor Positive (+)

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

SA Objective 2: Services and Facilities

2a – Access to Local Services and Facilities

SA Effect - Minor negative (-)

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

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

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

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

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

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

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

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

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

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

SA Effect - Negligible (0)

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

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

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

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

SA Objective 3: Economy

SA Effect - Minor positive (+)

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

SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

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

The site is within 600m of a bus stop.

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

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

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

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

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

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

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

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

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

SA Objective 5: Minerals, Soils and Water

SA Effect - Significant negative (--)

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

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

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

The site is not located within a Mineral Safeguarding Area.

SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

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

SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

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

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

SA Objective 8: Climate Change Mitigation

SA Effect - Minor negative (-)

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

The site is within 600m of a bus stop.

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

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

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

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

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

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

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

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

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

SA Objective 9: Biodiversity

SA Effect - 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.

Deal

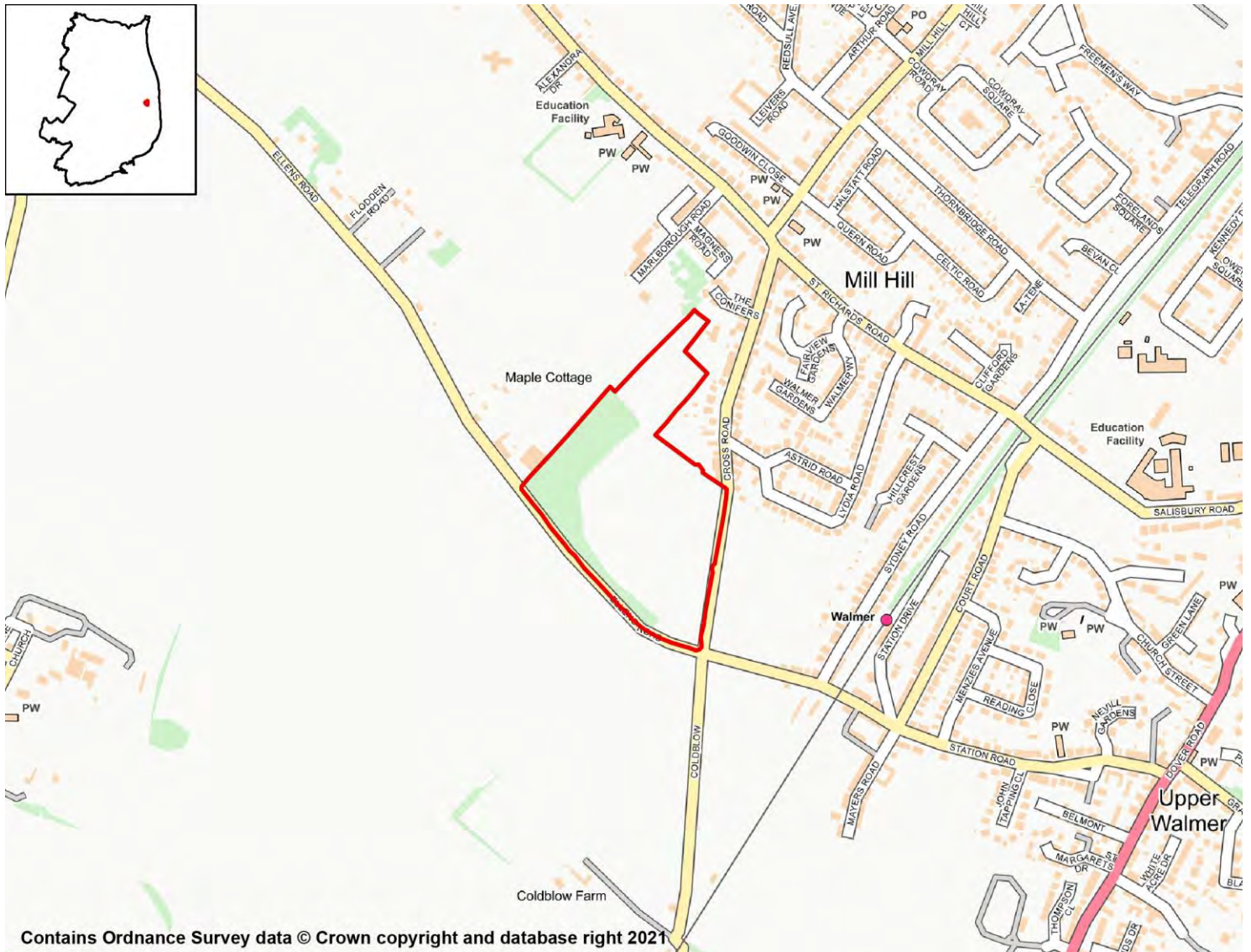
Residential Sites

DEA008 (SAP14)

Land off Cross Road, Deal

Proposed Use - Residential

Deal



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 Richards Road 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 within 800m of a primary or middle school:

- St Mary's Catholic Primary School

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

- Castle Community College
- Goodwin Academy

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 500m of a railway station:

- Walmer

The site is within 300m of a bus stop.

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

- St Richards Road 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 within 800m of a primary or middle school:

- St Mary's Catholic Primary School

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

- Castle Community College
- Goodwin Academy

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 within 500m of a railway station:

- Walmer

The site is within 300m of a bus stop.

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

- St Richards Road 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 within 800m of a primary or middle school:

- St Mary's Catholic Primary School

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

- Castle Community College

- Goodwin Academy

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

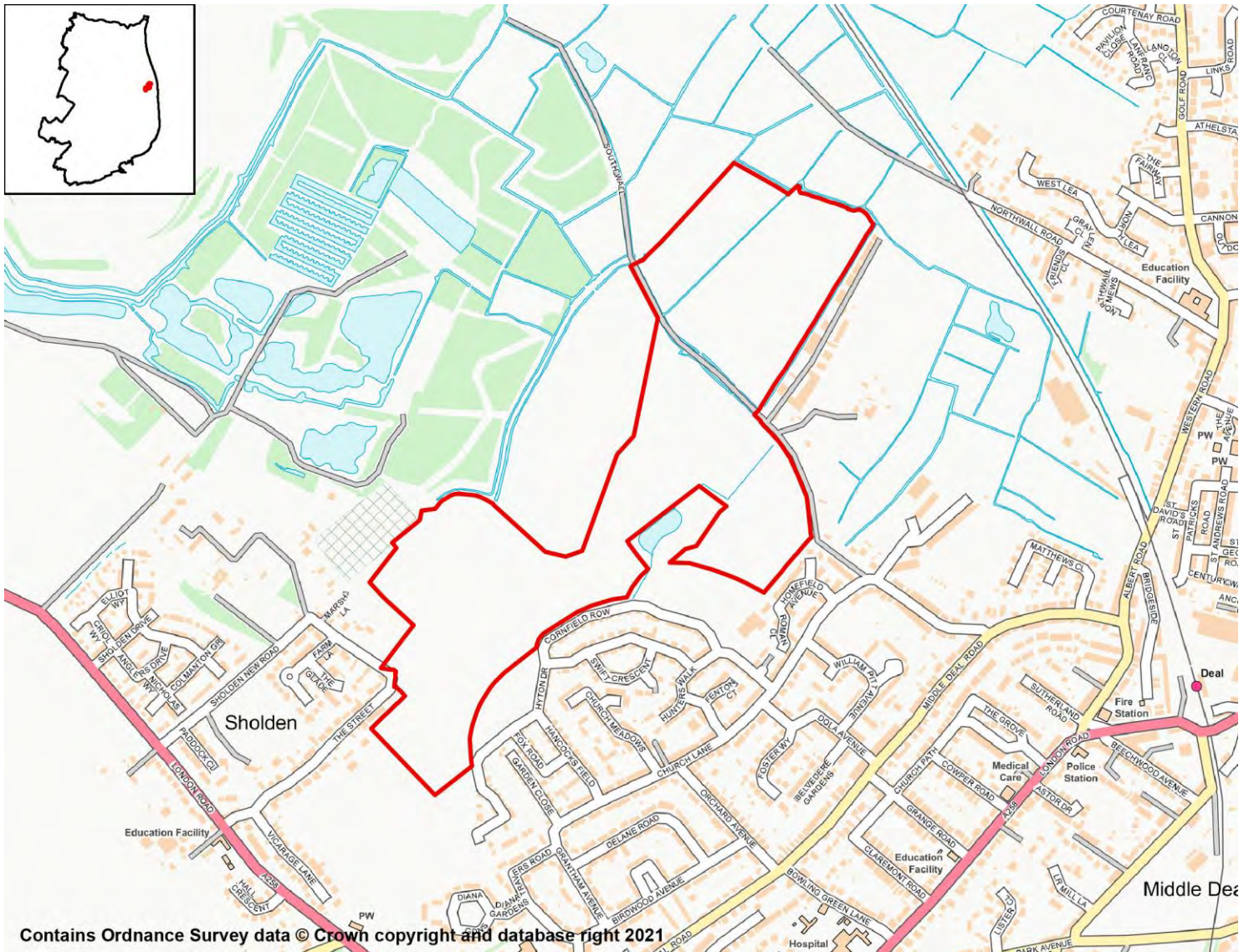
SA Effect - Minor negative/Uncertain (-?)

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 positive (+)

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

- Golf Road Surgery
- Victoria Hospital

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:

- Sholden Church of England Primary School
- Warden House Primary School

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

- Castle Community College
- Goodwin Academy

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

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

- Southwall Industrial Estate, Southwall Road, Deal
- Minter's Yard Industrial Estate, Southwall Road, Deal

The site is within 800m of a town centre:

- Deal 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:

- Deal

The site is within 300m of a bus stop.

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

- Golf Road Surgery
- Victoria Hospital

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:

- Sholden Church of England Primary School
- Warden House Primary School

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

- Castle Community College
- Goodwin Academy

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

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

- Southwall Industrial Estate, Southwall Road, Deal
- Minter's Yard Industrial Estate, Southwall Road, Deal

The site is within 800m of a town centre:

- Deal Town Centre

SA Objective 5: Minerals, Soils and Water

SA Effect - Significant negative (--)

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

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

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

The site is located within a Mineral Safeguarding Area.

SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

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

SA Objective 7: Climate Change Adaptation

SA Effect - Significant negative (--)

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 1,000m of a railway station:

- Deal

The site is within 300m of a bus stop.

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

- Golf Road Surgery

- Victoria Hospital

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:

- Sholden Church of England Primary School
- Warden House Primary School

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

- Castle Community College
- Goodwin Academy

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

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

- Southwall Industrial Estate, Southwall Road, Deal
- Minter's Yard Industrial Estate, Southwall Road, Deal

The site is within 800m of a town centre:

- Deal 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 (-?)

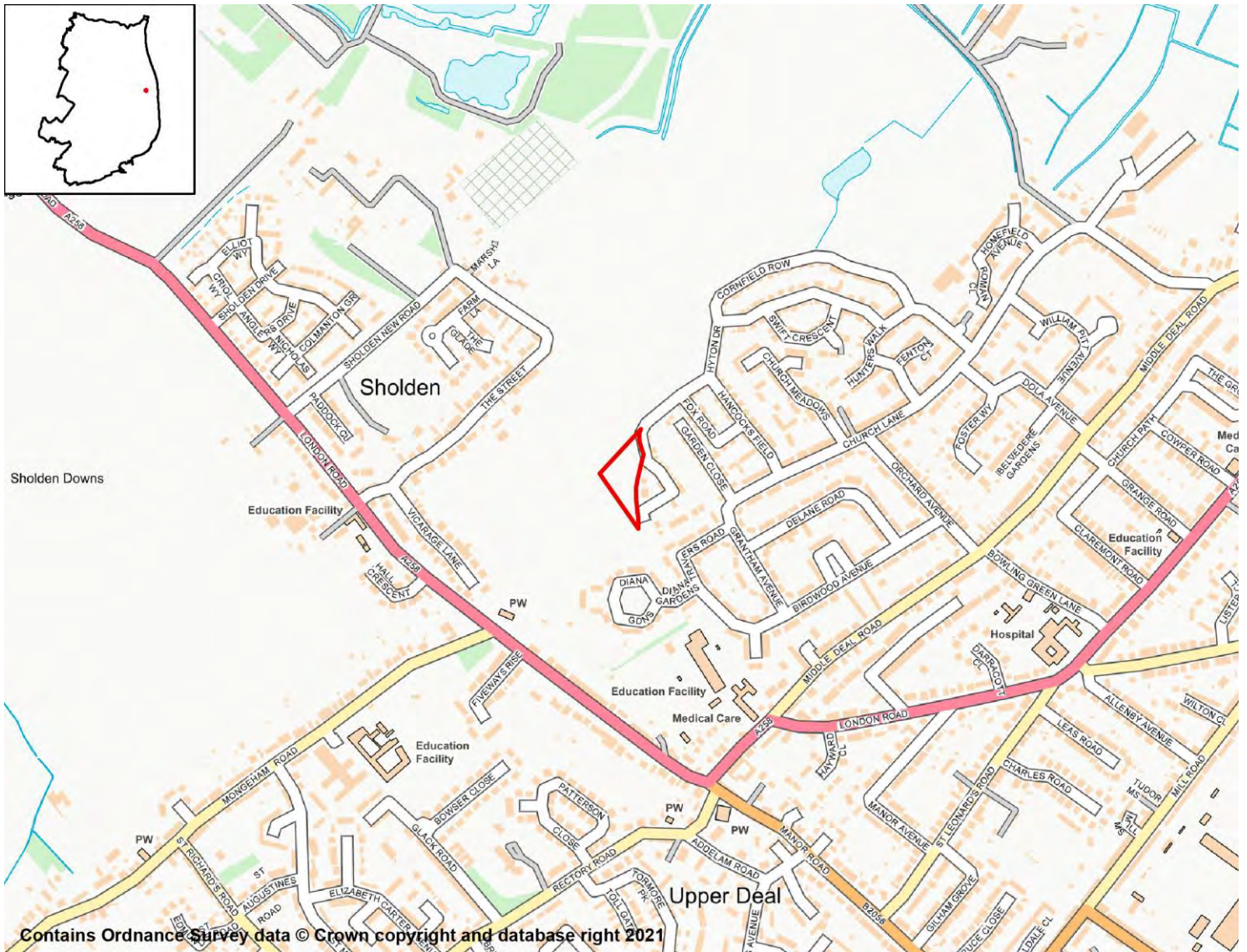
The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.

SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

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

Church Lane/Hyton Drive, Deal Proposed Use - Residential



SA Objective 1: Housing

SA Effect - Minor Positive (+)

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

SA Objective 2: Services and Facilities

2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

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

- Manor Road Surgery
- Victoria Hospital

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:

- Sholden Church of England Primary School
- Warden House Primary School

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

- Castle Community College
- Goodwin Academy

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

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

- Minter's Yard Industrial Estate, Southwall Road, Deal
- Southwall Industrial Estate, Southwall Road, Deal

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:

- Deal
- Walmer

The site is within 300m of a bus stop.

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

- Manor Road Surgery
- Victoria Hospital

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:

- Sholden Church of England Primary School
- Warden House Primary School

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

- Castle Community College
- Goodwin Academy

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

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

- Minter's Yard Industrial Estate, Southwall Road, Deal
- Southwall Industrial Estate, Southwall Road, Deal

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.

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 2,000m of a railway station:

- Deal
- Walmer

The site is within 300m of a bus stop.

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

- Manor Road Surgery

- Victoria Hospital

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:

- Sholden Church of England Primary School
- Warden House Primary School

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

- Castle Community College
- Goodwin Academy

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

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

- Minter's Yard Industrial Estate, Southwall Road, Deal
- Southwall Industrial Estate, Southwall Road, Deal

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 (-?)

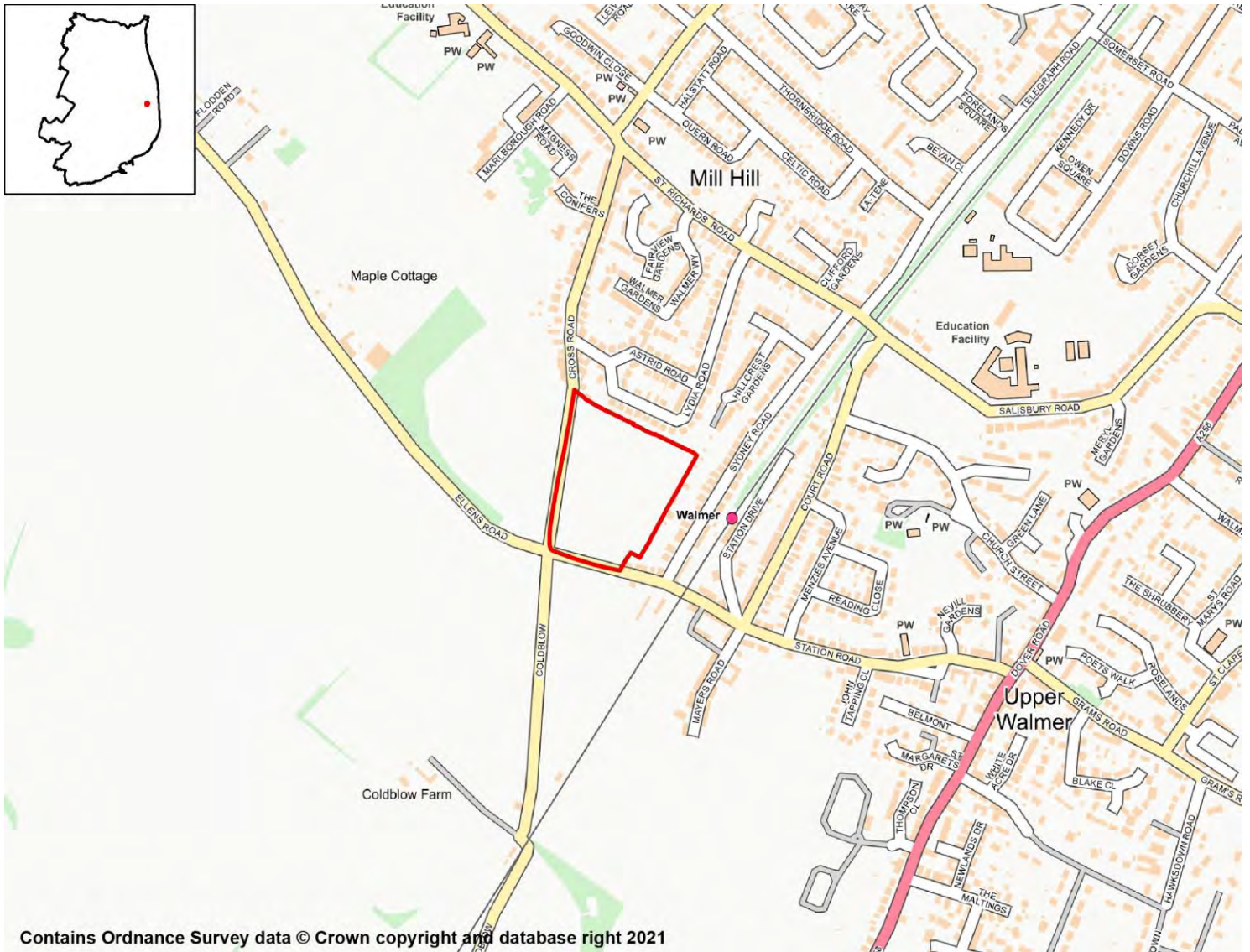
The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.

SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

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

Land off Cross Road, Deal Proposed Use - Residential



SA Objective 1: Housing

SA Effect - Minor Positive (+)

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

SA Objective 2: Services and Facilities

2a – Access to Local Services and Facilities

SA Effect - Minor negative (-)

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

- St Richards Road 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:

- St Mary's Catholic Primary School
- The Downs Church of England Primary School

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

- Castle Community College
- Goodwin Academy

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:

- Walmer

The site is within 300m of a bus stop.

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

- St Richards Road 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:

- St Mary's Catholic Primary School
- The Downs Church of England Primary School

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

- Castle Community College
- Goodwin Academy

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.

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 500m of a railway station:

- Walmer

The site is within 300m of a bus stop.

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

- St Richards Road 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:

- St Mary's Catholic Primary School

- The Downs Church of England Primary School

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

- Castle Community College
- Goodwin Academy

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 (-?)

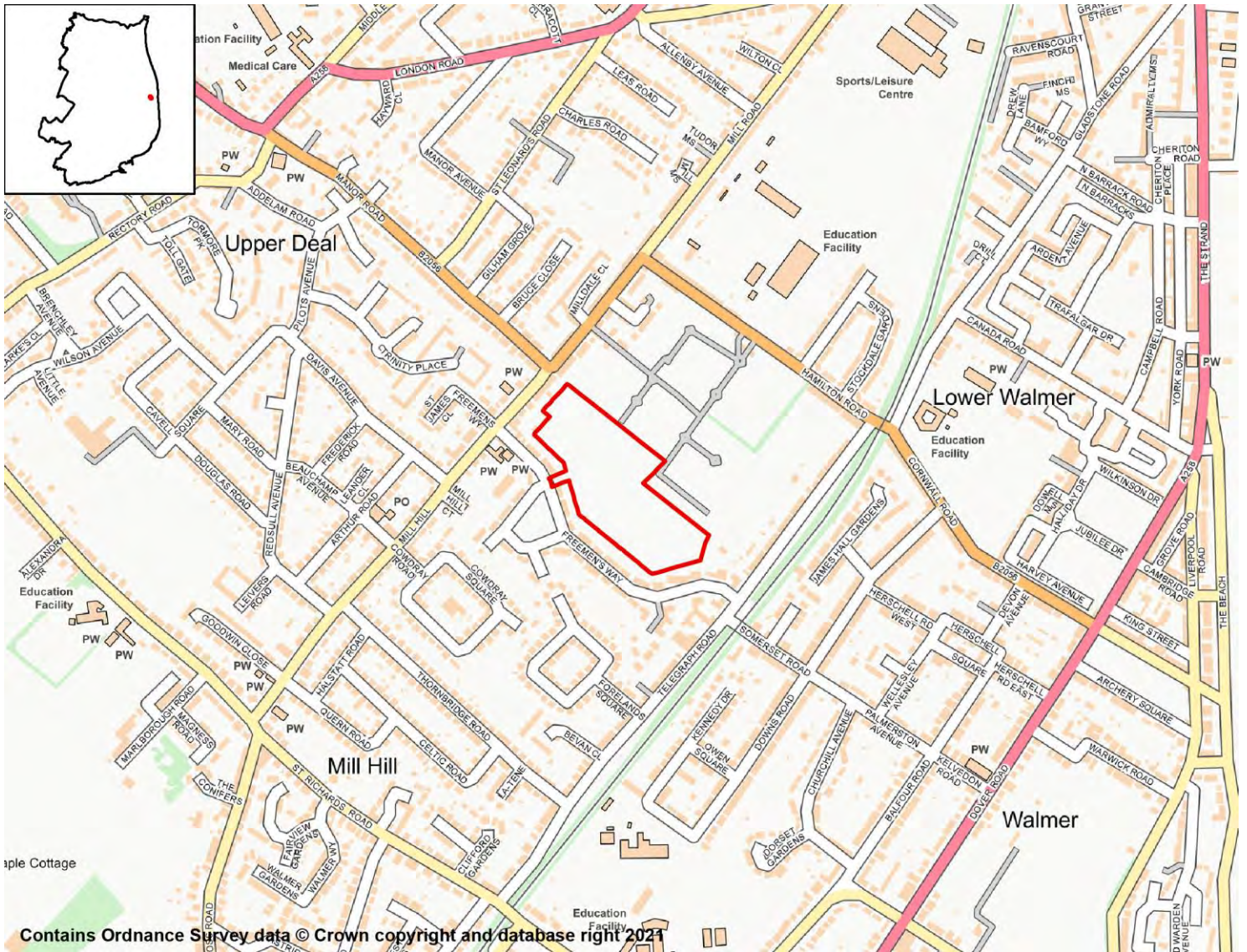
The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.

SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

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

Land off Freeman's Way, Deal Proposed Use - Residential



SA Objective 1: Housing

SA Effect - Minor Positive (+)

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

SA Objective 2: Services and Facilities

2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

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

- Manor Road Surgery

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

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

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

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

- South Deal Primary School
- The Downs Church of England Primary School

The site is within 500m of a secondary school:

- Castle Community College
- Goodwin 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:

- Minter's Yard Industrial Estate, Southwall Road, Deal
- Southwall Industrial Estate, Southwall Road, Deal

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:

- Walmer

The site is within 300m of a bus stop.

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

- Manor Road Surgery

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

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

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

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

- South Deal Primary School
- The Downs Church of England Primary School

The site is within 500m of a secondary school:

- Castle Community College
- Goodwin 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:

- Minter's Yard Industrial Estate, Southwall Road, Deal
- Southwall Industrial Estate, Southwall Road, Deal

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

SA Objective 5: Minerals, Soils and Water

SA Effect - Negligible (0)

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

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

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

The site is not located within a Mineral Safeguarding Area.

SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

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

SA Objective 7: Climate Change Adaptation

SA Effect - 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:

- Walmer

The site is within 300m of a bus stop.

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

- Manor Road Surgery

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

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

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

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

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

- South Deal Primary School
- The Downs Church of England Primary School

The site is within 500m of a secondary school:

- Castle Community College
- Goodwin 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:

- Minter's Yard Industrial Estate, Southwall Road, Deal
- Southwall Industrial Estate, Southwall Road, Deal

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.

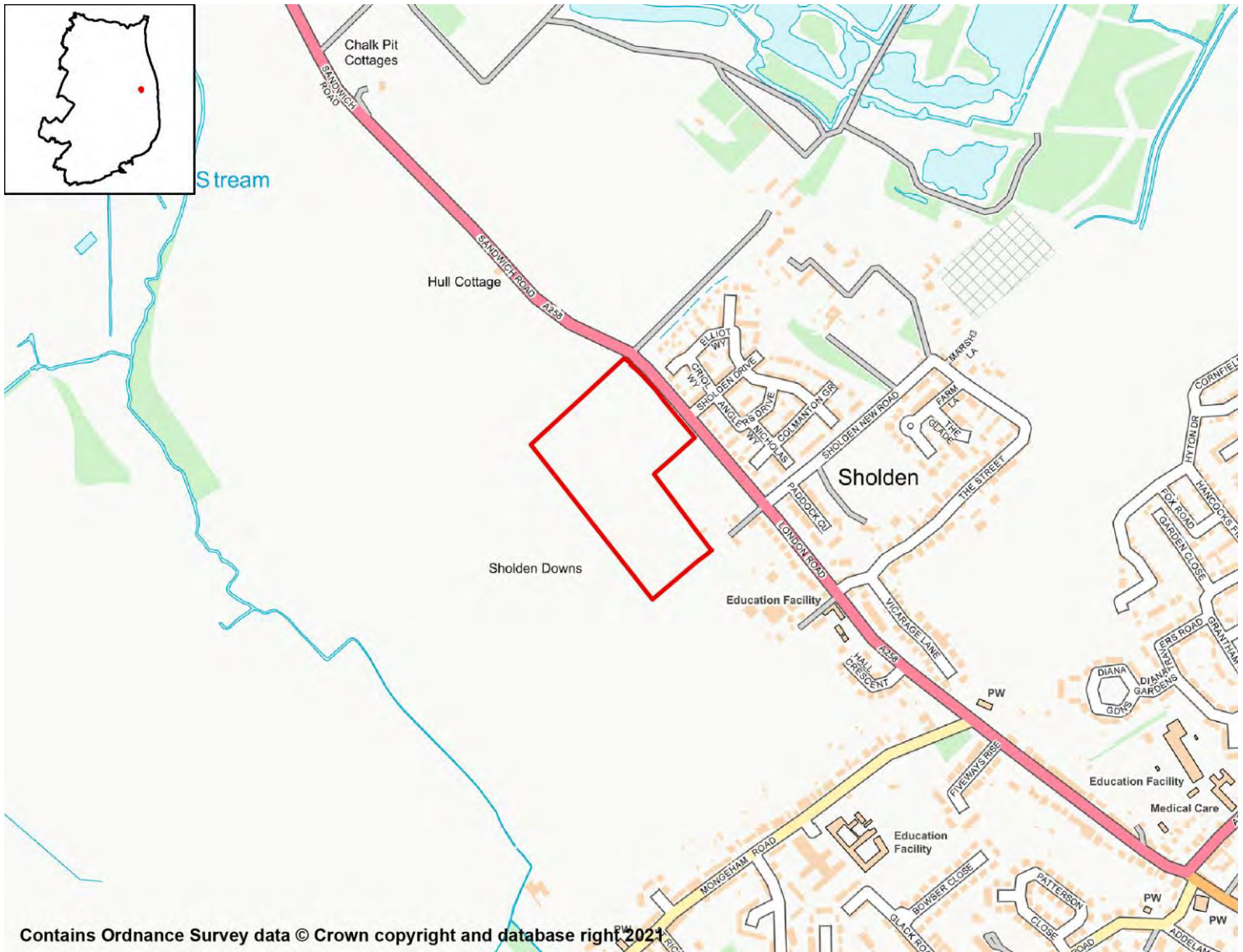
SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

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

Land south west of Sandwich Road, Sholden

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 1,200m of an NHS GP Surgery:

- St Richards Road 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:

- Sholden Church of England Primary School

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

- Castle Community College
- Goodwin 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:

- Southwall Industrial Estate, Southwall Road, Deal
- Minter's Yard Industrial Estate, Southwall Road, Deal

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:

- Deal

The site is within 300m of a bus stop.

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

- St Richards Road 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:

- Sholden Church of England Primary School

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

- Castle Community College
- Goodwin 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:

- Southwall Industrial Estate, Southwall Road, Deal
- Minter's Yard Industrial Estate, Southwall Road, Deal

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 - 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:

- Deal

The site is within 300m of a bus stop.

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

- St Richards Road 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:

- Sholden Church of England Primary School

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

- Castle Community College
- Goodwin 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:

- Southwall Industrial Estate, Southwall Road, Deal
- Minter's Yard Industrial Estate, Southwall Road, Deal

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 (-?)

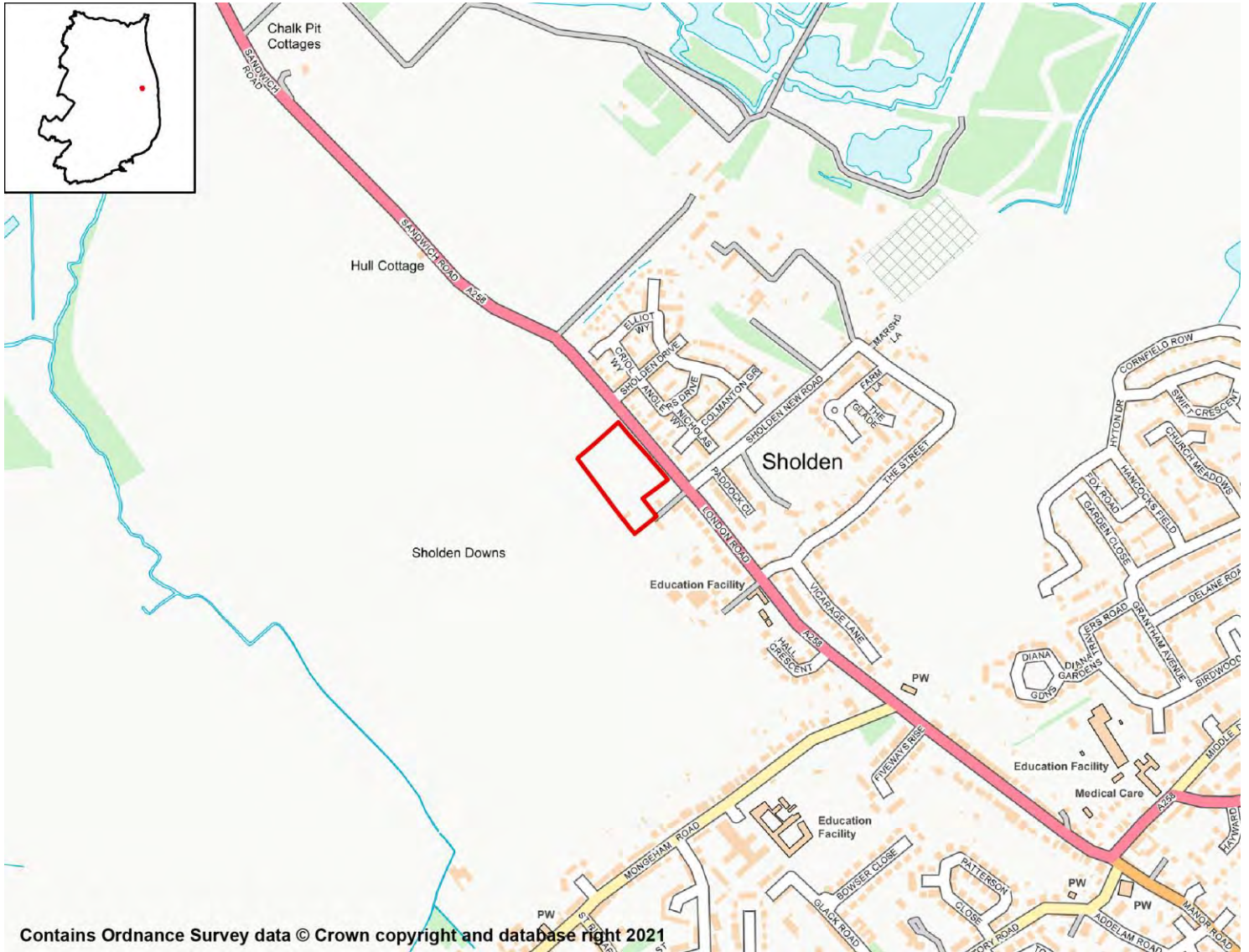
The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.

SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

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

Land adjoining Pegasus, Sandwich Road, Sholden 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 400m of a primary or middle school:

- Sholden Church of England Primary School

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

- Castle Community College
- Goodwin 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:

- Southwall Industrial Estate, Southwall Road, Deal
- Minter's Yard Industrial Estate, Southwall Road, Deal

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:

- Deal

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:

- Sholden Church of England Primary School¹⁵⁶

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

- Castle Community College
- Goodwin 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:

- Southwall Industrial Estate, Southwall Road, Deal
- Minter's Yard Industrial Estate, Southwall Road, Deal

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 - Negligible (0)

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

- Deal

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:

- Sholden Church of England Primary School

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

- Castle Community College
- Goodwin 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:

- Southwall Industrial Estate, Southwall Road, Deal
- Minter's Yard Industrial Estate, Southwall Road, Deal

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

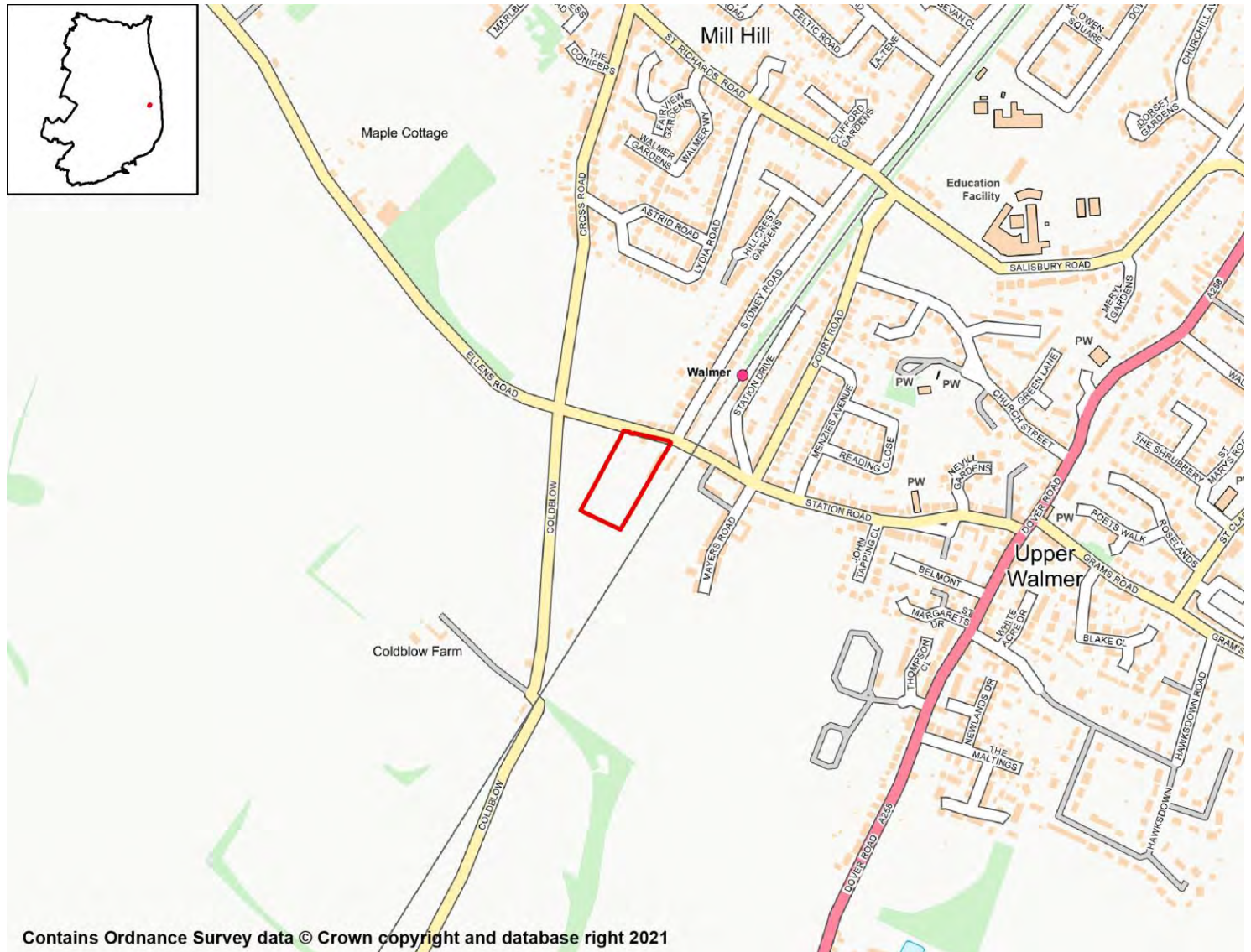
SA Effect - Minor negative/Uncertain (-?)

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 within 1,200m of an NHS GP Surgery:

- St Richards Road 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 Mary's Catholic Primary School
- The Downs Church of England Primary School

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

- Castle Community College
- Goodwin Academy

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 - Negligible (0)

The site is within 500m of a railway station:

- Walmer

The site is within 300m of a bus stop.

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

- St Richards Road 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 Mary's Catholic Primary School
- The Downs Church of England Primary School

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

- Castle Community College
- Goodwin Academy

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.

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 - 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 - Negligible (0)

The site is within 500m of a railway station:

- Walmer

The site is within 300m of a bus stop.

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

- St Richards Road 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 Mary's Catholic Primary School

- The Downs Church of England Primary School

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

- Castle Community College
- Goodwin Academy

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

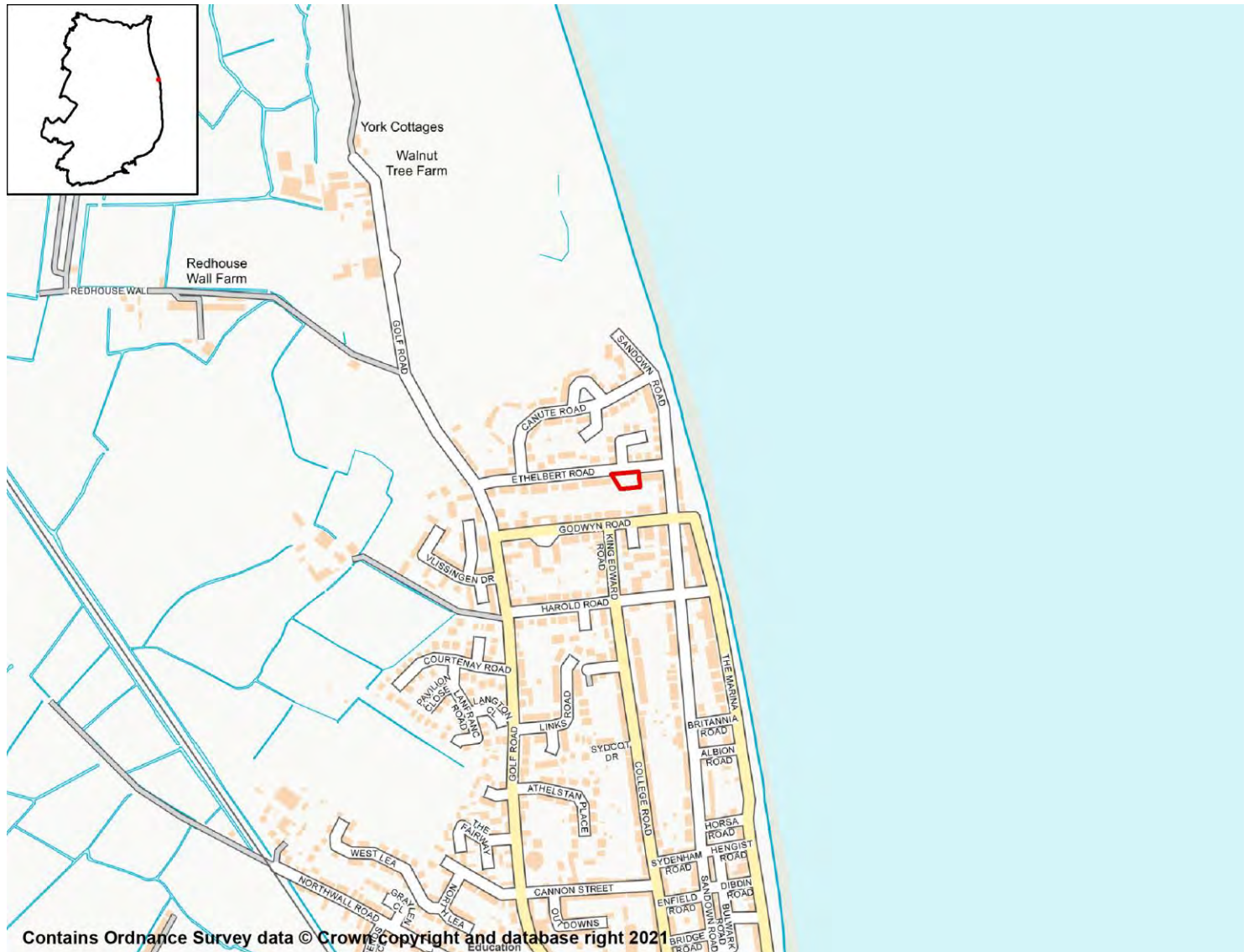
SA Effect - Negligible/Uncertain (0?)

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:

- Golf Road 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:

- Sandown 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:

- Southwall Industrial Estate, Southwall Road, Deal
- Minter's Yard Industrial Estate, Southwall Road, Deal

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

- Deal 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 2,000m of a railway station:

- Deal

The site is within 300m of a bus stop.

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

- Golf Road 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:

- Sandown 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:

- Southwall Industrial Estate, Southwall Road, Deal
- Minter's Yard Industrial Estate, Southwall Road, Deal

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

- Deal 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.

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 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:

- Deal

The site is within 300m of a bus stop.

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

- Golf Road 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:

- Sandown 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:

- Southwall Industrial Estate, Southwall Road, Deal
- Minter's Yard Industrial Estate, Southwall Road, Deal

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

- Deal 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

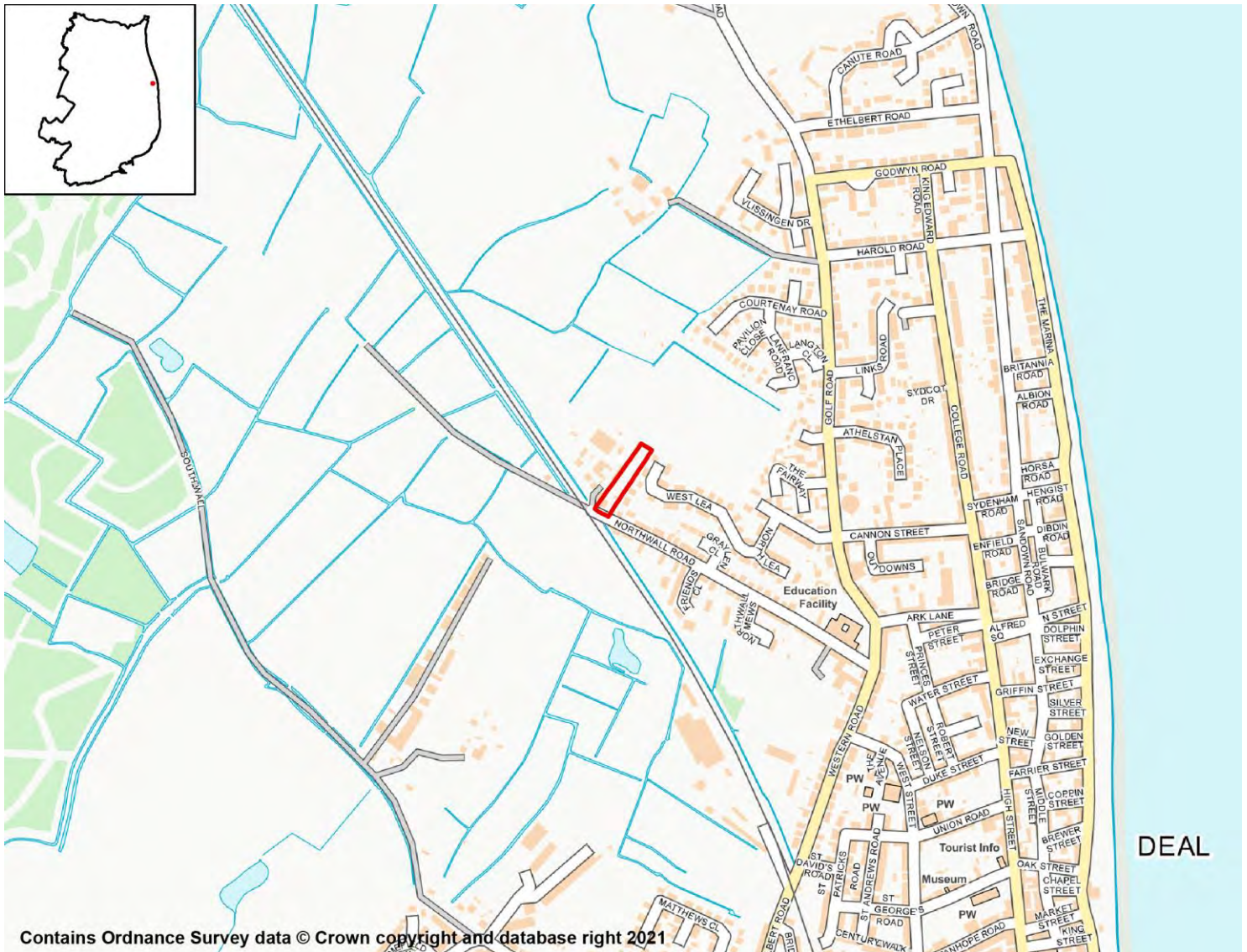
SA Effect - Negligible/Uncertain (0?)

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 positive (+)

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

- Golf Road Surgery

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

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

The site is within 800m of a Public Right of Way/Cycle Path.

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

- Sandown School

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

- Castle Community College
- Goodwin Academy

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

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

- Southwall Industrial Estate, Southwall Road, Deal

The site is within 800m of a town centre:

- Deal 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:

- Deal

The site is within 300m of a bus stop.

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

- Golf Road Surgery

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

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

The site is within 800m of a Public Right of Way/Cycle Path.

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

- Sandown School

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

- Castle Community College
- Goodwin Academy

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

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

- Southwall Industrial Estate, Southwall Road, Deal

The site is within 800m of a town centre:

- Deal 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 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:

- Deal

The site is within 300m of a bus stop.

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

- Golf Road Surgery

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

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

The site is within 800m of a Public Right of Way/Cycle Path.

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

- Sandown School

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

- Castle Community College
- Goodwin Academy

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

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

- Southwall Industrial Estate, Southwall Road, Deal

The site is within 800m of a town centre:

- Deal 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.

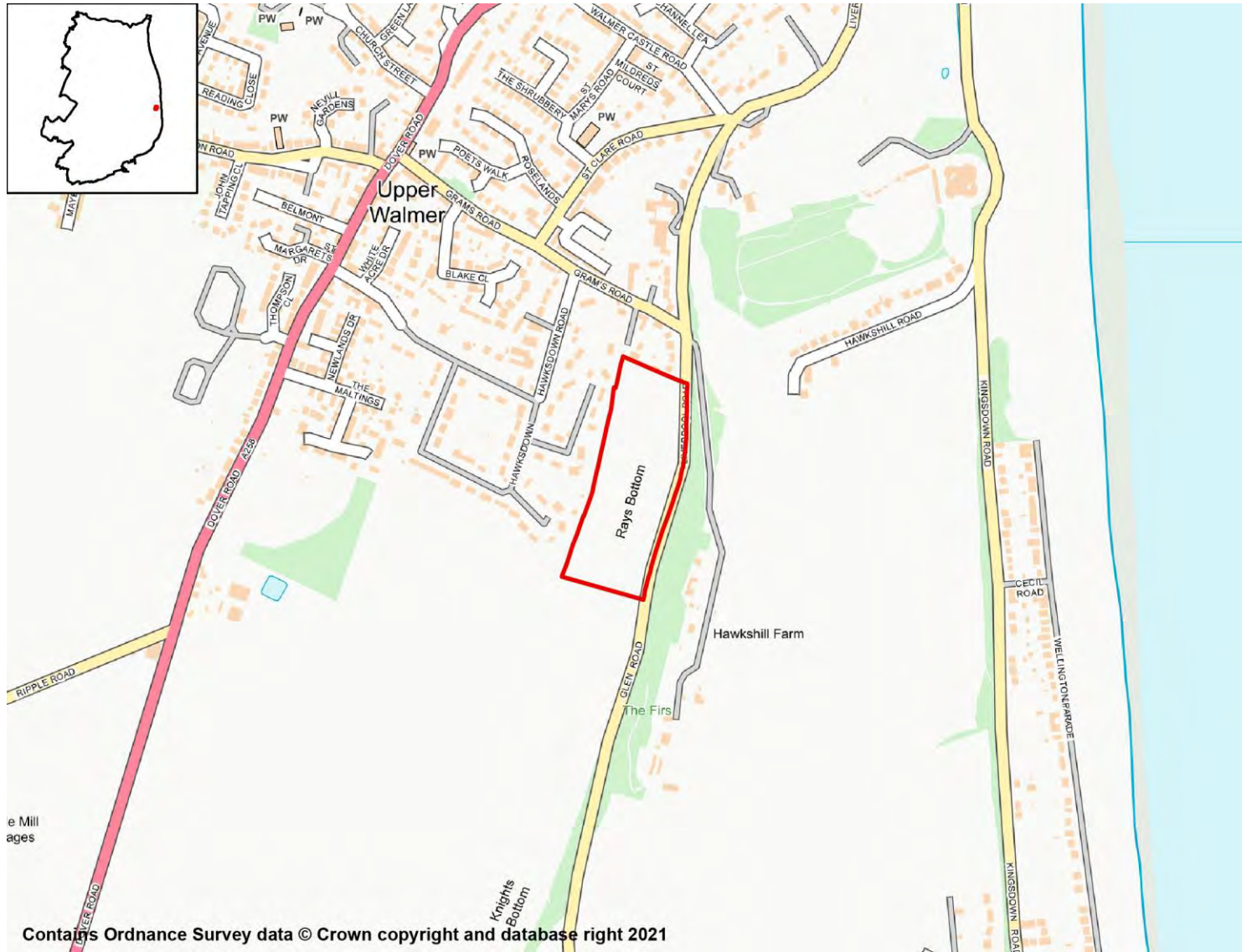
SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

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

Land at Rays Bottom between Liverpool Road and Hawksdown

Proposed Use - Residential



SA Objective 1: Housing

SA Effect - Minor Positive (+)

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

SA Objective 2: Services and Facilities

2a – Access to Local Services and Facilities

SA Effect - Minor negative (-)

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

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

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

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

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

- Kingsdown and Ringwould CofE Primary School
- The Downs Church of England Primary School

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

- Castle Community College
- Goodwin Academy

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

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

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

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

SA Effect - Negligible (0)

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

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

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

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

SA Objective 3: Economy

SA Effect - Minor positive (+)

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

SA Objective 4: Sustainable Transport

SA Effect - Minor negative (-)

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

- Walmer

The site is within 300m of a bus stop.

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

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

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

- Kingsdown and Ringwould CofE Primary School

- The Downs Church of England Primary School

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

- Castle Community College
- Goodwin Academy

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 - 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 1,000m of a railway station:

- Walmer

The site is within 300m of a bus stop.

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

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

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

- Kingsdown and Ringwould CofE Primary School
- The Downs Church of England Primary School

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

- Castle Community College
- Goodwin Academy

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

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

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

SA Objective 9: Biodiversity

SA Effect - Minor negative (-)

The site does not intersect an ecological designation.

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

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

- Kingsdown and Walmer Beach

The site does not intersect with notable ecological habitats.

The site does not contain a geological site.

SA Objective 10: Historic Environment

SA Effect - 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

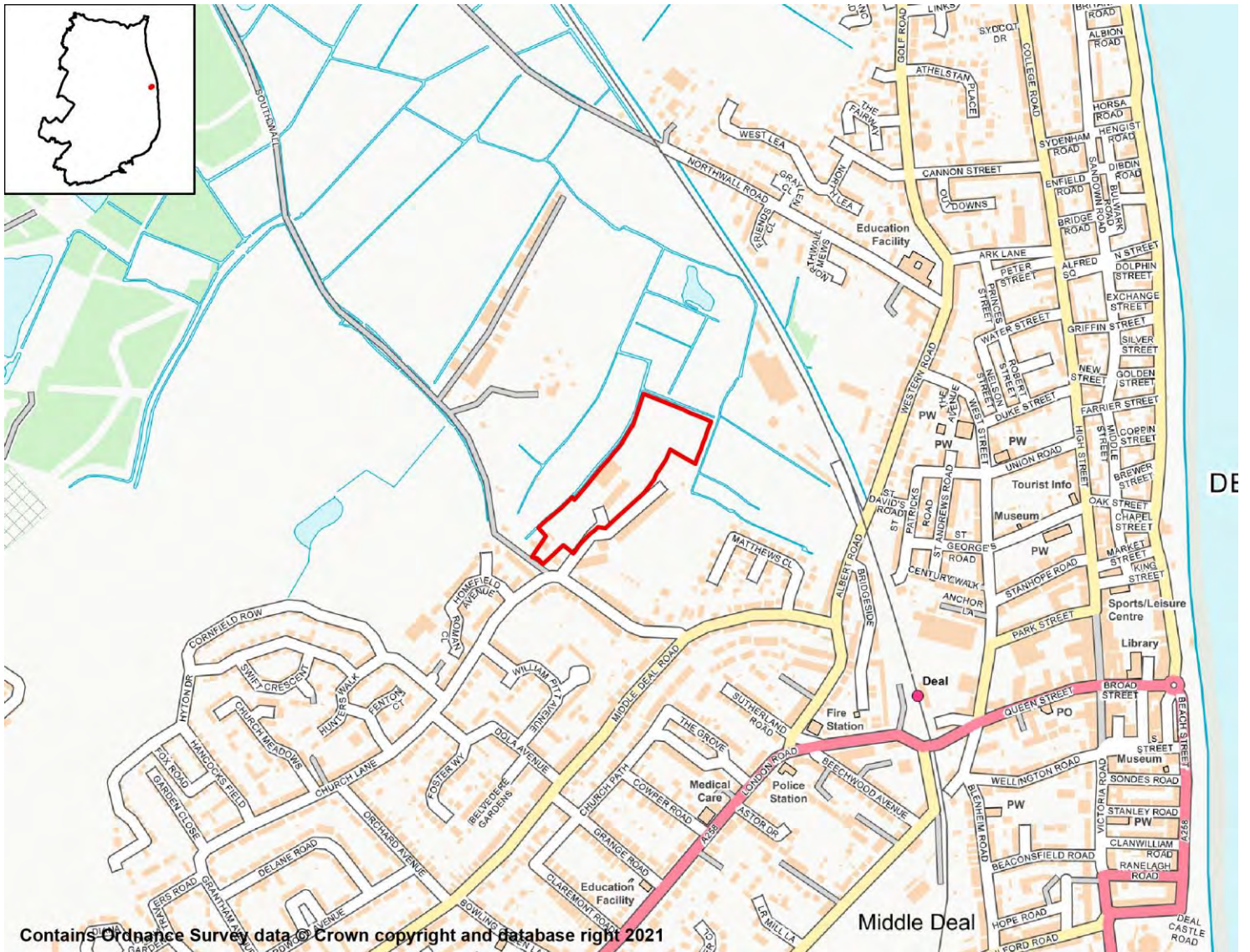
SA Effect - Minor negative/Uncertain (-?)

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

Deal Employment Sites

Deal Business Park

Proposed use - Employment



Contains Ordnance Survey data © Crown copyright and database right 2021

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:

- Golf Road Surgery
- Victoria Hospital

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:

- Deal 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:

- Deal

The site is within 300m of a bus stop.

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

- Golf Road Surgery
- Victoria Hospital

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:

- Deal 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 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:

- Deal

The site is within 300m of a bus stop.

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

- Golf Road Surgery
- Victoria Hospital

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:

- Deal Town Centre

SA objective 9: Biodiversity

SA Effect - Significant negative (--)

The site does not intersect an ecological designation.

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

- Air pollution
- Rural non-residential
- Water supply

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

The site intersects with the following ecological habitats:

- Deciduous woodland

The site does not contain a geological site.

SA Objective 10: Historic Environment

SA Effect - Negligible/Uncertain (0?)

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

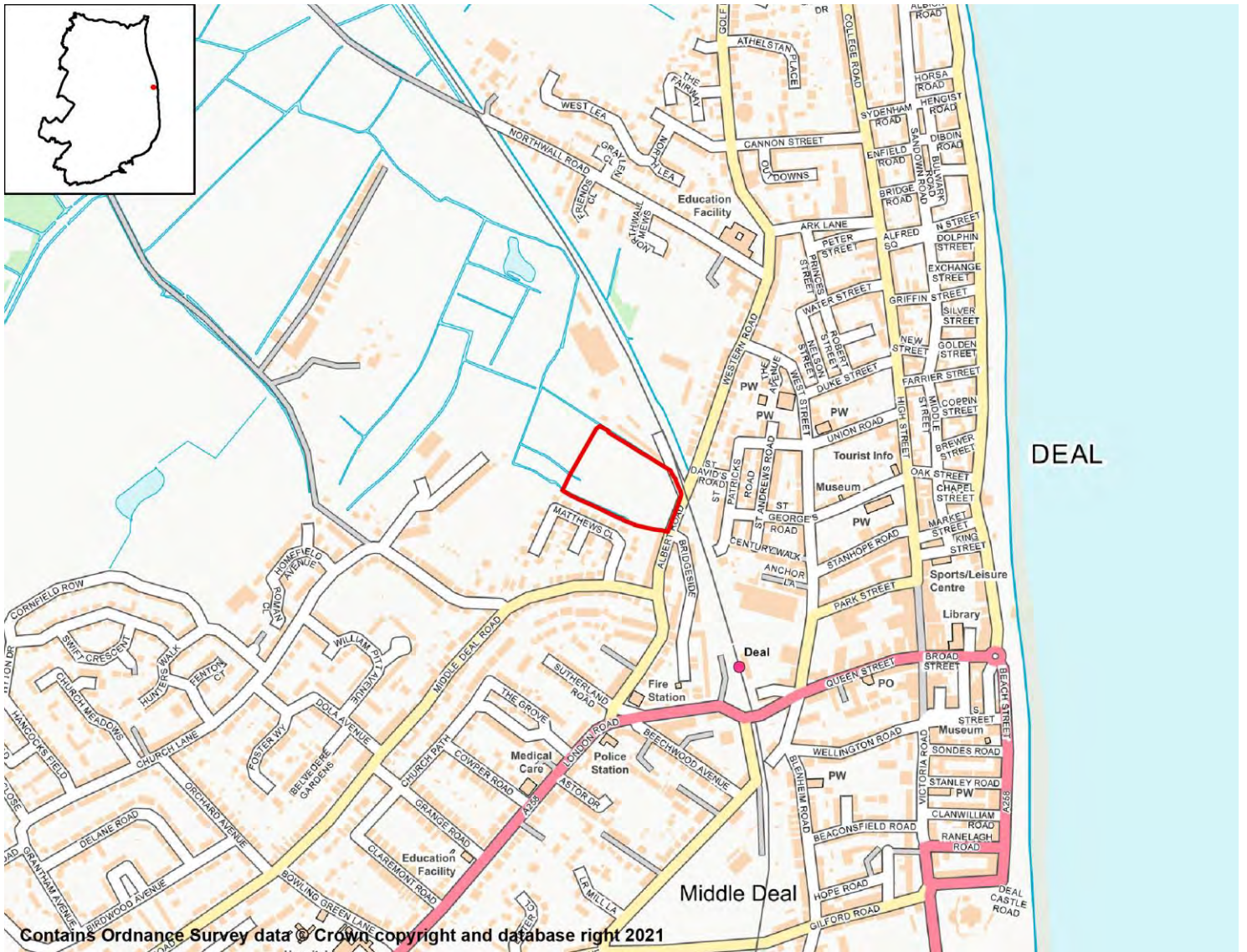
SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

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

Albert Road Development, Deal

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 800m of an NHS GP Surgery:

- Golf Road 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:

- Deal 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 500m of a railway station:

- Deal

The site is within 300m of a bus stop.

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

- Golf Road 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:

- Deal 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 30 year risk of surface water flooding.

SA objective 8: Climate Change Mitigation

SA Effect - Significant positive (++)

The site is within 500m of a railway station:

- Deal

The site is within 300m of a bus stop.

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

- Golf Road 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:

- Deal Town Centre

SA objective 9: Biodiversity

SA Effect - Significant negative (--)

The site does not intersect an ecological designation.

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

- Air pollution
- Rural non-residential
- Water supply

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

The site intersects with the following ecological habitats:

- Deciduous woodland

The site does not contain a geological site.

SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

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

SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

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

registered common land.

The site would not cause the loss of any open space, sport, 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 town centre:

- Deal 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:

- Deal

The site is within 300m of a bus stop.

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

- Golf Road Surgery
- Victoria Hospital

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 town centre:

- Deal Town Centre

SA objective 5: Minerals, Soils and Water

SA Effect - Significant negative (--)

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

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

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

The site is located within a Mineral Safeguarding Area.

SA objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

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

SA objective 7: Climate Change Adaptation

SA Effect - Significant negative (--)

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:

- Deal

The site is within 300m of a bus stop.

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

- Golf Road Surgery
- Victoria Hospital

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 town centre:

- Deal 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

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?)

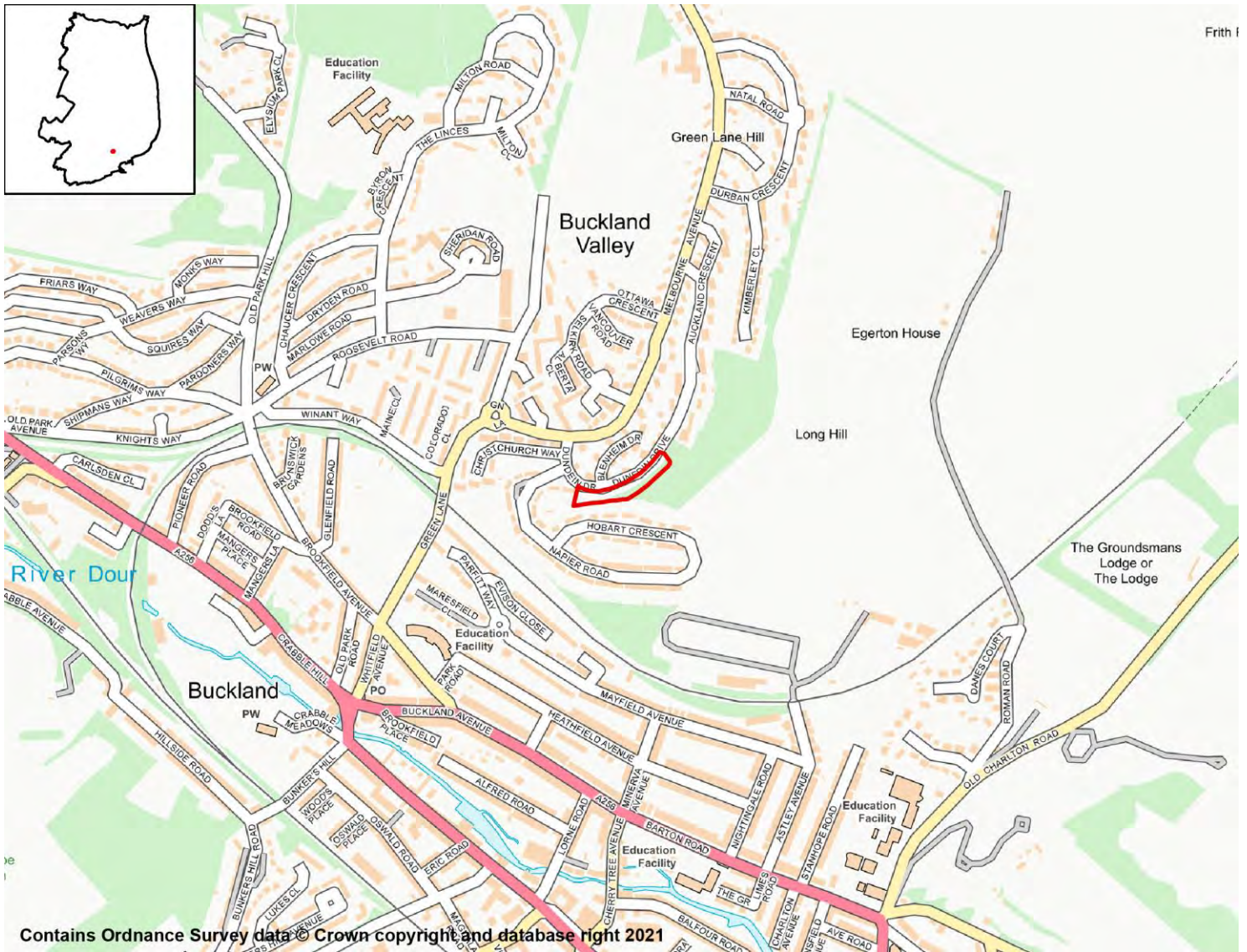
The site is not likely to affect Dover's landscapes, townscapes or seascapes.

Dover

Residential Sites

Land at Dunedin Drive (south), Dover

Proposed Use - Residential



SA Objective 1: Housing

SA Effect - Minor Positive (+)

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

SA Objective 2: Services and Facilities

2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

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

- Buckland Medical Centre

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:

- Shatterlocks Infant and Nursery School

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

- Dover Christ Church Academy
- Dover Grammar School for Girls
- St Edmund's Catholic School

The site is within 2,000m of further/higher education facilities:

- Dover Technical College

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

- Buckland Hospital, Coombe Valley Road, Dover
- White Cliffs Business Park Phase II, Whitfield, Dover
- White Cliffs Business Park Phase III, Whitfield, Dover
- White Cliffs Business Park Phase I, Whitfield, Dover
- The Port Zone, Old Park, Dover
- Dover Technical College
- Coombe Valley Industrial Estate, 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:

- Dover Priory

The site is within 300m of a bus stop.

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

- Buckland Medical Centre

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:

- Shatterlocks Infant and Nursery School

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

- Dover Christ Church Academy
- Dover Grammar School for Girls
- St Edmund's Catholic School

The site is within 2,000m of further/higher education facilities:

- Dover Technical College

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

- Buckland Hospital, Coombe Valley Road, Dover
- White Cliffs Business Park Phase II, Whitfield, Dover
- White Cliffs Business Park Phase III, Whitfield, Dover
- White Cliffs Business Park Phase I, Whitfield, Dover
- The Port Zone, Old Park, Dover
- Dover Technical College
- Coombe Valley Industrial Estate, 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:

- Dover Priory

The site is within 300m of a bus stop.

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

- Buckland Medical Centre

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:

- Shatterlocks Infant and Nursery School

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

- Dover Christ Church Academy
- Dover Grammar School for Girls
- St Edmund's Catholic School

The site is within 2,000m of further/higher education facilities:

- Dover Technical College

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

- Buckland Hospital, Coombe Valley Road, Dover
- White Cliffs Business Park Phase II, Whitfield, Dover
- White Cliffs Business Park Phase III, Whitfield, Dover
- White Cliffs Business Park Phase I, Whitfield, Dover
- The Port Zone, Old Park, Dover
- Dover Technical College
- Coombe Valley Industrial Estate, 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 does not intersect a Site of Special Scientific Interest Impact Risk Zone.

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

- Long Hill and Combe Hole, Dover

The site intersects with the following ecological habitats:

- Deciduous woodland

The site does not contain a geological site.

SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

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

SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

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

Former Co-op, Castle Street, Dover
 Proposed Use - Residential



SA Objective 1: Housing

SA Effect - Minor Positive (+)

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

SA Objective 2: Services and Facilities

2a – Access to Local Services and Facilities

SA Effect - Significant positive (++)

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

- Pencester Health
- Pencester Surgery

- St James 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:

- Dover, St Mary's Church of England Primary School

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

- Dover Grammar School for Girls

The site is within 500m of further/higher education facilities:

- Dover Technical College

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

- Dover Technical College

The site is within 400m of a town centre:

- Dover Town Centre

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

SA Effect - Minor negative (-)

Site is located within 500m of an Air Quality Management Area:

- A20 Trunk Rd. Dover
- High St/Ladywell Dover

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 positive (++)

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

- Dover Priory

The site is within 300m of a bus stop.

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

- Pencester Health

- Pencester Surgery
- St James 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:

- Dover, St Mary's Church of England Primary School

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

- Dover Grammar School for Girls

The site is within 500m of further/higher education facilities:

- Dover Technical College

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

- Dover Technical College

The site is within 400m of a town centre:

- Dover 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.

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 - Significant positive (++)

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

- Dover Priory

The site is within 300m of a bus stop.

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

- Pencester Health
- Pencester Surgery
- St James 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:

- Dover, St Mary's Church of England Primary School

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

- Dover Grammar School for Girls

The site is within 500m of further/higher education facilities:

- Dover Technical College

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

- Dover Technical College

The site is within 400m of a town centre:

- Dover 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:

- Dover Castle

The site does not intersect with notable ecological habitats.

The site does not contain a geological site.

SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

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

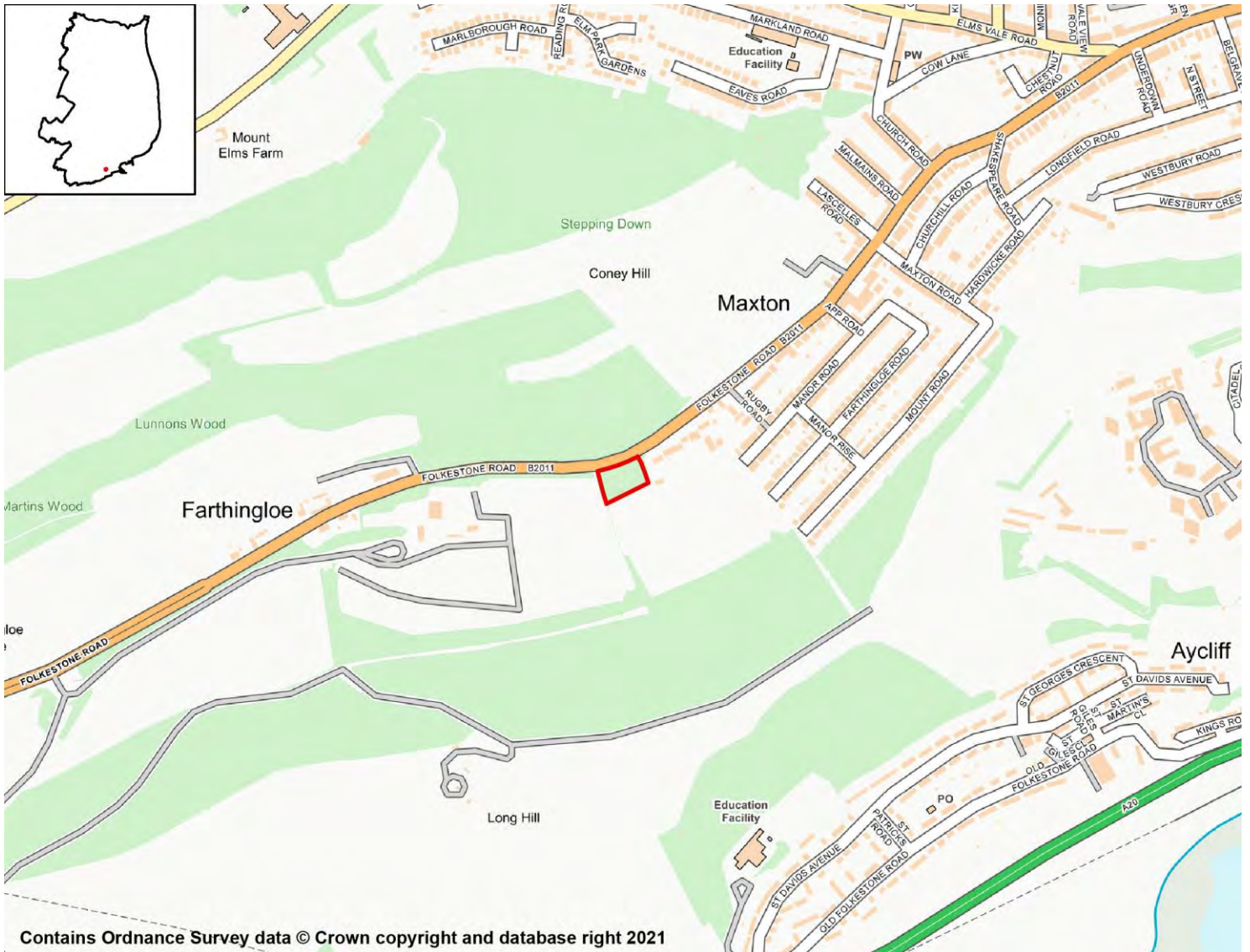
SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

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

Land adjoining 455 Folkestone Road, Dover

Proposed Use - Residential



SA Objective 1: Housing

SA Effect - Minor Positive (+)

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

SA Objective 2: Services and Facilities

2a – Access to Local Services and Facilities

SA Effect - Minor negative (-)

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

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

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

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

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

- Aycliffe Community Primary School
- St Martin's School

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

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys

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

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

- Coombe Valley Industrial Estate, Dover
- Buckland Hospital, Coombe Valley Road, Dover
- Western Docks, 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 within 2,000m of a railway station:

- Dover Priory

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 800m of a primary or middle school:

- Aycliffe Community Primary School
- St Martin's School

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

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys

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

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

- Coombe Valley Industrial Estate, Dover
- Buckland Hospital, Coombe Valley Road, Dover
- Western Docks, 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 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:

- Dover Priory

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 800m of a primary or middle school:

- Aycliffe Community Primary School
- St Martin's School

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

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys

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

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

- Coombe Valley Industrial Estate, Dover
- Buckland Hospital, Coombe Valley Road, Dover
- Western Docks, Dover

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:

- Great Farthingloe Downs, Aycliff
- Little Farthingloe Woods and Grassland

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 Stanhope Road, Dover Proposed Use - Residential



SA Objective 1: Housing

SA Effect - Minor Positive (+)

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

SA Objective 2: Services and Facilities

2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

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

- Buckland Medical Centre
- High Street Surgery

- Peter 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 more than 25% of an open space, sport, recreation facility, open country or registered common land.

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

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

- Barton Junior School
- Charlton Church of England Primary School

The site is within 500m of a secondary school:

- Dover Grammar School for Girls
- St Edmund's Catholic School

The site is within 1,000m of further/higher education facilities:

- Dover Technical College

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

- Dover Technical College
- Buckland Hospital, Coombe Valley Road, Dover
- White Cliffs Business Park Phase III, Whitfield, Dover
- White Cliffs Business Park Phase II, Whitfield, Dover
- White Cliffs Business Park Phase I, Whitfield, Dover
- The Port Zone, Old Park, Dover
- Coombe Valley Industrial Estate, Dover

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

- Dover 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:

- Dover Priory

The site is within 300m of a bus stop.

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

- Buckland Medical Centre
- High Street Surgery
- Peter 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 more than 25% of an open space, sport, recreation facility, open country or registered common land.

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

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

- Barton Junior School
- Charlton Church of England Primary School

The site is within 500m of a secondary school:

- Dover Grammar School for Girls
- St Edmund's Catholic School

The site is within 1,000m of further/higher education facilities:

- Dover Technical College

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

- Dover Technical College
- Buckland Hospital, Coombe Valley Road, Dover
- White Cliffs Business Park Phase III, Whitfield, Dover
- White Cliffs Business Park Phase II, Whitfield, Dover
- White Cliffs Business Park Phase I, Whitfield, Dover
- The Port Zone, Old Park, Dover
- Coombe Valley Industrial Estate, Dover

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

- Dover 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.

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 2,000m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

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

- Buckland Medical Centre
- High Street Surgery
- Peter 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 more than 25% of an open space, sport, recreation facility, open country or registered common land.

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

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

- Barton Junior School
- Charlton Church of England Primary School

The site is within 500m of a secondary school:

- Dover Grammar School for Girls
- St Edmund's Catholic School

The site is within 1,000m of further/higher education facilities:

- Dover Technical College

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

- Dover Technical College
- Buckland Hospital, Coombe Valley Road, Dover
- White Cliffs Business Park Phase III, Whitfield, Dover
- White Cliffs Business Park Phase II, Whitfield, Dover
- White Cliffs Business Park Phase I, Whitfield, Dover
- The Port Zone, Old Park, Dover
- Coombe Valley Industrial Estate, Dover

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

- Dover 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:

- Long Hill and Combe Hole, Dover
- St James & Charlton Cemeteries, Dover

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.

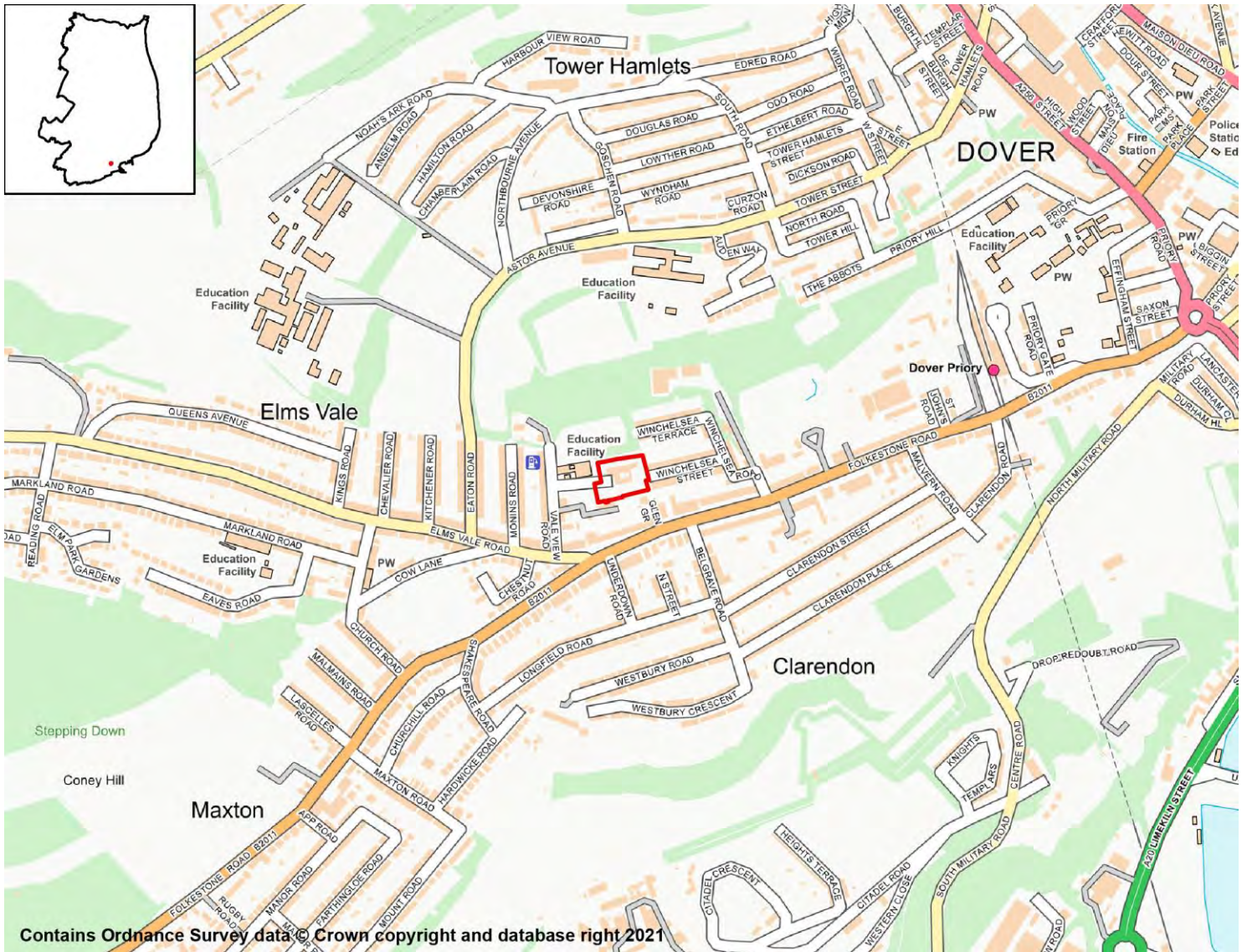
SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

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

Poultons Family Centre, Vale View Road, Dover

Proposed Use - Residential



SA Objective 1: Housing

SA Effect - Minor Positive (+)

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

SA Objective 2: Services and Facilities

2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

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

- White Cliffs Medical Centre

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:

- Priory Fields School
- Vale View Community School

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

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys

The site is within 2,000m of further/higher education facilities:

- Dover Technical College

The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:

- Buckland Hospital, Coombe Valley Road, Dover

The site is within 1,200m of a town centre:

- Dover 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:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- White Cliffs Medical Centre

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:

- Priory Fields School
- Vale View Community School

The site is within 1,000m of a secondary school:

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys

The site is within 2,000m of further/higher education facilities:

- Dover Technical College

The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:

- Buckland Hospital, Coombe Valley Road, Dover

The site is within 1,200m of a town centre:

- Dover 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.

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:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- White Cliffs Medical Centre

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:

- Priory Fields School
- Vale View Community School

The site is within 1,000m of a secondary school:

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys

The site is within 2,000m of further/higher education facilities:

- Dover Technical College

The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:

- Buckland Hospital, Coombe Valley Road, Dover

The site is within 1,200m of a town centre:

- Dover 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 400m of a Public Right of Way/Cycle Path.

The site is within 800m of a primary or middle school:

- Aycliffe Community Primary School
- St Martin's School

The site is within 2,000m of a secondary school:

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys

The site is not within 2,000m of further/higher education facilities.

The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:

- Coombe Valley Industrial Estate, Dover
- Buckland Hospital, Coombe Valley Road, Dover
- Western Docks, 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 within 2,000m of a railway station:

- Dover Priory

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 400m of a Public Right of Way/Cycle Path.

The site is within 800m of a primary or middle school:

- Aycliffe Community Primary School
- St Martin's School

The site is within 2,000m of a secondary school:

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys

The site is not within 2,000m of further/higher education facilities.

The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:

- Coombe Valley Industrial Estate, Dover
- Buckland Hospital, Coombe Valley Road, Dover
- Western Docks, 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 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 (--)

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:

- Dover Priory

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 400m of a Public Right of Way/Cycle Path.

The site is within 800m of a primary or middle school:

- Aycliffe Community Primary School
- St Martin's School

The site is within 2,000m of a secondary school:

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys

The site is not within 2,000m of further/higher education facilities.

The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:

- Coombe Valley Industrial Estate, Dover
- Buckland Hospital, Coombe Valley Road, Dover
- Western Docks, 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:

- Great Farthingloe Downs, Aycliff
- Little Farthingloe Woods and Grassland
- Western Heights

The site intersects with the following ecological habitats:

- Deciduous woodland

The site does not contain a geological site.

SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.

SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

The site is not likely to affect Dover's landscapes, townscapes or seascapes.

Dover Waterfront

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:

- Pencester Surgery
- St James 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:

- Dover, St Mary's Church of England Primary School

The site is within 2,000m of a secondary school:

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls
- St Edmund's Catholic School

The site is within 500m of further/higher education facilities:

- Dover Technical College

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Dover Technical College
- Western Docks, Dover

The site is within 400m of a town centre:

- Dover Town Centre

2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Significant negative (--)

Site is located within an Air Quality Management Area:

- A20 Trunk Rd. Dover

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:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Pencester Surgery

- St James 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:

- Dover, St Mary's Church of England Primary School

The site is within 2,000m of a secondary school:

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls
- St Edmund's Catholic School

The site is within 500m of further/higher education facilities:

- Dover Technical College

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Dover Technical College
- Western Docks, Dover

The site is within 400m of a town centre:

- Dover 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.

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 1,000m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Pencester Surgery
- St James 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:

- Dover, St Mary's Church of England Primary School

The site is within 2,000m of a secondary school:

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls
- St Edmund's Catholic School

The site is within 500m of further/higher education facilities:

- Dover Technical College

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Dover Technical College
- Western Docks, Dover

The site is within 400m of a town centre:

- Dover 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:

- Western Heights
- Western Heights, Dover

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.

Dover Waterfront

Proposed Use - Mixed (residential aspect of site)



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:

- Pencester Health
- Pencester Surgery

- St James Surgery
- White Cliffs Medical Centre

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:

- Dover, St Mary's Church of England Primary School

The site is within 2,000m of a secondary school:

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls
- St Edmund's Catholic School

The site is within 1,000m of further/higher education facilities:

- Dover Technical College

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Western Docks, Dover

The site is within 400m of a town centre:

- Dover Town Centre

2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Significant negative (--)

Site is located within an Air Quality Management Area:

- A20 Trunk Rd. Dover

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:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- Pencester Health
- Pencester Surgery
- St James Surgery
- White Cliffs Medical Centre

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:

- Dover, St Mary's Church of England Primary School

The site is within 2,000m of a secondary school:

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls
- St Edmund's Catholic School

The site is within 1,000m of further/higher education facilities:

- Dover Technical College

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Western Docks, Dover

The site is within 400m of a town centre:

- Dover 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.

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 1,000m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- Pencester Health
- Pencester Surgery
- St James Surgery
- White Cliffs Medical Centre

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:

- Dover, St Mary's Church of England Primary School

The site is within 2,000m of a secondary school:

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls
- St Edmund's Catholic School

The site is within 1,000m of further/higher education facilities:

- Dover Technical College

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Western Docks, Dover

The site is within 400m of a town centre:

- Dover 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 intersects with a relevant Site of Special Scientific Interest Impact Risk Zone

The site is less than 250m from the following designated sites:

- Western Heights
- Western Heights, Dover

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.

Bench Street

Proposed Use - Mixed (residential aspect of site)



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 positive (++)

The site is within 400m of an NHS GP Surgery:

- Pencester 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:

- Dover, St Mary's Church of England Primary School

The site is within 2,000m of a secondary school:

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls
- St Edmund's Catholic School

The site is within 1,000m of further/higher education facilities:

- Dover Technical College

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Dover Technical College

The site is within 400m of a town centre:

- Dover Town Centre

2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Significant negative (--)

Site is located within an Air Quality Management Area:

- A20 Trunk Rd. Dover

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 - Significant positive (++)

The site is within 1,000m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Pencester 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:

- Dover, St Mary's Church of England Primary School

The site is within 2,000m of a secondary school:

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls
- St Edmund's Catholic School

The site is within 1,000m of further/higher education facilities:

- Dover Technical College

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Dover Technical College

The site is within 400m of a town centre:

- Dover 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.

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 - Significant positive (++)

The site is within 1,000m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Pencester 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:

- Dover, St Mary's Church of England Primary School

The site is within 2,000m of a secondary school:

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls
- St Edmund's Catholic School

The site is within 1,000m of further/higher education facilities:

- Dover Technical College

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Dover Technical College

The site is within 400m of a town centre:

- Dover 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:

- Western Heights

The site does not intersect with notable ecological habitats.

The site does not contain a geological site.

SA Objective 10: Historic Environment

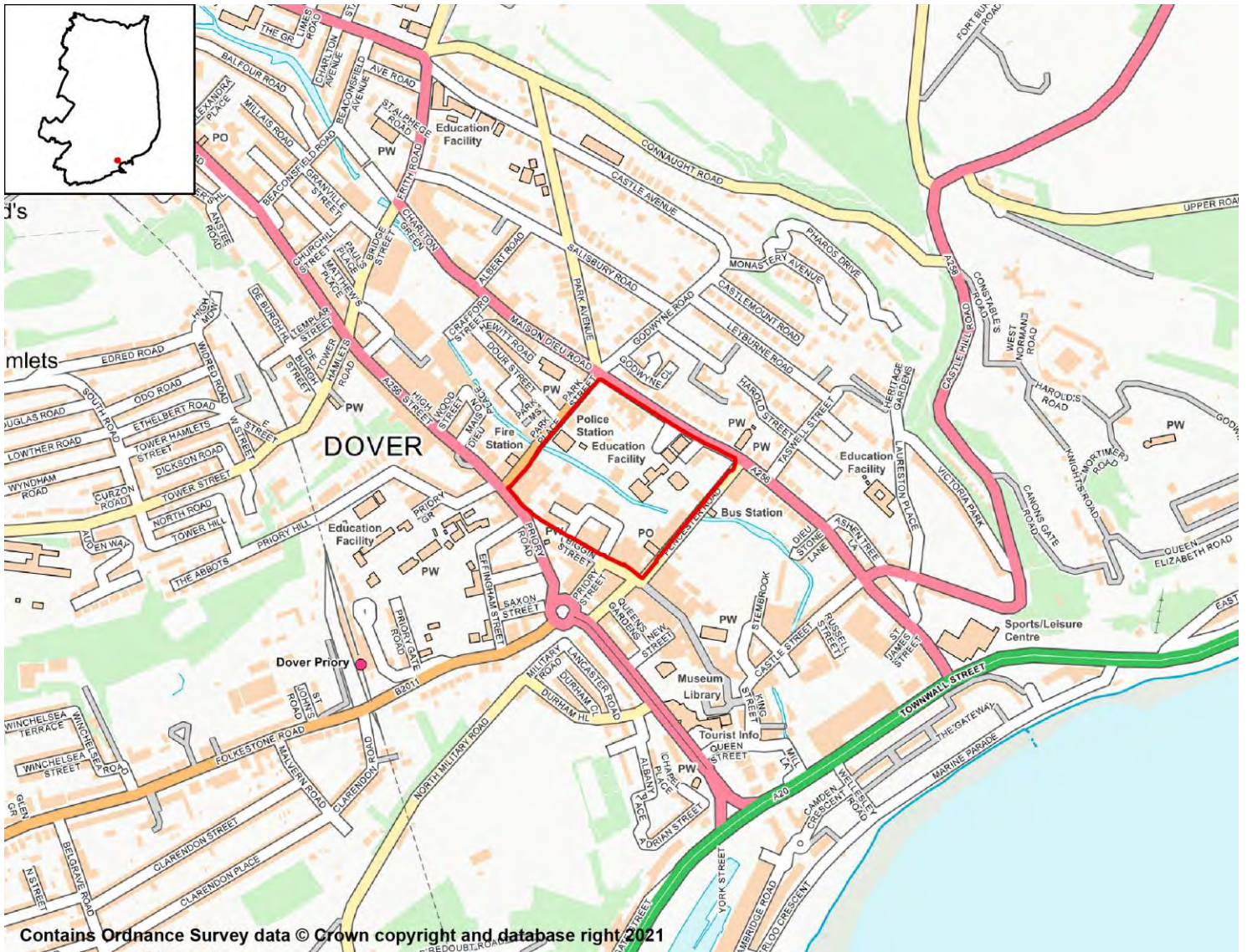
SA Effect - Minor negative/Uncertain (-?)

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.



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 - Significant positive (++)

The site is within 400m of an NHS GP Surgery:

- High Street Surgery
- Pencerster Health

- Pencester Surgery
- Peter Street Surgery
- St James 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:

- Dover, St Mary's Church of England Primary School
- St Richard's Catholic Primary School

The site is within 1,000m of a secondary school:

- Dover Grammar School for Girls
- St Edmund's Catholic School

The site is within 500m of further/higher education facilities:

- Dover Technical College

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Dover Technical College

The site is within 400m of a town centre:

- Dover Town Centre

2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Significant negative (--)

Site is located within 500m of an Air Quality Management Area:

- High St/Ladywell Dover
- A20 Trunk Rd. Dover

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 - Significant positive (++)

The site is within 500m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- High Street Surgery
- Pencester Health
- Pencester Surgery
- Peter Street Surgery
- St James 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:

- Dover, St Mary's Church of England Primary School
- St Richard's Catholic Primary School

The site is within 1,000m of a secondary school:

- Dover Grammar School for Girls
- St Edmund's Catholic School

The site is within 500m of further/higher education facilities:

- Dover Technical College

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Dover Technical College

The site is within 400m of a town centre:

- Dover 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.

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 - Significant positive (++)

The site is within 500m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- High Street Surgery
- Pencester Health
- Pencester Surgery
- Peter Street Surgery
- St James 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:

- Dover, St Mary's Church of England Primary School
- St Richard's Catholic Primary School

The site is within 1,000m of a secondary school:

- Dover Grammar School for Girls
- St Edmund's Catholic School

The site is within 500m of further/higher education facilities:

- Dover Technical College

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Dover Technical College

The site is within 400m of a town centre:

- Dover 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.

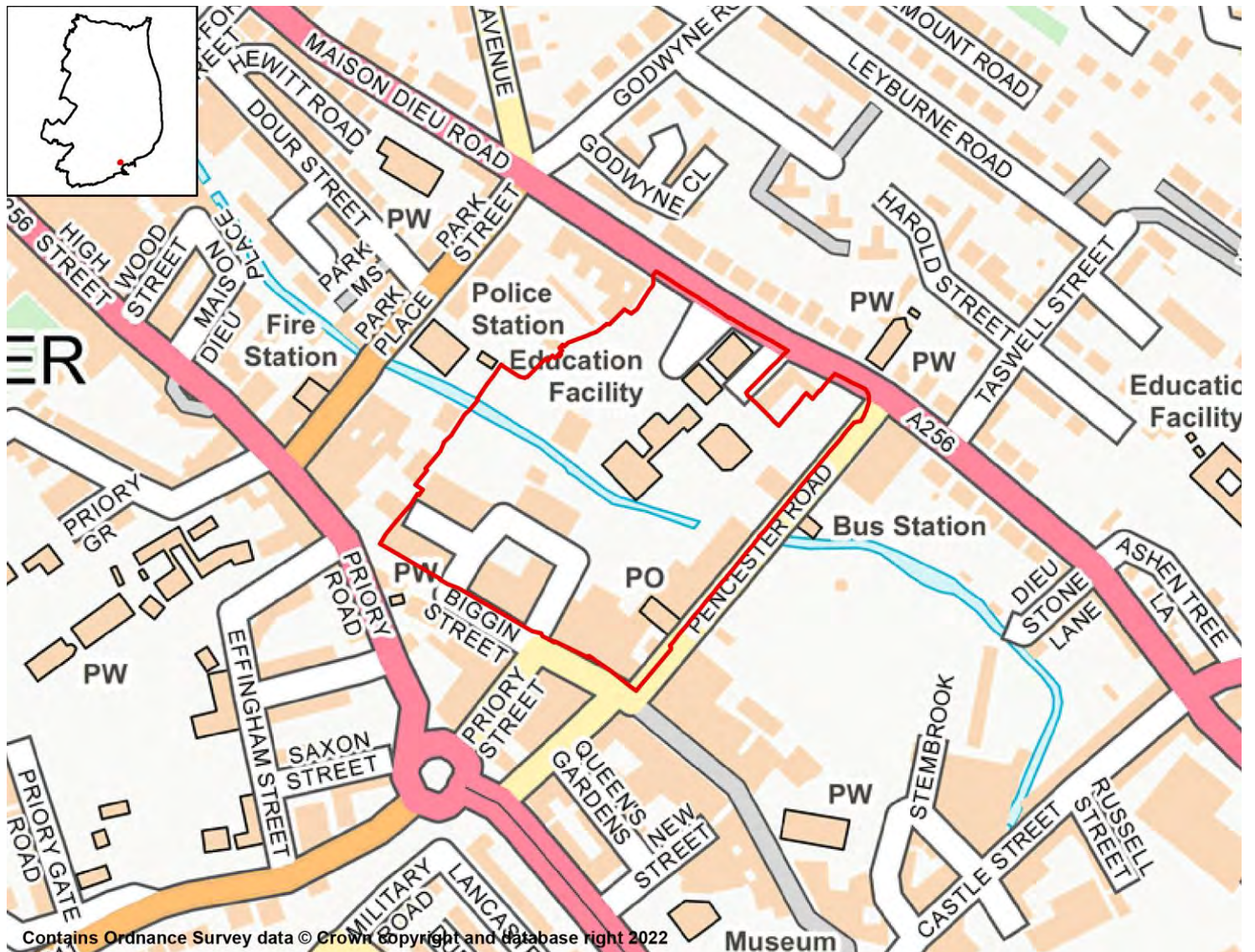
SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

The site is not likely to affect Dover's landscapes, townscapes or seascapes.

Mid Town

Proposed Use - Mixed (residential aspect of site)



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 positive (++)

The site is within 400m of an NHS GP Surgery:

- High Street Surgery
- Pender Health

- Pencester Surgery
- Peter Street Surgery
- St James 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:

- Dover, St Mary's Church of England Primary School

The site is within 1,000m of a secondary school:

- Dover Grammar School for Girls
- St Edmund's Catholic School

The site is within 500m of further/higher education facilities:

- Dover Technical College

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Dover Technical College

The site is within 400m of a town centre:

- Dover Town Centre

2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Significant negative (--)

Site is located within 500m of an Air Quality Management Area:

- A20 Trunk Rd. Dover
- High St/Ladywell Dover

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 - Significant positive (++)

The site is within 500m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- High Street Surgery
- Pencester Health
- Pencester Surgery
- Peter Street Surgery
- St James 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:

- Dover, St Mary's Church of England Primary School

The site is within 1,000m of a secondary school:

- Dover Grammar School for Girls
- St Edmund's Catholic School

The site is within 500m of further/higher education facilities:

- Dover Technical College

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Dover Technical College

The site is within 400m of a town centre:

- Dover 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.

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 - Significant positive (++)

The site is within 500m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- High Street Surgery
- Pencester Health
- Pencester Surgery
- Peter Street Surgery
- St James 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:

- Dover, St Mary's Church of England Primary School

The site is within 1,000m of a secondary school:

- Dover Grammar School for Girls
- St Edmund's Catholic School

The site is within 500m of further/higher education facilities:

- Dover Technical College

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Dover Technical College

The site is within 400m of a town centre:

- Dover 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 (-?)²³⁷

The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.

SA Objective 11: Landscape

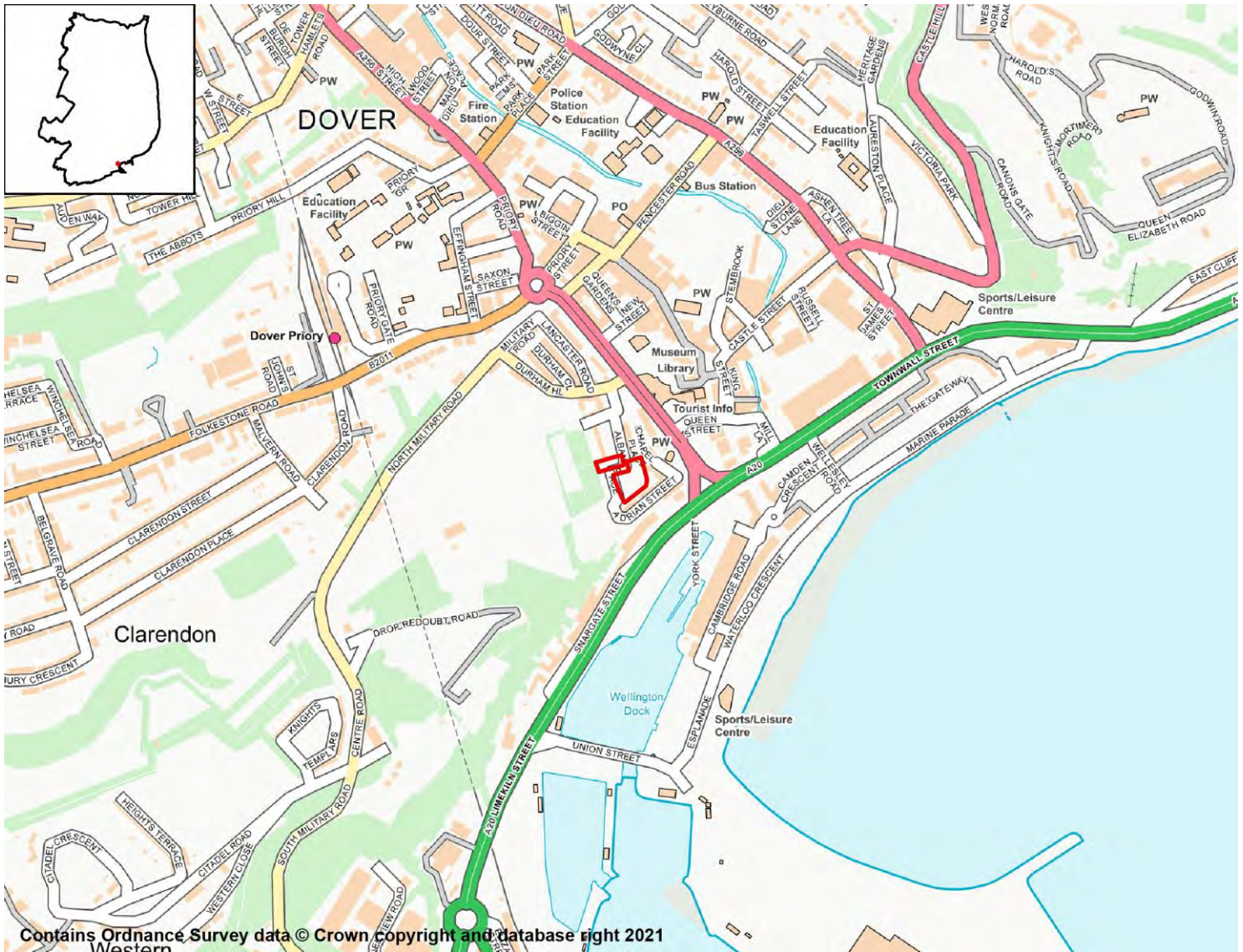
SA Effect - Negligible/Uncertain (0?)

The site is not likely to affect Dover's landscapes, townscapes or seascapes.

DOV019 (SAP13)

Albany Place Car Park, Dover

Proposed Use - Residential



SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

SA Objective 2: Services and Facilities

2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

The site is within 800m of an NHS GP Surgery:

- High Street Surgery
- Pencester Health

- Pencester Surgery
- Peter Street Surgery
- St James Surgery
- White Cliffs Medical Centre

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:

- Dover, St Mary's Church of England Primary School

The site is within 2,000m of a secondary school:

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls
- St Edmund's Catholic School

The site is within 1,000m of further/higher education facilities:

- Dover Technical College

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Dover Technical College

The site is within 400m of a town centre:

- Dover Town Centre

2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Minor negative (-)

Site is located within 500m of an Air Quality Management Area:

- A20 Trunk Rd. Dover
- High St/Ladywell Dover

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 positive (++)

The site is within 500m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- High Street Surgery
- Pencester Health
- Pencester Surgery
- Peter Street Surgery
- St James Surgery
- White Cliffs Medical Centre

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:

- Dover, St Mary's Church of England Primary School

The site is within 2,000m of a secondary school:

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls
- St Edmund's Catholic School

The site is within 1,000m of further/higher education facilities:

- Dover Technical College

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Dover Technical College

The site is within 400m of a town centre:

- Dover Town Centre

SA Objective 5: Minerals, Soils and Water

SA Effect - Negligible (0)

The site is not located within Source Protection Zone 1, 2 or 3.

None of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

SA Objective 8: Climate Change Mitigation

SA Effect - Significant positive (++)

The site is within 500m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- High Street Surgery
- Pencester Health
- Pencester Surgery
- Peter Street Surgery
- St James Surgery
- White Cliffs Medical Centre

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:

- Dover, St Mary's Church of England Primary School

The site is within 2,000m of a secondary school:

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls
- St Edmund's Catholic School

The site is within 1,000m of further/higher education facilities:

- Dover Technical College

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Dover Technical College

The site is within 400m of a town centre:

- Dover 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:

- Western Heights
- Western Heights, Dover

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.

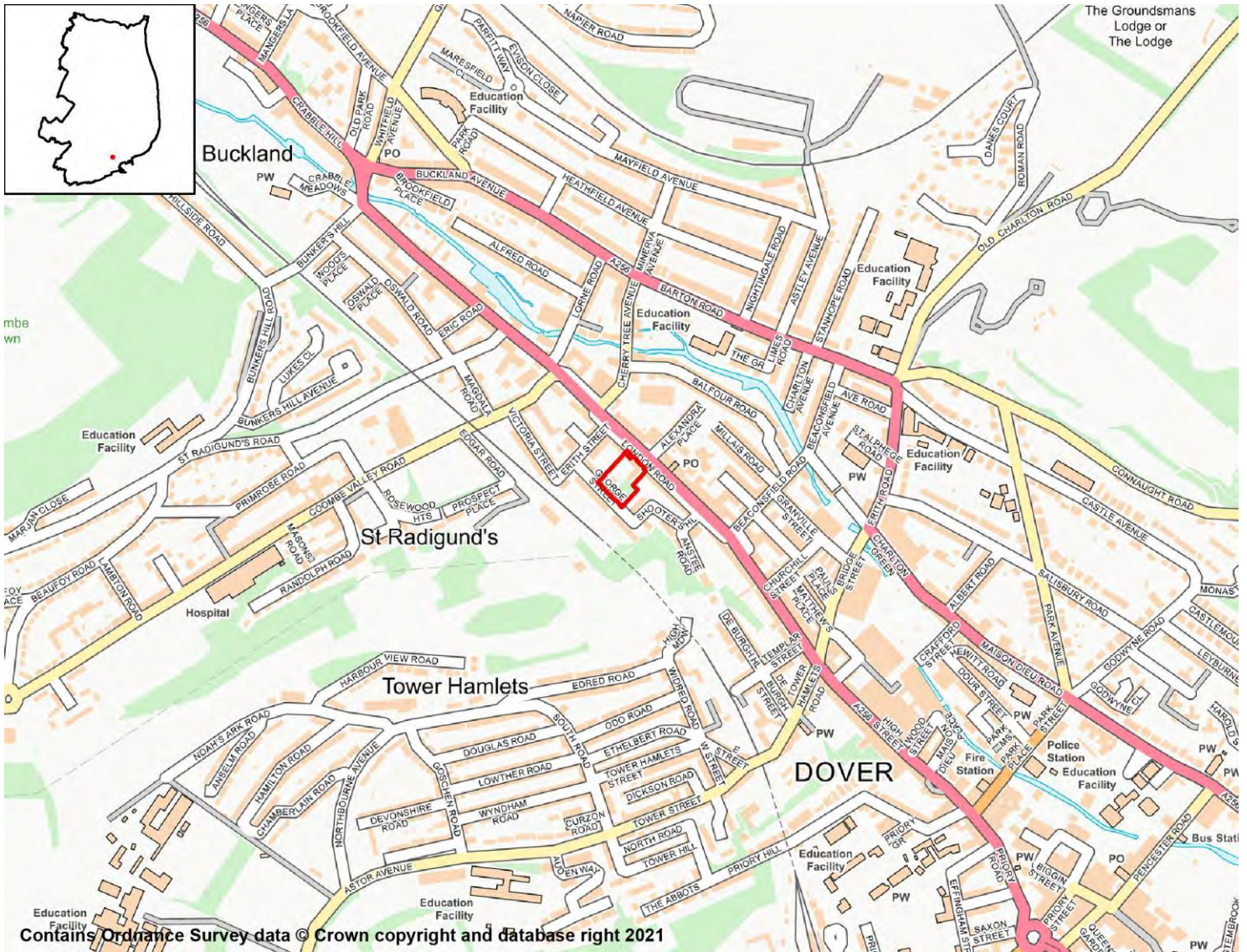
SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

The site is not likely to affect Dover's landscapes, townscapes or seascapes.

Former TA Centre, London Road, Dover

Proposed Use - Residential



SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

SA Objective 2: Services and Facilities

2a – Access to Local Services and Facilities

SA Effect - Significant positive (++)

The site is within 800m of an NHS GP Surgery:

- Buckland Hospital
- Buckland Medical Centre

- High Street Surgery
- Peter 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 400m of a primary or middle school:

- Barton Junior School

The site is within 500m of a secondary school:

- Dover Grammar School for Girls

The site is within 1,000m of further/higher education facilities:

- Dover Technical College

The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:

- Buckland Hospital, Coombe Valley Road, Dover
- Dover Technical College

The site is within 800m of a town centre:

- Dover 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 - Significant positive (++)

The site is within 1,000m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- Buckland Hospital

- Buckland Medical Centre
- High Street Surgery
- Peter 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 400m of a primary or middle school:

- Barton Junior School

The site is within 500m of a secondary school:

- Dover Grammar School for Girls

The site is within 1,000m of further/higher education facilities:

- Dover Technical College

The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:

- Buckland Hospital, Coombe Valley Road, Dover
- Dover Technical College

The site is within 800m of a town centre:

- Dover Town Centre

SA Objective 5: Minerals, Soils and Water

SA Effect - Negligible (0)

The site is not located within Source Protection Zone 1, 2 or 3.

None of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

SA Objective 8: Climate Change Mitigation

SA Effect - Significant positive (++)

The site is within 1,000m of a railway station²⁴⁶

- Dover Priory

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- Buckland Hospital
- Buckland Medical Centre
- High Street Surgery
- Peter 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 400m of a primary or middle school:

- Barton Junior School

The site is within 500m of a secondary school:

- Dover Grammar School for Girls

The site is within 1,000m of further/higher education facilities:

- Dover Technical College

The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:

- Buckland Hospital, Coombe Valley Road, Dover
- Dover Technical College

The site is within 800m of a town centre:

- Dover 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:

- High Meadow

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 (-?)

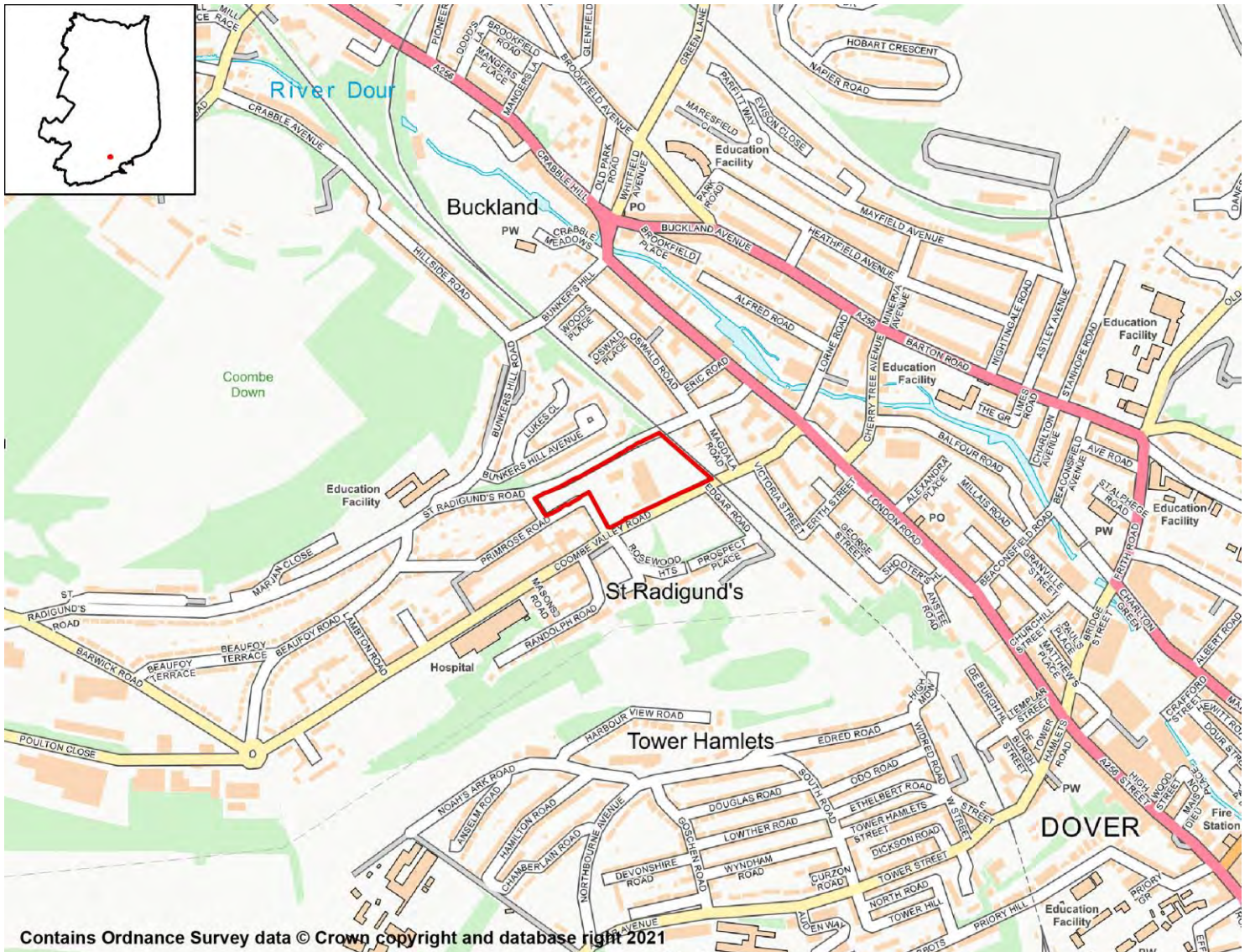
The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.

SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

The site is not likely to affect Dover's landscapes, townscapes or seascapes.

Land in Coombe Valley, Dover Proposed Use - Residential



SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

SA Objective 2: Services and Facilities

2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

The site is within 400m of an NHS GP Surgery:

- Buckland Hospital
- Buckland Medical Centre

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:

- White Cliffs Primary College for the Arts

The site is within 1,000m of a secondary school:

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls
- St Edmund's Catholic School

The site is within 2,000m of further/higher education facilities:

- Dover Technical College

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Buckland Hospital, Coombe Valley Road, Dover

The site is within 1,200m of a town centre:

- Dover 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:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Buckland Hospital
- Buckland Medical Centre

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:

- White Cliffs Primary College for the Arts

The site is within 1,000m of a secondary school:

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls
- St Edmund's Catholic School

The site is within 2,000m of further/higher education facilities:

- Dover Technical College

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Buckland Hospital, Coombe Valley Road, Dover

The site is within 1,200m of a town centre:

- Dover 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.

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:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Buckland Hospital
- Buckland Medical Centre

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:

- White Cliffs Primary College for the Arts

The site is within 1,000m of a secondary school:

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls
- St Edmund's Catholic School

The site is within 2,000m of further/higher education facilities:

- Dover Technical College

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Buckland Hospital, Coombe Valley Road, Dover

The site is within 1,200m of a town centre:

- Dover 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:

- High Meadow
- St Radigund's Valley

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?)

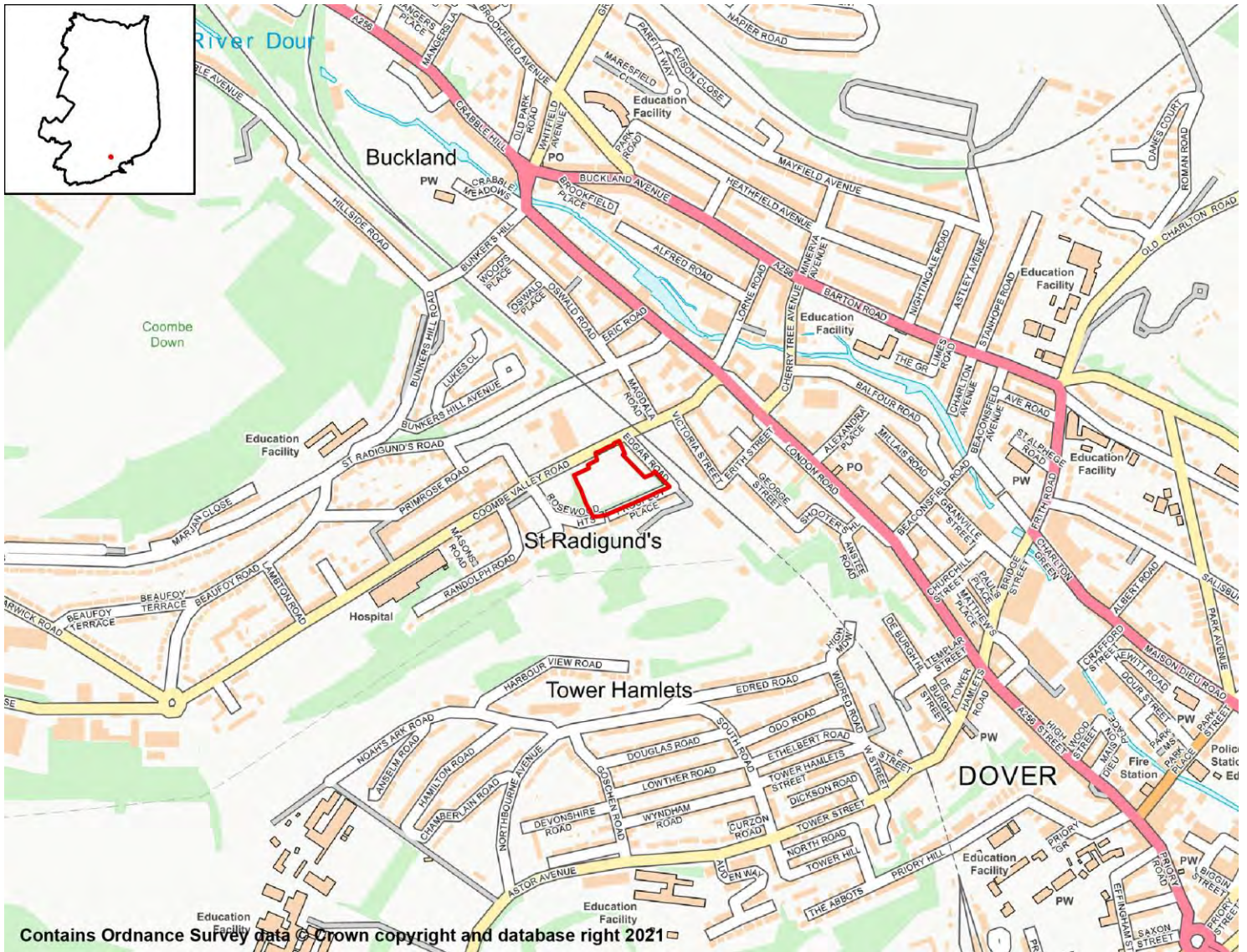
The site is not likely to affect Dover's historic environment.

SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

The site is not likely to affect Dover's landscapes, townscapes or seascapes.

Land in Coombe Valley, Dover
Proposed Use - Residential



SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

SA Objective 2: Services and Facilities

2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

The site is within 400m of an NHS GP Surgery:

- Buckland Hospital

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:

- Barton Junior School
- Charlton Church of England Primary School
- Priory Fields School
- Shatterlocks Infant and Nursery School
- White Cliffs Primary College for the Arts

The site is within 1,000m of a secondary school:

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls
- St Edmund's Catholic School

The site is within 2,000m of further/higher education facilities:

- Dover Technical College

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Buckland Hospital, Coombe Valley Road, Dover

The site is within 1,200m of a town centre:

- Dover 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 - Minor positive (+)

The site is within 1,000m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Buckland Hospital

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:

- Barton Junior School
- Charlton Church of England Primary School
- Priory Fields School
- Shatterlocks Infant and Nursery School
- White Cliffs Primary College for the Arts

The site is within 1,000m of a secondary school:

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls
- St Edmund's Catholic School

The site is within 2,000m of further/higher education facilities:

- Dover Technical College

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Buckland Hospital, Coombe Valley Road, Dover

The site is within 1,200m of a town centre:

- Dover 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 - 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 1,000m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Buckland Hospital

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:

- Barton Junior School
- Charlton Church of England Primary School
- Priory Fields School
- Shatterlocks Infant and Nursery School
- White Cliffs Primary College for the Arts

The site is within 1,000m of a secondary school:

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls
- St Edmund's Catholic School

The site is within 2,000m of further/higher education facilities:

- Dover Technical College

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Buckland Hospital, Coombe Valley Road, Dover

The site is within 1,200m of a town centre:

- Dover 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:

- High Meadow

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 positive (+)

The site is within 400m of an NHS GP Surgery:

- Buckland Hospital

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:

- Barton Junior School
- Charlton Church of England Primary School
- Priory Fields School
- Shatterlocks Infant and Nursery School
- White Cliffs Primary College for the Arts

The site is within 1,000m of a secondary school:

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls
- St Edmund's Catholic School

The site is within 1,000m of further/higher education facilities:

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Buckland Hospital, Coombe Valley Road, Dover

The site is within 1,200m of a town centre:

- Dover 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 - Minor positive (+)

The site is within 1,000m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Buckland Hospital

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:

- Barton Junior School
- Charlton Church of England Primary School
- Priory Fields School
- Shatterlocks Infant and Nursery School
- White Cliffs Primary College for the Arts

The site is within 1,000m of a secondary school:

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls
- St Edmund's Catholic School

The site is within 1,000m of further/higher education facilities:

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Buckland Hospital, Coombe Valley Road, Dover

The site is within 1,200m of a town centre:

- Dover 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 - 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 1,000m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Buckland Hospital

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:

- Barton Junior School
- Charlton Church of England Primary School
- Priory Fields School
- Shatterlocks Infant and Nursery School
- White Cliffs Primary College for the Arts

The site is within 1,000m of a secondary school:

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls
- St Edmund's Catholic School

The site is within 1,000m of further/higher education facilities:

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Buckland Hospital, Coombe Valley Road, Dover

The site is within 1,200m of a town centre:

- Dover 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:

- High Meadow

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?)

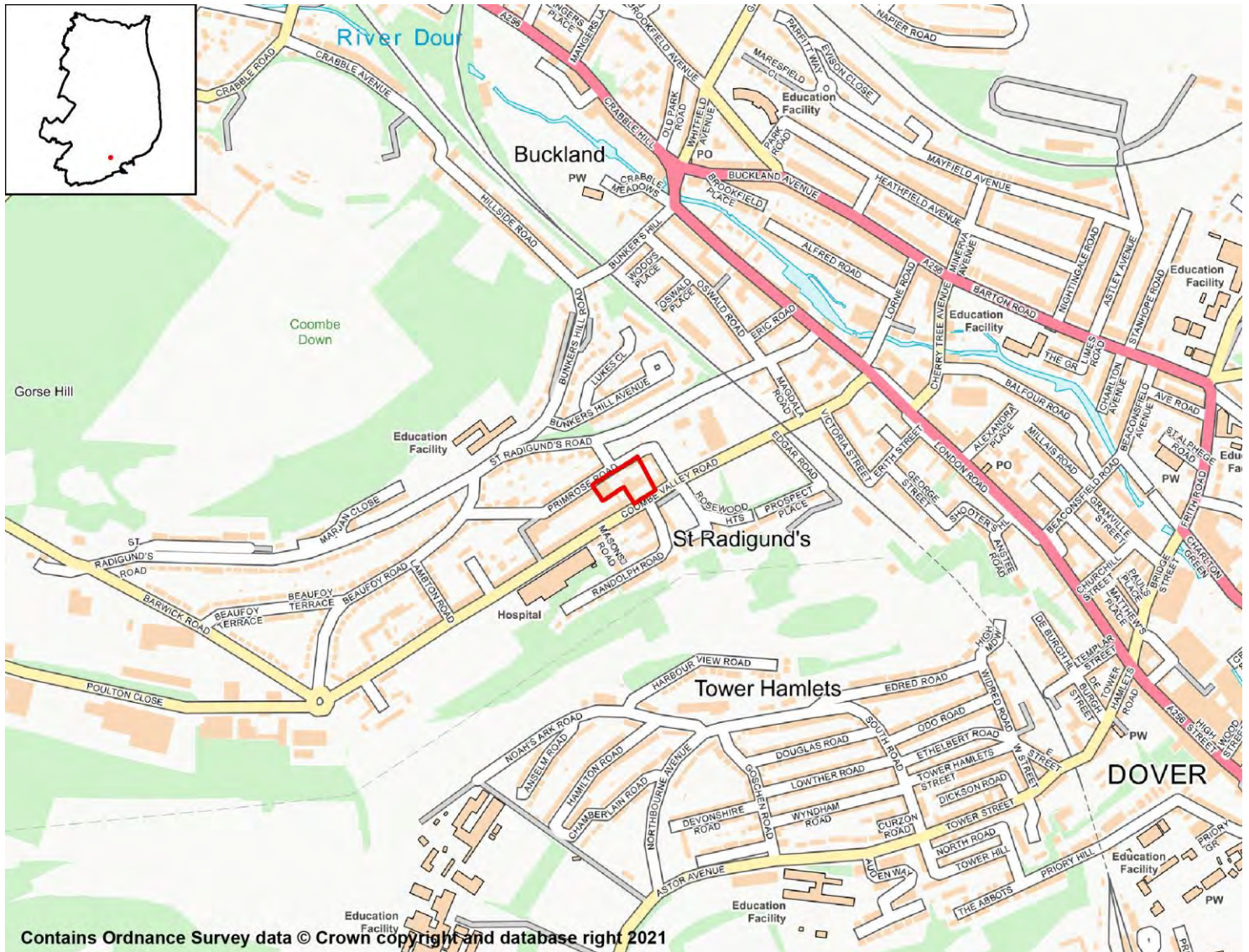
The site is not likely to affect Dover's landscapes, townscapes or seascapes.

DOV022C (SAP13)

Land in Coombe Valley, Dover

Proposed Use - Residential

Dover



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:

- Buckland Hospital

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:

- White Cliffs Primary College for the Arts

The site is within 1,000m of a secondary school:

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls
- St Edmund's Catholic School

The site is within 2,000m of further/higher education facilities:

- Dover Technical College

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Buckland Hospital, Coombe Valley Road, Dover

The site is within 1,200m of a town centre:

- Dover 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:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Buckland Hospital

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:

- White Cliffs Primary College for the Arts

The site is within 1,000m of a secondary school:

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls
- St Edmund's Catholic School

The site is within 2,000m of further/higher education facilities:

- Dover Technical College

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Buckland Hospital, Coombe Valley Road, Dover

The site is within 1,200m of a town centre:

- Dover 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.

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:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery

- Buckland Hospital

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:

- White Cliffs Primary College for the Arts

The site is within 1,000m of a secondary school:

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls
- St Edmund's Catholic School

The site is within 2,000m of further/higher education facilities:

- Dover Technical College

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Buckland Hospital, Coombe Valley Road, Dover

The site is within 1,200m of a town centre:

- Dover 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:

- High Meadow
- St Radigund's Valley

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?)

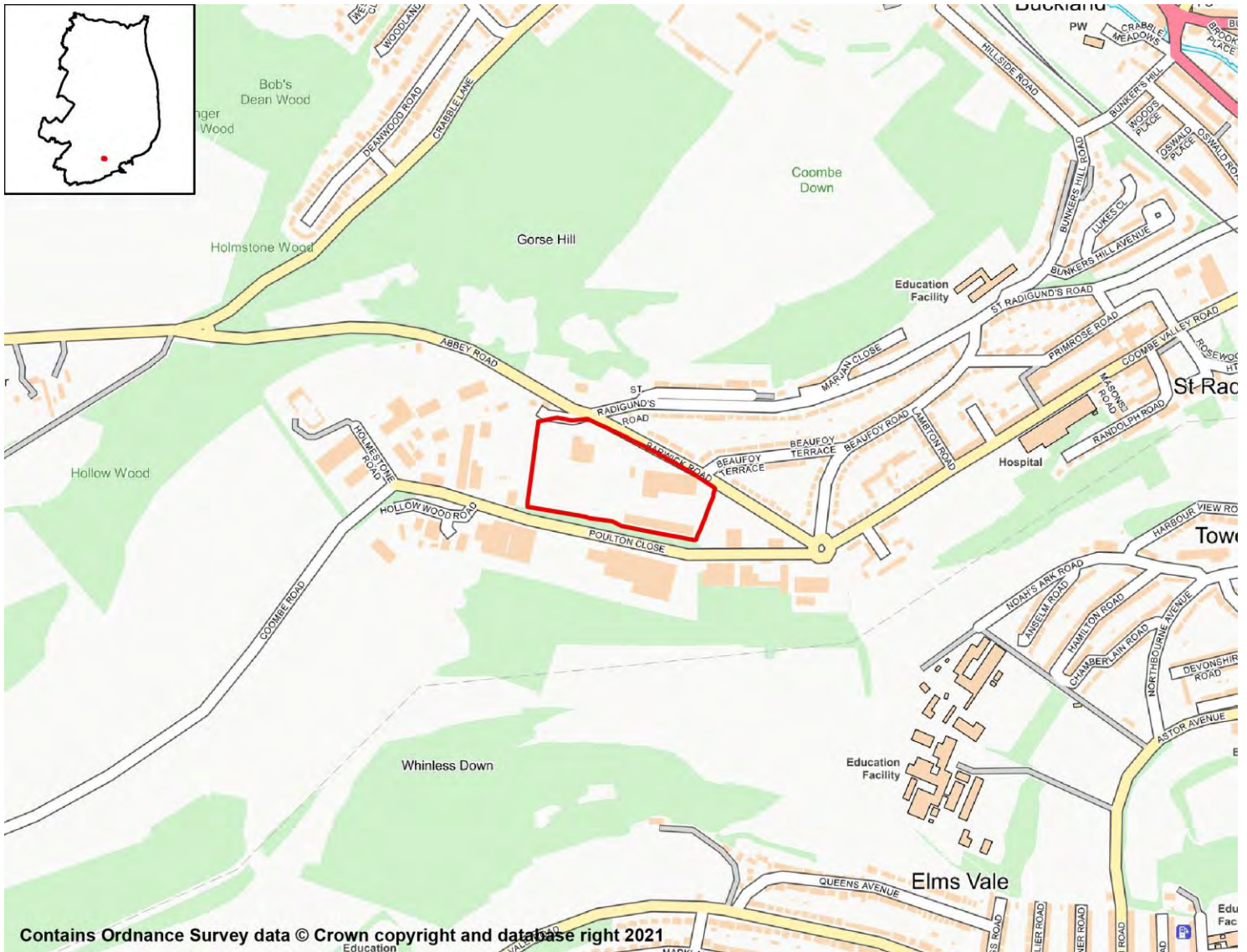
The site is not likely to affect Dover's historic environment.

SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

The site is not likely to affect Dover's landscapes, townscapes or seascapes.

Land in Coombe Valley, Dover Proposed Use - Residential



SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

SA Objective 2: Services and Facilities

2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

The site is within 800m of an NHS GP Surgery:

- Buckland Hospital

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:

- White Cliffs Primary College for the Arts

The site is within 500m of a secondary school:

- Dover Grammar School for Boys

The site is not within 2,000m of further/higher education facilities.

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Coombe Valley Industrial Estate, 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:

- Dover Priory
- Kearsney

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- Buckland Hospital

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:

- White Cliffs Primary College for the Arts

The site is within 500m of a secondary school:

- Dover Grammar School for Boys

The site is not within 2,000m of further/higher education facilities.

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Coombe Valley Industrial Estate, 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:

- Dover Priory
- Kearsney

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- Buckland Hospital

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:

- White Cliffs Primary College for the Arts

The site is within 500m of a secondary school:

- Dover Grammar School for Boys

The site is not within 2,000m of further/higher education facilities.

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Coombe Valley Industrial Estate, Dover

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:

- High Meadow
- St Radigund's Valley
- Whinless Down and Long Wood

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.

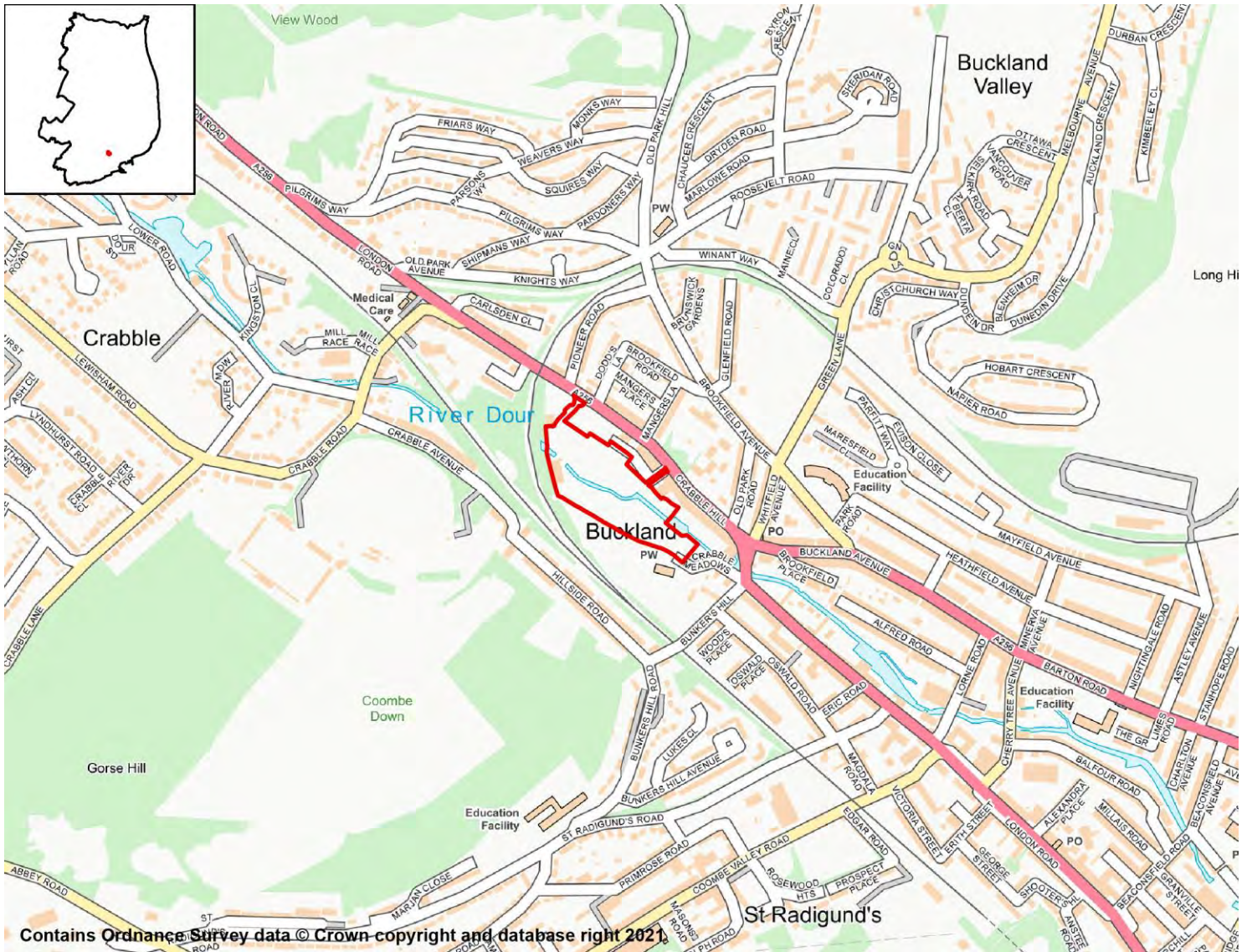
SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

The site is not likely to affect Dover's landscapes, townscapes or seascapes.

Buckland Mill, Dover

Proposed Use - Residential



SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

SA Objective 2: Services and Facilities

2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

The site is within 400m of an NHS GP Surgery:

- Buckland Medical Centre

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:

- Shatterlocks Infant and Nursery School

The site is within 1,000m of a secondary school:

- St Edmund's Catholic School

The site is within 2,000m of further/higher education facilities:

- Dover Technical College

The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:

- Buckland Hospital, Coombe Valley Road, 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:

- Dover Priory
- Kearsney

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Buckland Medical Centre

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:

- Shatterlocks Infant and Nursery School

The site is within 1,000m of a secondary school:

- St Edmund's Catholic School

The site is within 2,000m of further/higher education facilities:

- Dover Technical College

The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:

- Buckland Hospital, Coombe Valley Road, 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 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 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:

- Dover Priory
- Kearsney

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Buckland Medical Centre

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:

- Shatterlocks Infant and Nursery School

The site is within 1,000m of a secondary school:

- St Edmund's Catholic School

The site is within 2,000m of further/higher education facilities:

- Dover Technical College

The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:

- Buckland Hospital, Coombe Valley Road, Dover

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:

- St Radigund's Valley

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 Wycherley Crescent, Dover

Proposed Use - Residential



SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

SA Objective 2: Services and Facilities

2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

The site is within 1,200m of an NHS GP Surgery:

- Buckland Medical Centre

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of more than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a primary or middle school:

- Green Park Community Primary School
- Melbourne Community Primary School

The site is within 500m of a secondary school:

- Dover Christ Church Academy

The site is not within 2,000m of further/higher education facilities.

The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:

- White Cliffs Business Park Phase I, Whitfield, Dover
- White Cliffs Business Park Phase II, Whitfield, Dover
- 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 - 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 1,200m of an NHS GP Surgery:

- Buckland Medical Centre

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of more than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a primary or middle school:

- Green Park Community Primary School
- Melbourne Community Primary School

The site is within 500m of a secondary school:

- Dover Christ Church Academy

The site is not within 2,000m of further/higher education facilities.

The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:

- White Cliffs Business Park Phase I, Whitfield, Dover
- White Cliffs Business Park Phase II, Whitfield, Dover
- 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 - 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 1,200m of an NHS GP Surgery:

- Buckland Medical Centre

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of more than 25% of an

open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a primary or middle school:

- Green Park Community Primary School
- Melbourne Community Primary School

The site is within 500m of a secondary school:

- Dover Christ Church Academy

The site is not within 2,000m of further/higher education facilities.

The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:

- White Cliffs Business Park Phase I, Whitfield, Dover
- White Cliffs Business Park Phase II, Whitfield, Dover
- 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 does not intersect a Site of Special Scientific Interest Impact Risk Zone.

The site intersects the following designated sites:

- Whitfield Down and Buckland Down

The site intersects with the following ecological habitats:

- Deciduous woodland

The site does not contain a geological site.

SA Objective 10: Historic Environment

SA Effect - Negligible/Uncertain (0?)

The site is not likely to affect Dover's historic environment.

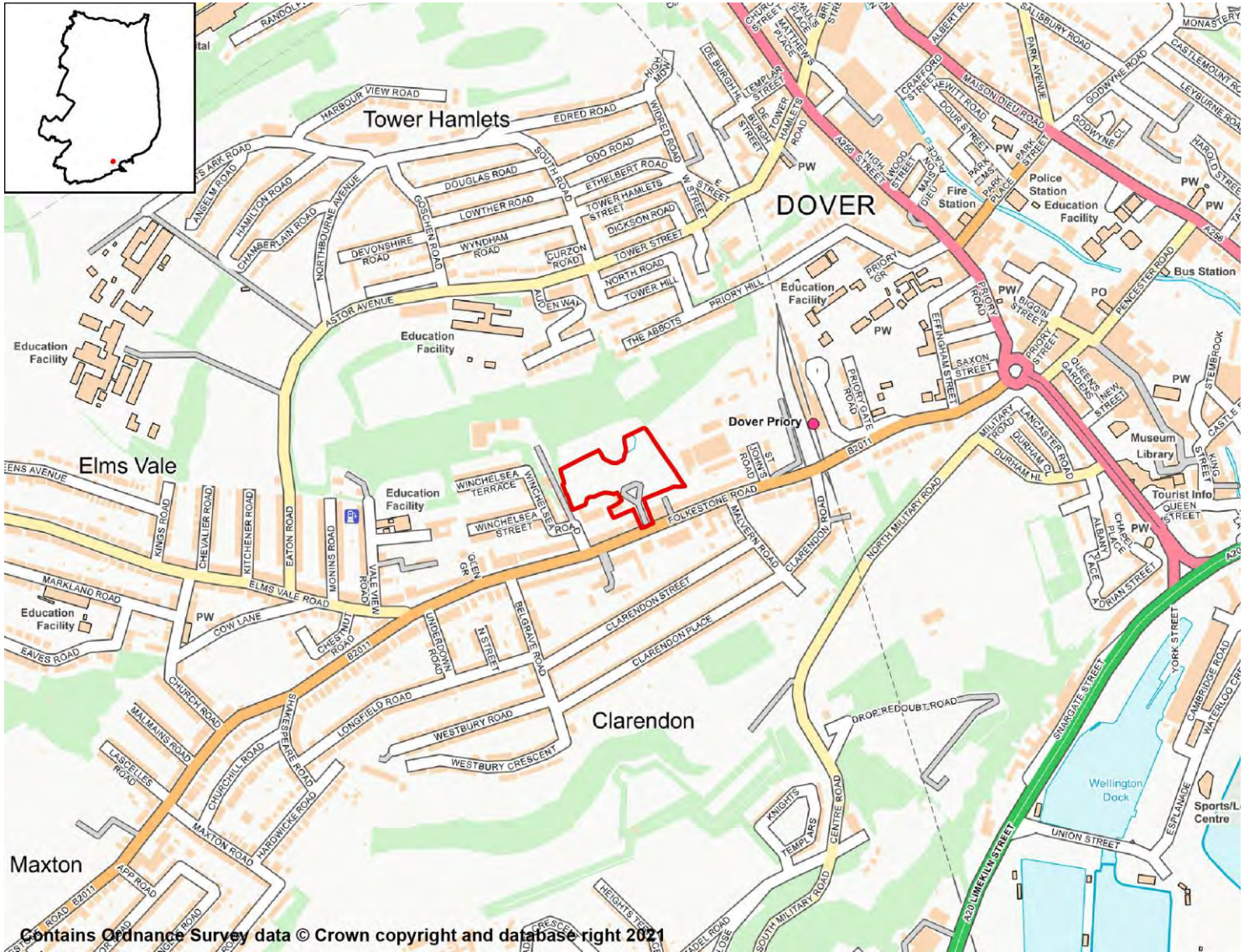
SA Objective 11: Landscape

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.

Westmount College, Folketone Road, Dover

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 positive (+)

The site is within 400m of an NHS GP Surgery:

- White Cliffs Medical Centre

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of more than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a primary or middle school:

- Priory Fields School
- Vale View Community School

The site is within 1,000m of a secondary school:

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls

The site is within 1,000m of further/higher education facilities:

- Dover Technical College

The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:

- Buckland Hospital, Coombe Valley Road, Dover
- Dover Technical College

The site is within 800m of a town centre:

- Dover 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:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- White Cliffs Medical Centre

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of more than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a primary or middle school:

- Priory Fields School
- Vale View Community School

The site is within 1,000m of a secondary school:

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls

The site is within 1,000m of further/higher education facilities:

- Dover Technical College

The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:

- Buckland Hospital, Coombe Valley Road, Dover
- Dover Technical College

The site is within 800m of a town centre:

- Dover 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.

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:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- White Cliffs Medical Centre

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of more than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a primary or middle school:

- Priory Fields School
- Vale View Community School

The site is within 1,000m of a secondary school:

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls

The site is within 1,000m of further/higher education facilities:

- Dover Technical College

The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:

- Buckland Hospital, Coombe Valley Road, Dover
- Dover Technical College

The site is within 800m of a town centre:

- Dover 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:

- Western Heights
- Western Heights, Dover

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?)

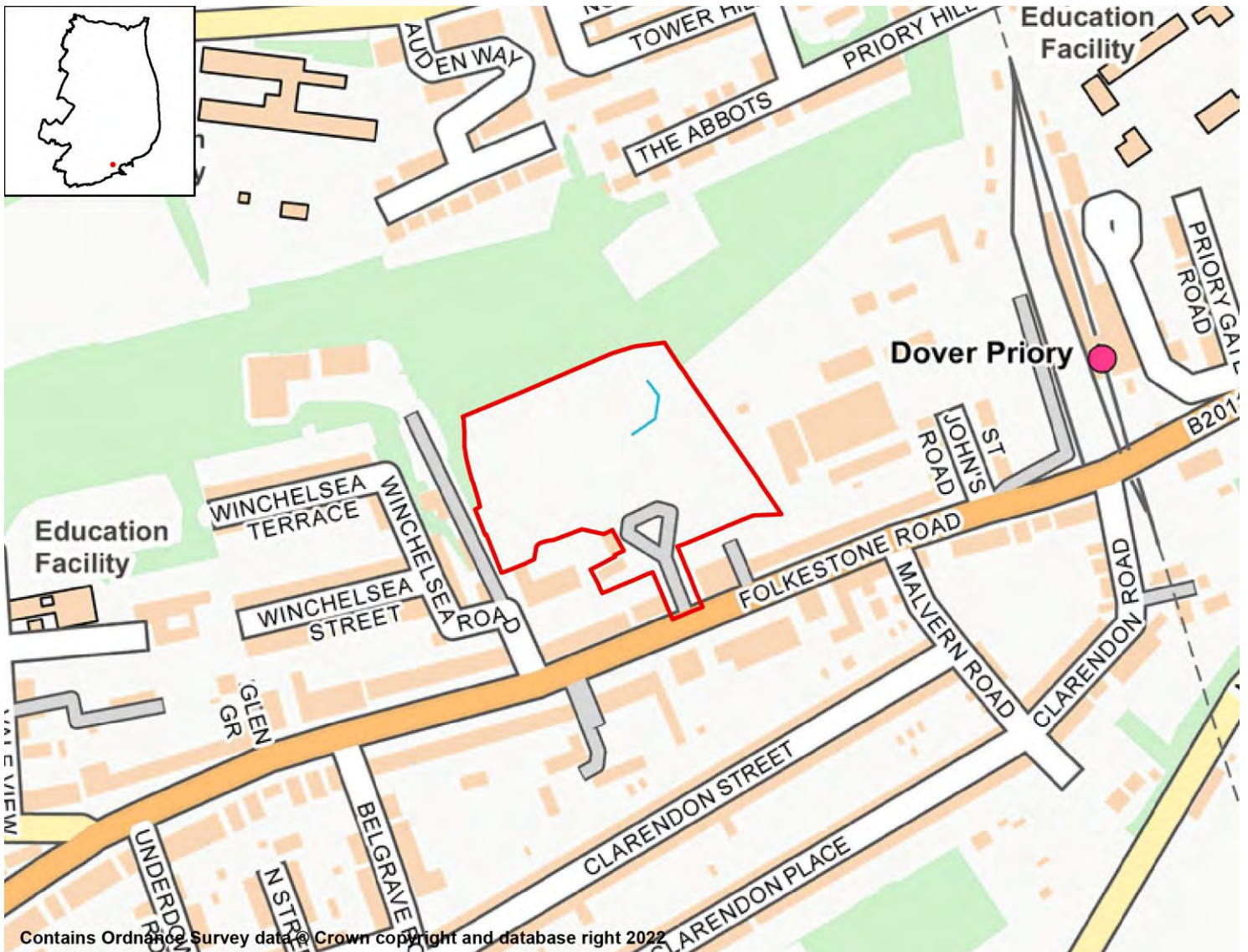
The site is not likely to affect Dover's historic environment.

SA Objective 11: Landscape

The site is not likely to affect Dover's landscapes, townscapes or seascapes.

Westmount College, Folketone Road, Dover

Proposed Use - Residential



SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

SA Objective 2: Services and Facilities

2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

The site is within 400m of an NHS GP Surgery:

- White Cliffs Medical Centre

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of more than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a primary or middle school:

- Priory Fields School
- Vale View Community School

The site is within 1,000m of a secondary school:

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls

The site is within 1,000m of further/higher education facilities:

- Dover Technical College

The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:

- Dover Technical College
- Buckland Hospital, Coombe Valley Road, Dover

The site is within 800m of a town centre:

- Dover 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:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- White Cliffs Medical Centre

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of more than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a primary or middle school:

- Priory Fields School
- Vale View Community School

The site is within 1,000m of a secondary school:

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls

The site is within 1,000m of further/higher education facilities:

- Dover Technical College

The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:

- Dover Technical College
- Buckland Hospital, Coombe Valley Road, Dover

The site is within 800m of a town centre:

- Dover 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.

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:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- White Cliffs Medical Centre

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of more than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a primary or middle school:

- Priory Fields School
- Vale View Community School

The site is within 1,000m of a secondary school:

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls

The site is within 1,000m of further/higher education facilities:

- Dover Technical College

The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:

- Dover Technical College
- Buckland Hospital, Coombe Valley Road, Dover

The site is within 800m of a town centre:

- Dover Town Centre

SA Objective 9: Biodiversity

SA Effect - Significant 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:

- Western Heights
- Western Heights, Dover

The site intersects with the following ecological habitats:

- Deciduous woodland

The site does not contain a geological site.

SA Objective 10: Historic Environment

SA Effect - Negligible/Uncertain (0?)

The site is not likely to affect Dover's historic environment.

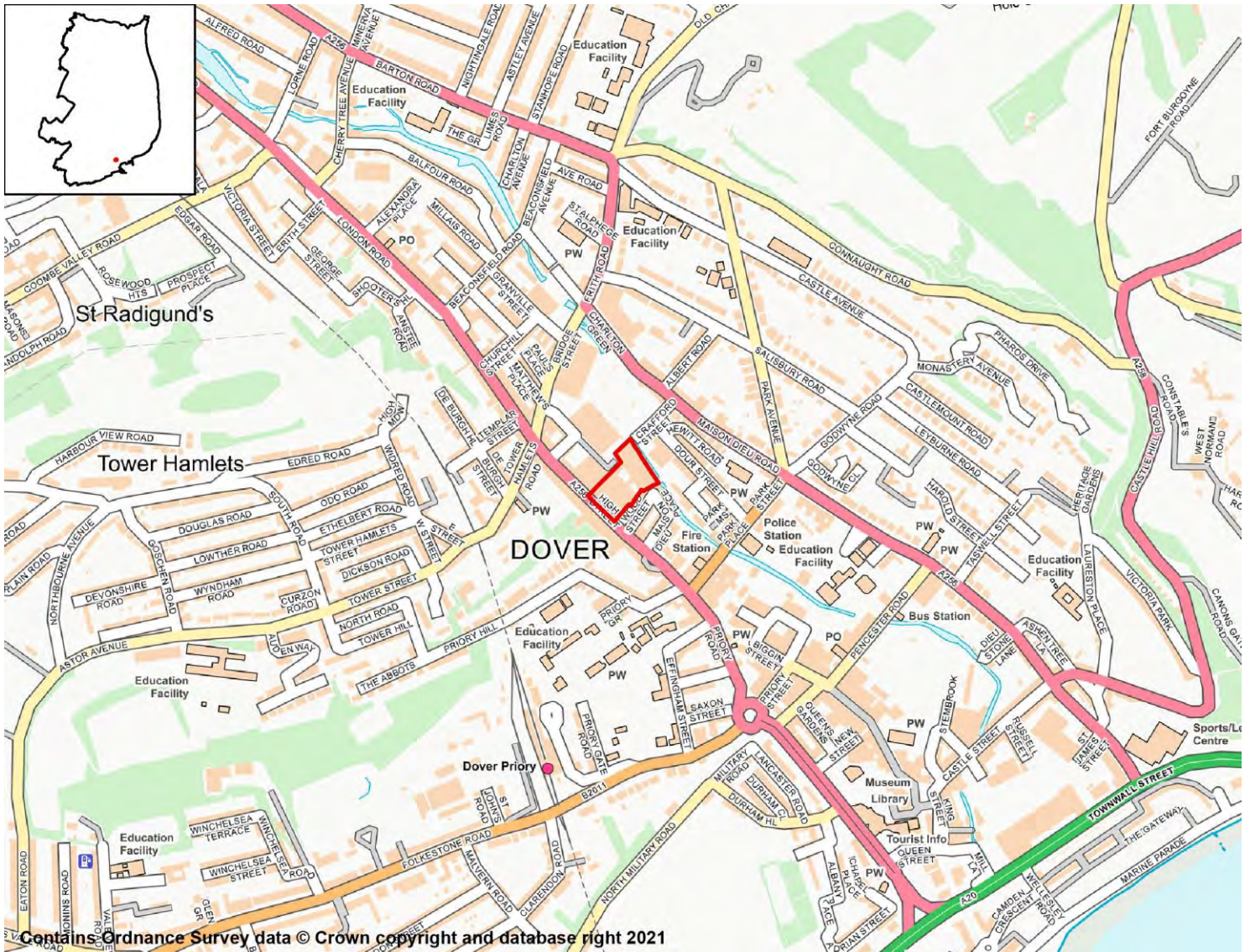
SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

The site is not likely to affect Dover's landscapes, townscapes or seascapes.

Charlton Shopping Centre, High Street, Dover

Proposed Use - Residential



SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

SA Objective 2: Services and Facilities

2a – Access to Local Services and Facilities

SA Effect - Significant positive (++)

The site is within 400m of an NHS GP Surgery:

- High Street Surgery
- Pencester Health

- Peter 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 400m of a Public Right of Way/Cycle Path.

The site is within 400m of a primary or middle school:

- St Richard's Catholic Primary School

The site is within 500m of a secondary school:

- Dover Grammar School for Girls

The site is within 500m of further/higher education facilities:

- Dover Technical College

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Dover Technical College

The site is within 400m of a town centre:

- Dover Town Centre

2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Significant negative (--)

Site is located within 500m of an Air Quality Management Area:

- High St/Ladywell Dover

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 - Significant positive (++)

The site is within 500m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- High Street Surgery
- Pencester Health

- Peter 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 400m of a Public Right of Way/Cycle Path.

The site is within 400m of a primary or middle school:

- St Richard's Catholic Primary School

The site is within 500m of a secondary school:

- Dover Grammar School for Girls

The site is within 500m of further/higher education facilities:

- Dover Technical College

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Dover Technical College

The site is within 400m of a town centre:

- Dover 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.

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 - Significant positive (++)

The site is within 500m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- High Street Surgery
- Pencester Health
- Peter 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 400m of a Public Right of Way/Cycle Path.

The site is within 400m of a primary or middle school:

- St Richard's Catholic Primary School

The site is within 500m of a secondary school:

- Dover Grammar School for Girls

The site is within 500m of further/higher education facilities:

- Dover Technical College

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Dover Technical College

The site is within 400m of a town centre:

- Dover 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.

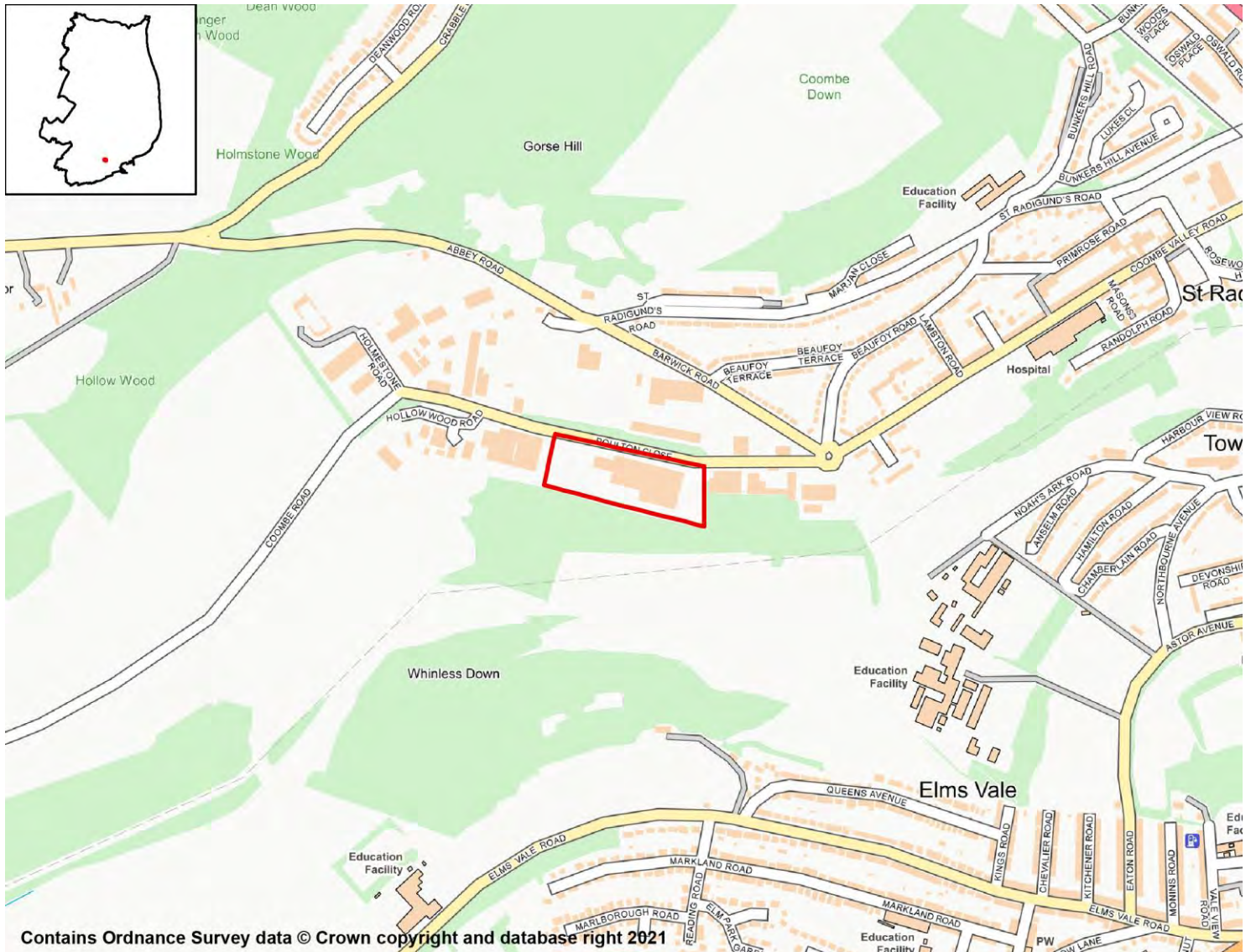
SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

The site is not likely to affect Dover's landscapes, townscapes or seascapes.

Industrial Buildings, Poulton Close, Dover

Proposed Use - Residential



SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

SA Objective 2: Services and Facilities

2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

The site is within 800m of an NHS GP Surgery:

- Buckland Hospital

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:

- St Martin's School
- White Cliffs Primary College for the Arts

The site is within 500m of a secondary school:

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys

The site is not within 2,000m of further/higher education facilities.

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Coombe Valley Industrial Estate, 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:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- Buckland Hospital

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:

- St Martin's School
- White Cliffs Primary College for the Arts

The site is within 500m of a secondary school:

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys

The site is not within 2,000m of further/higher education facilities.

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Coombe Valley Industrial Estate, 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 - 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:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- Buckland Hospital

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:

- St Martin's School
- White Cliffs Primary College for the Arts

The site is within 500m of a secondary school:

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys

The site is not within 2,000m of further/higher education facilities.

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Coombe Valley Industrial Estate, 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 does not intersect a Site of Special Scientific Interest Impact Risk Zone.

The site intersects the following designated sites:

- High Meadow

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.

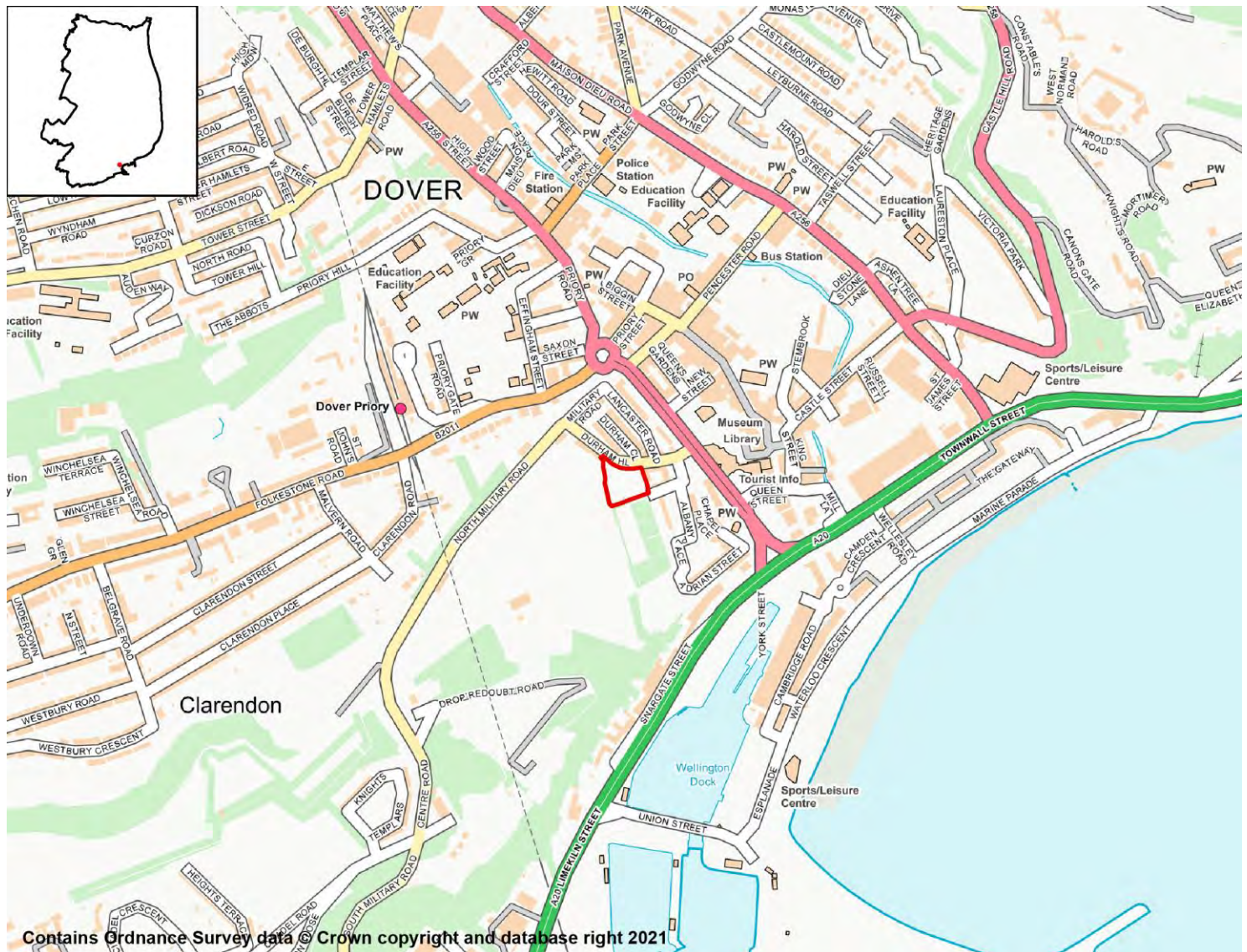
SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

The site is not likely to affect Dover's landscapes, townscapes or seascapes.

Land at Durham Hill, Dover

Proposed Use - Residential



SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

SA Objective 2: Services and Facilities

2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

The site is within 400m of an NHS GP Surgery:

- Pencester Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of more than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 800m of a primary or middle school:

- Dover, St Mary's Church of England Primary School

The site is within 1,000m of a secondary school:

- Dover Grammar School for Girls

The site is within 1,000m of further/higher education facilities:

- Dover Technical College

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Dover Technical College

The site is within 400m of a town centre:

- Dover Town Centre

2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Minor negative (-)

Site is located within 500m of an Air Quality Management Area:

- A20 Trunk Rd. Dover
- High St/Ladywell Dover

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:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Pencester Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of more than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 800m of a primary or middle school:

- Dover, St Mary's Church of England Primary School

The site is within 1,000m of a secondary school:

- Dover Grammar School for Girls

The site is within 1,000m of further/higher education facilities:

- Dover Technical College

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Dover Technical College

The site is within 400m of a town centre:

- Dover Town Centre

SA Objective 5: Minerals, Soils and Water

SA Effect - Negligible (0)

The site is not located within Source Protection Zone 1, 2 or 3.

None of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

SA Objective 8: Climate Change Mitigation

SA Effect - Minor positive (+)

The site is within 500m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Pencester Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of more than 25% of an

open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 800m of a primary or middle school:

- Dover, St Mary's Church of England Primary School

The site is within 1,000m of a secondary school:

- Dover Grammar School for Girls

The site is within 1,000m of further/higher education facilities:

- Dover Technical College

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Dover Technical College

The site is within 400m of a town centre:

- Dover 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:

- Western Heights
- Western Heights, Dover

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.

Church Street, Car Park Dover (DOV25)

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 positive (++)

The site is within 400m of an NHS GP Surgery:

- Pencester Health
- Pencester Surgery

- St James 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:

- Dover, St Mary's Church of England Primary School

The site is within 1,000m of a secondary school:

- Dover Grammar School for Girls

The site is within 500m of further/higher education facilities:

- Dover Technical College

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Dover Technical College

The site is within 400m of a town centre:

- Dover Town Centre

2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Minor negative (-)

Site is located within 500m of an Air Quality Management Area:

- A20 Trunk Rd. Dover
- High St/Ladywell Dover

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 positive (++)

The site is within 1,000m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Pencester Health

- Pencester Surgery
- St James 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:

- Dover, St Mary's Church of England Primary School

The site is within 1,000m of a secondary school:

- Dover Grammar School for Girls

The site is within 500m of further/higher education facilities:

- Dover Technical College

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Dover Technical College

The site is within 400m of a town centre:

- Dover 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.

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 - Significant positive (++)

The site is within 1,000m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Pencester Health
- Pencester Surgery
- St James 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:

- Dover, St Mary's Church of England Primary School

The site is within 1,000m of a secondary school:

- Dover Grammar School for Girls

The site is within 500m of further/higher education facilities:

- Dover Technical College

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Dover Technical College

The site is within 400m of a town centre:

- Dover 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.

137-142 London Road, including land to rear

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:

- Buckland Medical Centre

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:

- Shatterlocks Infant and Nursery School

The site is within 1,000m of a secondary school:

- Dover Grammar School for Boys
- Dover Grammar School for Girls
- St Edmund's Catholic School

The site is within 2,000m of further/higher education facilities:

- Dover Technical College

The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:

- Buckland Hospital, Coombe Valley Road, Dover

The site is within 1,200m of a town centre:

- Dover 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:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Buckland Medical Centre

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:

- Shatterlocks Infant and Nursery School

The site is within 1,000m of a secondary school:

- Dover Grammar School for Boys
- Dover Grammar School for Girls
- St Edmund's Catholic School

The site is within 2,000m of further/higher education facilities:

- Dover Technical College

The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:

- Buckland Hospital, Coombe Valley Road, Dover

The site is within 1,200m of a town centre:

- Dover 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.

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:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Buckland Medical Centre

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:

- Shatterlocks Infant and Nursery School

The site is within 1,000m of a secondary school:

- Dover Grammar School for Boys
- Dover Grammar School for Girls
- St Edmund's Catholic School

The site is within 2,000m of further/higher education facilities:

- Dover Technical College

The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:

- Buckland Hospital, Coombe Valley Road, Dover

The site is within 1,200m of a town centre:

- Dover 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.

Site between play area at Guston and Meadowcroft 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 within 2,000m of a secondary school:

- Dover Christ Church Academy
- Duke of York's Royal Military 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:

- White Cliffs Business Park Phase III, 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 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 within 2,000m of a secondary school:

- Dover Christ Church Academy
- Duke of York's Royal Military 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:

- White Cliffs Business Park Phase III, 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 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 within 2,000m of a secondary school:

- Dover Christ Church Academy
- Duke of York's Royal Military 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:

- White Cliffs Business Park Phase III, 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 (-?)

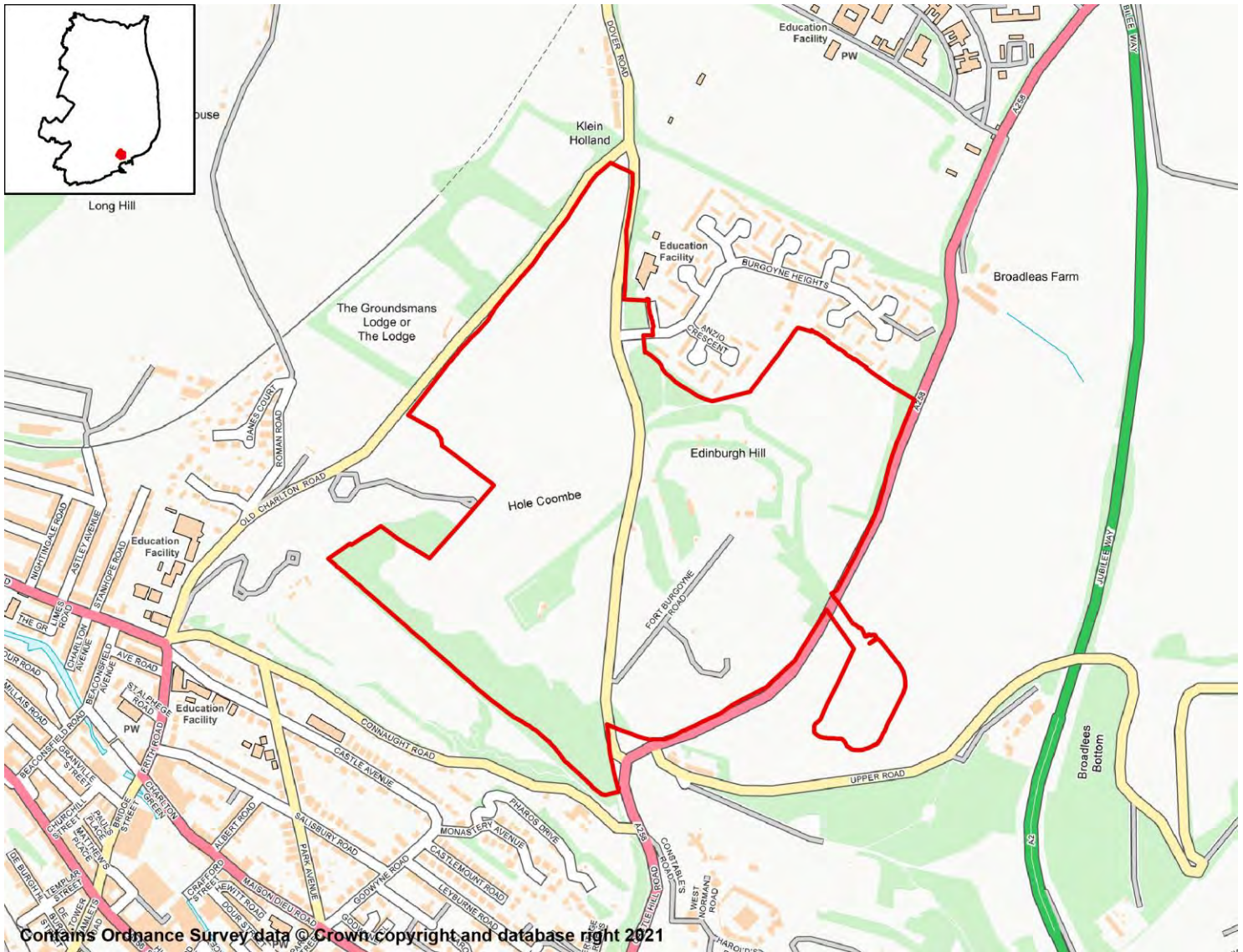
The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.

SA Objective 11: Landscape

SA Effect - 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.

Connaughts Barracks, Dover Proposed Use - Residential



SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

SA Objective 2: Services and Facilities

2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

The site is within 800m of an NHS GP Surgery:

- High Street Surgery
- Pencerster Health

- Pencester Surgery
- Peter Street Surgery
- St James Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of more than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a primary or middle school:

- Charlton Church of England Primary School
- Guston Church of England Primary School
- St Richard's Catholic Primary School

The site is within 500m of a secondary school:

- Dover Grammar School for Girls
- Duke of York's Royal Military School
- St Edmund's Catholic School

The site is within 500m of further/higher education facilities:

- Dover Technical College

The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:

- Dover Technical College
- Eastern Docks, Dover

The site is within 800m of a town centre:

- Dover 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 station³¹⁵

- Dover Priory

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- High Street Surgery
- Pencester Health
- Pencester Surgery
- Peter Street Surgery
- St James Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of more than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a primary or middle school:

- Charlton Church of England Primary School
- Guston Church of England Primary School
- St Richard's Catholic Primary School

The site is within 500m of a secondary school:

- Dover Grammar School for Girls
- Duke of York's Royal Military School
- St Edmund's Catholic School

The site is within 500m of further/higher education facilities:

- Dover Technical College

The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:

- Dover Technical College
- Eastern Docks, Dover

The site is within 800m of a town centre:

- Dover Town Centre

SA Objective 5: Minerals, Soils and Water

SA Effect - Significant negative (--)

The site is located within Source Protection Zone 2 or 3.

None of the site is classified as Grade 1 or 2 Agricultural Land.

Over 25% of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

SA Objective 7: Climate Change Adaptation

SA Effect - Significant negative (--)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site contains land with a 1 in 30 year risk of surface water flooding.

SA Objective 8: Climate Change Mitigation

SA Effect - Minor positive (+)

The site is within 2,000m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- High Street Surgery
- Pencester Health
- Pencester Surgery
- Peter Street Surgery
- St James Surgery

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of more than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is within 400m of a primary or middle school:

- Charlton Church of England Primary School
- Guston Church of England Primary School
- St Richard's Catholic Primary School

The site is within 500m of a secondary school:

- Dover Grammar School for Girls
- Duke of York's Royal Military School
- St Edmund's Catholic School

The site is within 500m of further/higher education facilities:

- Dover Technical College

The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:

- Dover Technical College
- Eastern Docks, Dover

The site is within 800m of a town centre:

- Dover 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:

- Dover Castle
- Long Hill and Combe Hole, Dover
- St James & Charlton Cemeteries, Dover

The site intersects with the following ecological habitats:

- Deciduous woodland
- Lowland calcareous grassland

The site does not contain a geological site.

SA Objective 10: Historic Environment

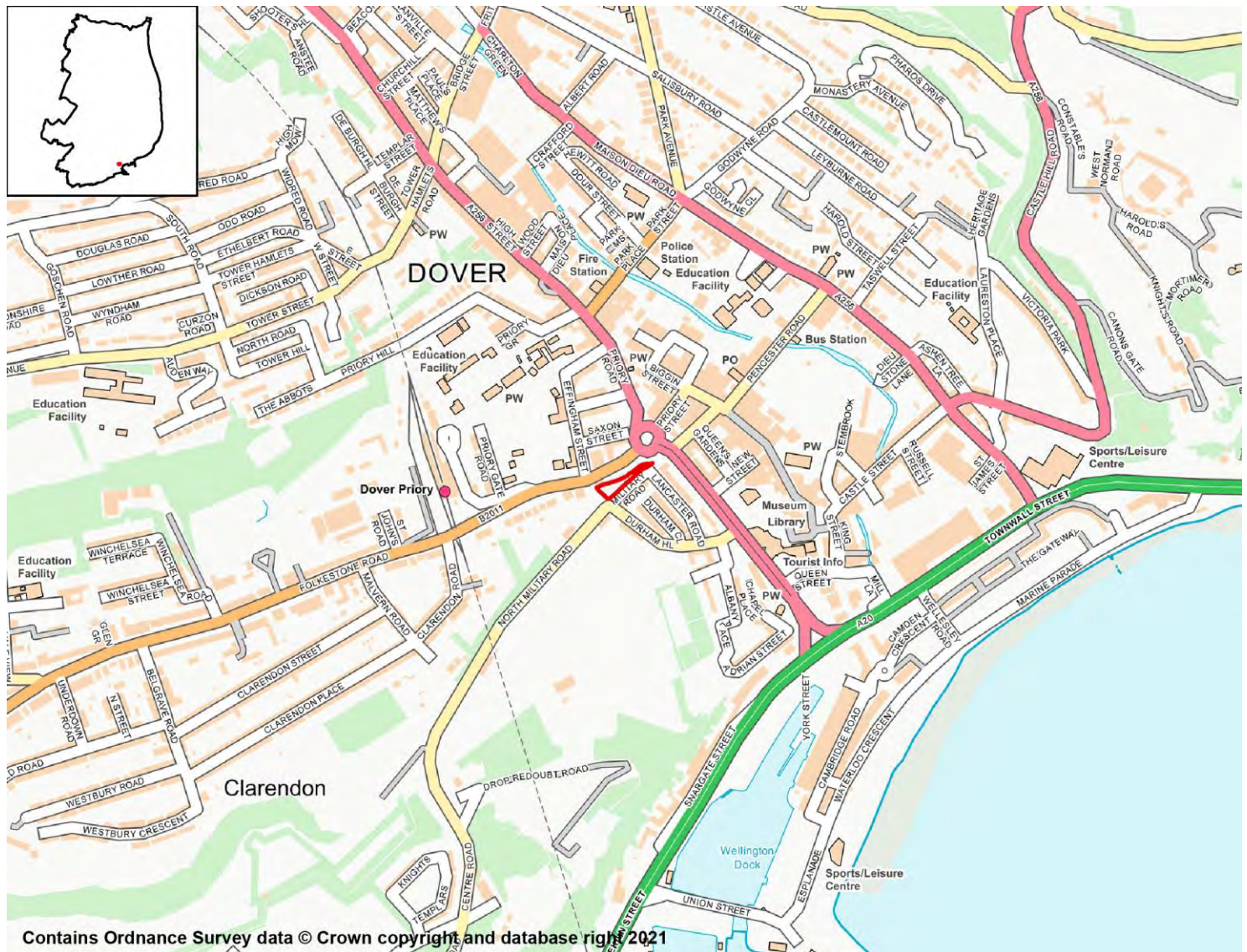
SA Effect - Minor negative/Uncertain (-?)

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 - Significant positive (++)

The site is within 400m of an NHS GP Surgery:

- Pencester Health
- Pencester 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:

- Dover, St Mary's Church of England Primary School
- Priory Fields School
- St Richard's Catholic Primary School

The site is within 1,000m of a secondary school:

- Dover Grammar School for Girls

The site is within 500m of further/higher education facilities:

- Dover Technical College

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Dover Technical College

The site is within 400m of a town centre:

- Dover Town Centre

2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Significant negative (--)

Site is located within 500m of an Air Quality Management Area:

- A20 Trunk Rd. Dover
- High St/Ladywell Dover

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 - Significant positive (++)

The site is within 500m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Pencester Health

- Pencester 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:

- Dover, St Mary's Church of England Primary School
- Priory Fields School
- St Richard's Catholic Primary School

The site is within 1,000m of a secondary school:

- Dover Grammar School for Girls

The site is within 500m of further/higher education facilities:

- Dover Technical College

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Dover Technical College

The site is within 400m of a town centre:

- Dover Town Centre

SA Objective 5: Minerals, Soils and Water

SA Effect - Negligible (0)

The site is not located within Source Protection Zone 1, 2 or 3.

None of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

SA Objective 8: Climate Change Mitigation

SA Effect - Significant positive (++)

The site is within 500m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Pencester Health
- Pencester 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:

- Dover, St Mary's Church of England Primary School
- Priory Fields School
- St Richard's Catholic Primary School

The site is within 1,000m of a secondary school:

- Dover Grammar School for Girls

The site is within 500m of further/higher education facilities:

- Dover Technical College

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Dover Technical College

The site is within 400m of a town centre:

- Dover 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:

- Western Heights
- Western Heights, Dover

The site does not intersect with notable ecological habitats.

The site does not contain a geological site.

SA Objective 10: Historic Environment

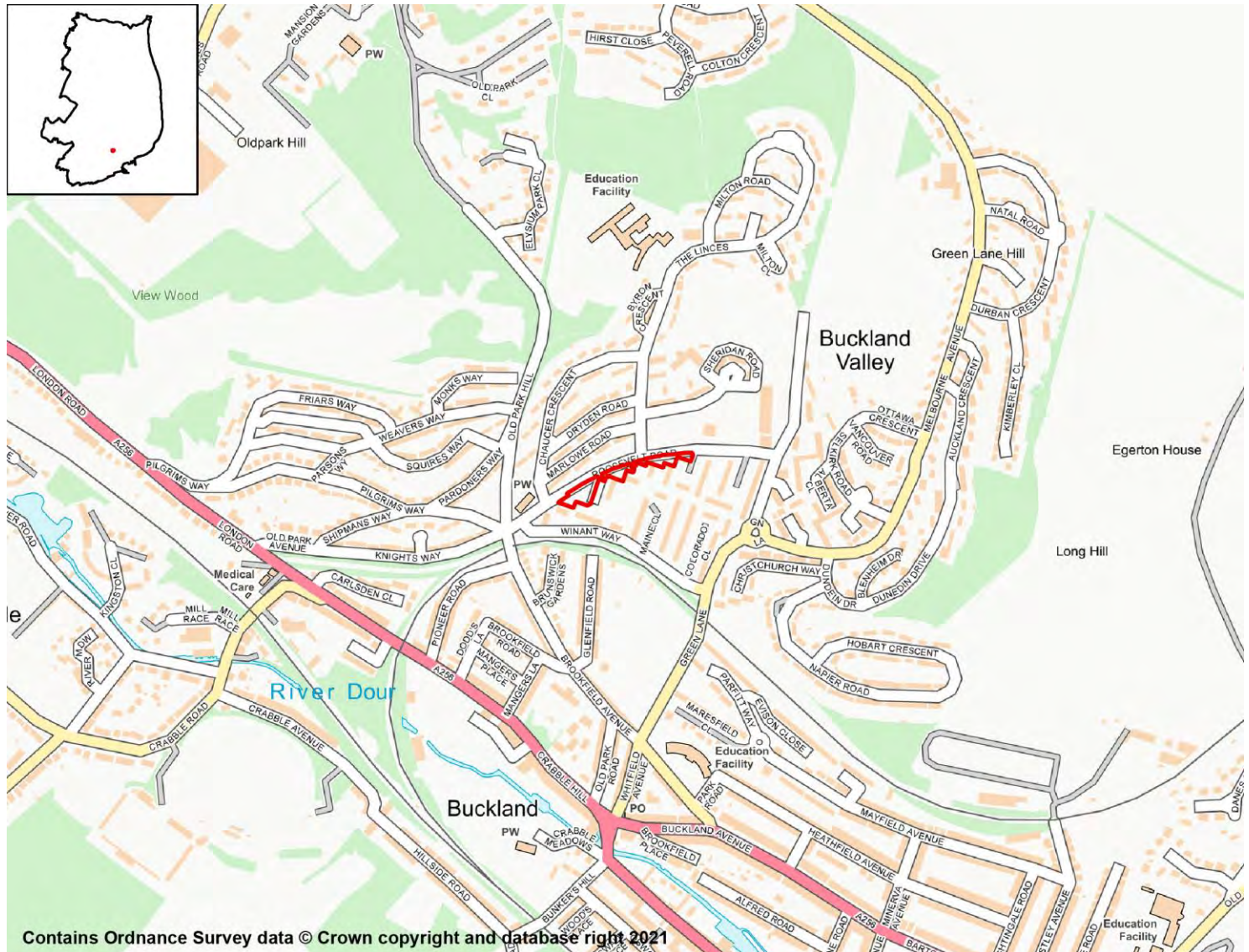
SA Effect - Minor negative/Uncertain (-?)

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 positive (+)

The site is within 800m of an NHS GP Surgery:

- Buckland Medical Centre

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 400m of a primary or middle school:

- Green Park Community Primary School

The site is within 1,000m of a secondary school:

- Dover Christ Church Academy

The site is within 2,000m of further/higher education facilities:

- Dover Technical College

The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:

- Buckland Hospital, Coombe Valley Road, Dover
- Dover Technical College
- Coombe Valley Industrial Estate, Dover
- White Cliffs Business Park Phase III, Whitfield, Dover
- White Cliffs Business Park Phase II, Whitfield, Dover
- The Port Zone, Old Park, Dover
- 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 positive (+)

The site is within 2,000m of a railway station:

- Dover Priory
- Kearsney

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- Buckland Medical Centre

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 400m of a primary or middle school:

- Green Park Community Primary School

The site is within 1,000m of a secondary school:

- Dover Christ Church Academy

The site is within 2,000m of further/higher education facilities:

- Dover Technical College

The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:

- Buckland Hospital, Coombe Valley Road, Dover
- Dover Technical College
- Coombe Valley Industrial Estate, Dover
- White Cliffs Business Park Phase III, Whitfield, Dover
- White Cliffs Business Park Phase II, Whitfield, Dover
- The Port Zone, Old Park, Dover
- 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 - 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 2,000m of a railway station:

- Dover Priory
- Kearsney

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- Buckland Medical Centre

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 400m of a primary or middle school:

- Green Park Community Primary School

The site is within 1,000m of a secondary school:

- Dover Christ Church Academy

The site is within 2,000m of further/higher education facilities:

- Dover Technical College

The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:

- Buckland Hospital, Coombe Valley Road, Dover
- Dover Technical College
- Coombe Valley Industrial Estate, Dover
- White Cliffs Business Park Phase III, Whitfield, Dover
- White Cliffs Business Park Phase II, Whitfield, Dover
- The Port Zone, Old Park, Dover
- 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 - 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:

- 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

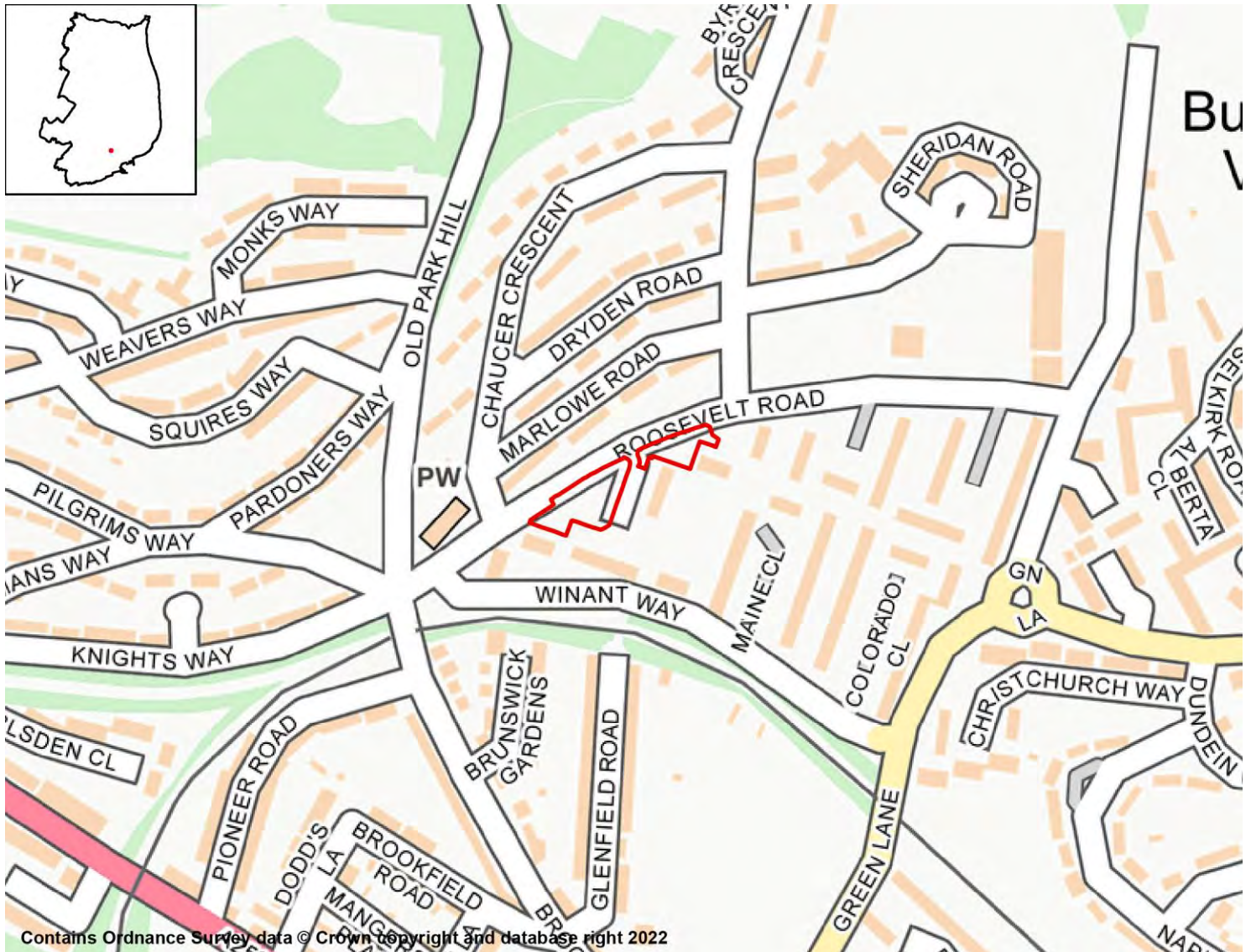
SA Effect - Negligible/Uncertain (0?)

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 positive (+)

The site is within 800m of an NHS GP Surgery:

- Buckland Medical Centre

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 400m of a primary or middle school:

- Green Park Community Primary School

The site is within 1,000m of a secondary school:

- Dover Christ Church Academy

The site is within 2,000m of further/higher education facilities:

- Dover Technical College

The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:

- The Port Zone, Old Park, Dover
- Buckland Hospital, Coombe Valley Road, Dover
- White Cliffs Business Park Phase I, Whitfield, Dover
- White Cliffs Business Park Phase II, Whitfield, Dover
- White Cliffs Business Park Phase III, Whitfield, Dover
- Coombe Valley Industrial Estate, Dover
- Dover Technical College

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:

- Dover Priory
- Kearsney

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- Buckland Medical Centre

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 400m of a primary or middle school:

- Green Park Community Primary School

The site is within 1,000m of a secondary school:

- Dover Christ Church Academy

The site is within 2,000m of further/higher education facilities:

- Dover Technical College

The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:

- The Port Zone, Old Park, Dover
- Buckland Hospital, Coombe Valley Road, Dover
- White Cliffs Business Park Phase I, Whitfield, Dover
- White Cliffs Business Park Phase II, Whitfield, Dover
- White Cliffs Business Park Phase III, Whitfield, Dover
- Coombe Valley Industrial Estate, Dover
- Dover Technical College

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 2,000m of a railway station:

- Dover Priory
- Kearsney

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- Buckland Medical Centre

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 400m of a primary or middle school:

- Green Park Community Primary School

The site is within 1,000m of a secondary school:

- Dover Christ Church Academy

The site is within 2,000m of further/higher education facilities:

- Dover Technical College

The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:

- The Port Zone, Old Park, Dover
- Buckland Hospital, Coombe Valley Road, Dover
- White Cliffs Business Park Phase I, Whitfield, Dover
- White Cliffs Business Park Phase II, Whitfield, Dover
- White Cliffs Business Park Phase III, Whitfield, Dover
- Coombe Valley Industrial Estate, Dover
- Dover Technical College

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:

- 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 - 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 positive (+)

The site is within 1,200m of an NHS GP Surgery:

- Buckland Medical Centre
- 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 400m of a primary or middle school:

- Green Park Community Primary School

The site is within 500m of a secondary school:

- Dover Christ Church Academy

The site is not within 2,000m of further/higher education facilities.

The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:

- The Port Zone, Old Park, Dover
- 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 - 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 1,200m of an NHS GP Surgery:

- Buckland Medical Centre
- 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 400m of a primary or middle school:

- Green Park Community Primary School

The site is within 500m of a secondary school:

- Dover Christ Church Academy

The site is not within 2,000m of further/higher education facilities.

The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:

- The Port Zone, Old Park, Dover
- 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 - 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 - 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 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:

- Buckland Medical Centre
- 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 400m of a primary or middle school:

- Green Park Community Primary School

The site is within 500m of a secondary school:

- Dover Christ Church Academy

The site is not within 2,000m of further/higher education facilities.

The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:

- The Port Zone, Old Park, Dover
- 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 - 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:

- 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

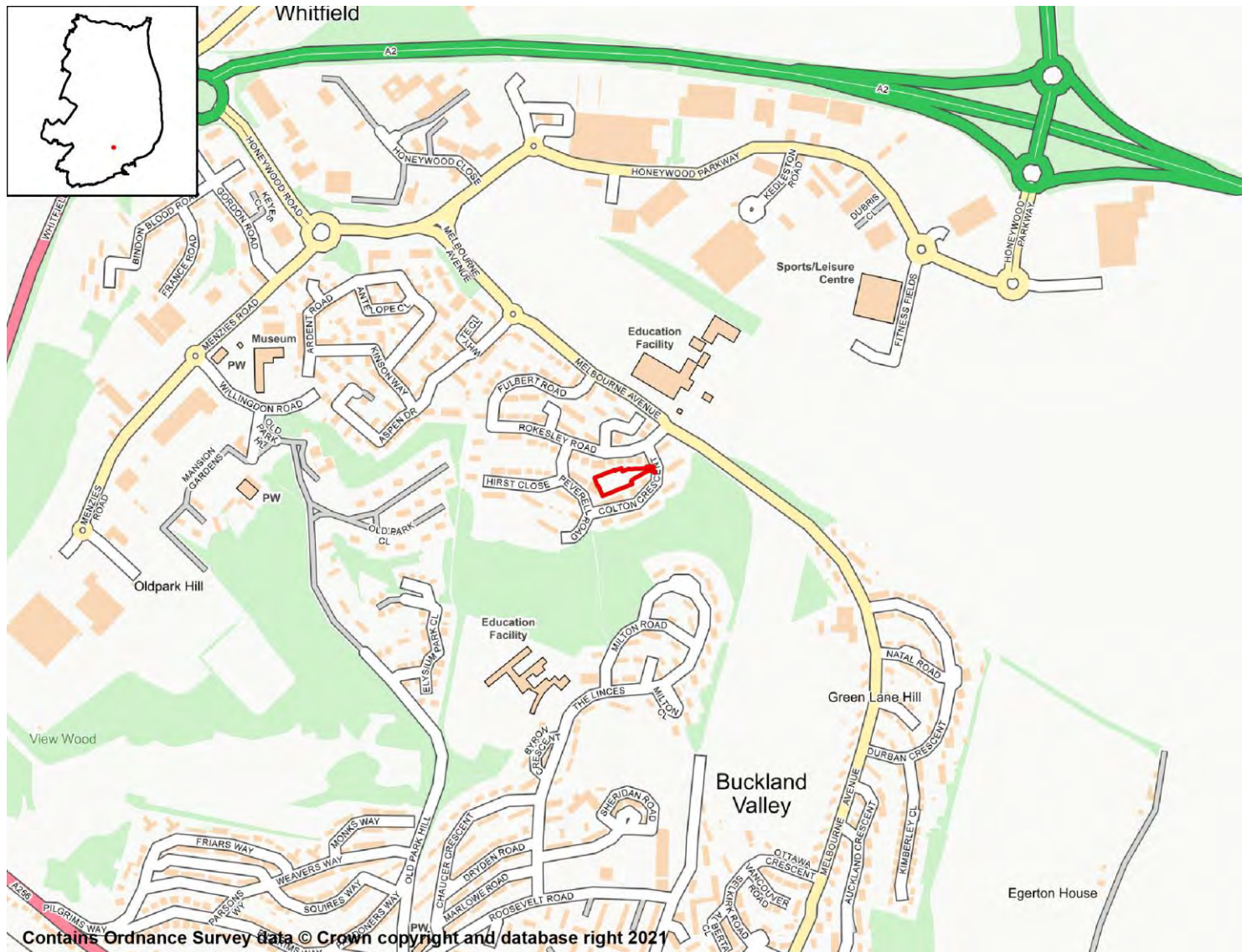
SA Effect - Negligible/Uncertain (0?)

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 positive (+)

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:

- Green Park Community Primary School
- Melbourne Community Primary School

The site is within 500m 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

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 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:

- Green Park Community Primary School

- Melbourne Community Primary School

The site is within 500m 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

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 positive (+)

The site is within 2,000m of a railway station:

- Kearsney

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:

- Green Park Community Primary School
- Melbourne Community Primary School

The site is within 500m 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

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:

- 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 - 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 the west end of Cowper Road River; Dover; CT17 0PL

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 400m of a Public Right of Way/Cycle Path.

The site is within 800m of a primary or middle school:

- River Primary School

The site is within 2,000m of a secondary school:

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys

The site is not within 2,000m of further/higher education facilities.

The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:

- Coombe Valley Industrial Estate, 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 within 2,000m of a railway station:

- Kearsney

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 400m of a Public Right of Way/Cycle Path.

The site is within 800m of a primary or middle school:

- River Primary School

The site is within 2,000m of a secondary school:

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys

The site is not within 2,000m of further/higher education facilities.

The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:

- Coombe Valley Industrial Estate, 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 - Significant negative (--)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site contains land with a 1 in 30 year risk of surface water flooding.

SA Objective 8: Climate Change Mitigation

SA Effect - Minor negative (-)

The site is within 2,000m of a railway station:

- Kearsney

The site is within 300m of a bus stop.

The site is 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 400m of a Public Right of Way/Cycle Path.

The site is within 800m of a primary or middle school:

- River Primary School

The site is within 2,000m of a secondary school:

- Astor College (A Specialist College for the Arts)

- Dover Grammar School for Boys

The site is not within 2,000m of further/higher education facilities.

The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:

- Coombe Valley Industrial Estate, Dover

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
- River Valley Woods, Dover

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 North of Astley Avenue; Dover Proposed Use - Residential



SA Objective 1: Housing

SA Effect - Minor Positive (+)

All site options with the potential to deliver homes within the Plan period have the potential for positive effects on SA Objective 1.

SA Objective 2: Services and Facilities

2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

The site is within 800m of an NHS GP Surgery:

- Buckland Medical Centre

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of more than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 400m of a Public Right of Way/Cycle Path.

The site is within 400m of a primary or middle school:

- Barton Junior School
- Charlton Church of England Primary School

The site is within 500m of a secondary school:

- Dover Grammar School for Girls
- St Edmund's Catholic School

The site is within 2,000m of further/higher education facilities:

- Dover Technical College

The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:

- White Cliffs Business Park Phase II, Whitfield, Dover
- Coombe Valley Industrial Estate, Dover
- The Port Zone, Old Park, Dover
- White Cliffs Business Park Phase I, Whitfield, Dover
- White Cliffs Business Park Phase III, Whitfield, Dover
- Buckland Hospital, Coombe Valley Road, Dover
- Dover Technical College

The site is within 1,200m of a town centre:

- Dover 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:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- Buckland Medical Centre

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of more than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 400m of a Public Right of Way/Cycle Path.

The site is within 400m of a primary or middle school:

- Barton Junior School
- Charlton Church of England Primary School

The site is within 500m of a secondary school:

- Dover Grammar School for Girls
- St Edmund's Catholic School

The site is within 2,000m of further/higher education facilities:

- Dover Technical College

The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:

- White Cliffs Business Park Phase II, Whitfield, Dover
- Coombe Valley Industrial Estate, Dover
- The Port Zone, Old Park, Dover
- White Cliffs Business Park Phase I, Whitfield, Dover
- White Cliffs Business Park Phase III, Whitfield, Dover
- Buckland Hospital, Coombe Valley Road, Dover
- Dover Technical College

The site is within 1,200m of a town centre:

- Dover 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.

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:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- Buckland Medical Centre

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of more than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 400m of a Public Right of Way/Cycle Path.

The site is within 400m of a primary or middle school:

- Barton Junior School
- Charlton Church of England Primary School

The site is within 500m of a secondary school:

- Dover Grammar School for Girls
- St Edmund's Catholic School

The site is within 2,000m of further/higher education facilities:

- Dover Technical College

The site is within 2,000m of Strategic Employment Sites/Enterprise Zones:

- White Cliffs Business Park Phase II, Whitfield, Dover
- Coombe Valley Industrial Estate, Dover
- The Port Zone, Old Park, Dover
- White Cliffs Business Park Phase I, Whitfield, Dover
- White Cliffs Business Park Phase III, Whitfield, Dover
- Buckland Hospital, Coombe Valley Road, Dover
- Dover Technical College

The site is within 1,200m of a town centre:

- Dover Town Centre

SA Objective 9: Biodiversity

SA Effect - Significant 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 intersects the following designated sites:

- Long Hill and Combe Hole, Dover

The site intersects with the following ecological habitats:

- Deciduous woodland

The site does not contain a geological site.

SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.

SA Objective 11: Landscape

SA Effect - Significant negative/Uncertain (--?)

The site has been judged by Council officers to have the potential to significantly affect the District's landscapes, townscapes or seascapes.

The Citadel; Western Heights; Citadel Road; Dover; CT17 9DP

Proposed Use - Mixed (residential aspect of site)



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:

- White Cliffs Medical Centre

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:

- Aycliffe Community Primary School
- St Martin's School
- Vale View Community School

The site is within 1,000m of a secondary school:

- Astor College (A Specialist College for the Arts)

The site is within 2,000m of further/higher education facilities:

- Dover Technical College

The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:

- Western Docks, Dover

The site is within 400m of a town centre:

- Dover Town Centre

2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Significant negative (--)

Site is located within 500m of an Air Quality Management Area:

- A20 Trunk Rd. Dover

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 - Minor positive (+)

The site is within 1,000m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- White Cliffs Medical Centre

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:

- Aycliffe Community Primary School
- St Martin's School
- Vale View Community School

The site is within 1,000m of a secondary school:

- Astor College (A Specialist College for the Arts)

The site is within 2,000m of further/higher education facilities:

- Dover Technical College

The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:

- Western Docks, Dover

The site is within 400m of a town centre:

- Dover Town Centre

SA Objective 5: Minerals, Soils and Water

SA Effect - Negligible (0)

The site is not located within Source Protection Zone 1, 2 or 3.

None of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

SA Objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

SA Objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

SA Objective 8: Climate Change Mitigation

SA Effect - Minor positive (+)

The site is within 1,000m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery.

- White Cliffs Medical Centre

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:

- Aycliffe Community Primary School
- St Martin's School
- Vale View Community School

The site is within 1,000m of a secondary school:

- Astor College (A Specialist College for the Arts)

The site is within 2,000m of further/higher education facilities:

- Dover Technical College

The site is within 1,000m of Strategic Employment Sites/Enterprise Zones:

- Western Docks, Dover

The site is within 400m of a town centre:

- Dover 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 intersects the following designated sites:

- Great Farthingloe Downs, Aycliff
- Western Heights, Dover

The site intersects with the following ecological habitats:

- Lowland calcareous grassland

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.

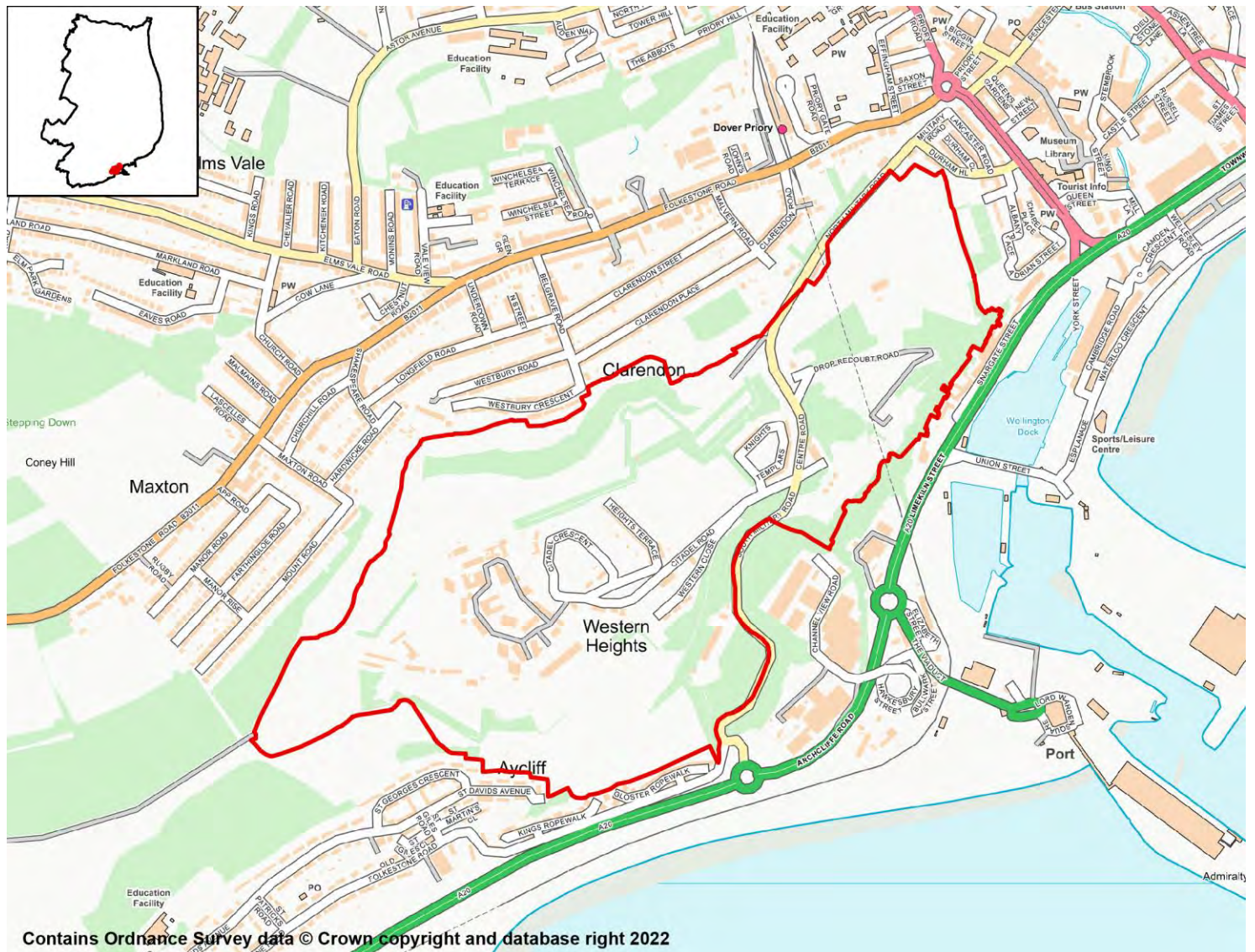
SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

The site is not likely to affect Dover's landscapes, townscapes or seascapes.

Western Heights

Proposed Use - Mixed (residential aspect of site)



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:

- White Cliffs Medical Centre

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:

- Aycliffe Community Primary School

The site is within 1,000m of a secondary school:

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls

The site is within 500m of further/higher education facilities:

- Dover Technical College

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Dover Technical College
- Western Docks, Dover

The site is within 400m of a town centre:

- Dover Town Centre

2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Minor negative (-)

Site is located within 500m of an Air Quality Management Area:

- A20 Trunk Rd. Dover
- High St/Ladywell Dover

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 - Significant positive (++)

The site is within 500m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- White Cliffs Medical Centre

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:

- Aycliffe Community Primary School

The site is within 1,000m of a secondary school:

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls

The site is within 500m of further/higher education facilities:

- Dover Technical College

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Dover Technical College
- Western Docks, Dover

The site is within 400m of a town centre:

- Dover 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 - 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 - Significant positive (++)

The site is within 500m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- White Cliffs Medical Centre

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:

- Aycliffe Community Primary School

The site is within 1,000m of a secondary school:

- Astor College (A Specialist College for the Arts)
- Dover Grammar School for Boys
- Dover Grammar School for Girls

The site is within 500m of further/higher education facilities:

- Dover Technical College

The site is within 500m of Strategic Employment Sites/Enterprise Zones:

- Dover Technical College
- Western Docks, Dover

The site is within 400m of a town centre:

- Dover 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:

- Residential development of 100 units or more.
- Residential development of 50 units or more.
- Residential development of 500 units or more.

The site intersects the following designated sites:

- Great Farthingloe Downs, Aycliff
- Western Heights

The site intersects with the following ecological habitats:

- Deciduous woodland
- Lowland calcareous grassland

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

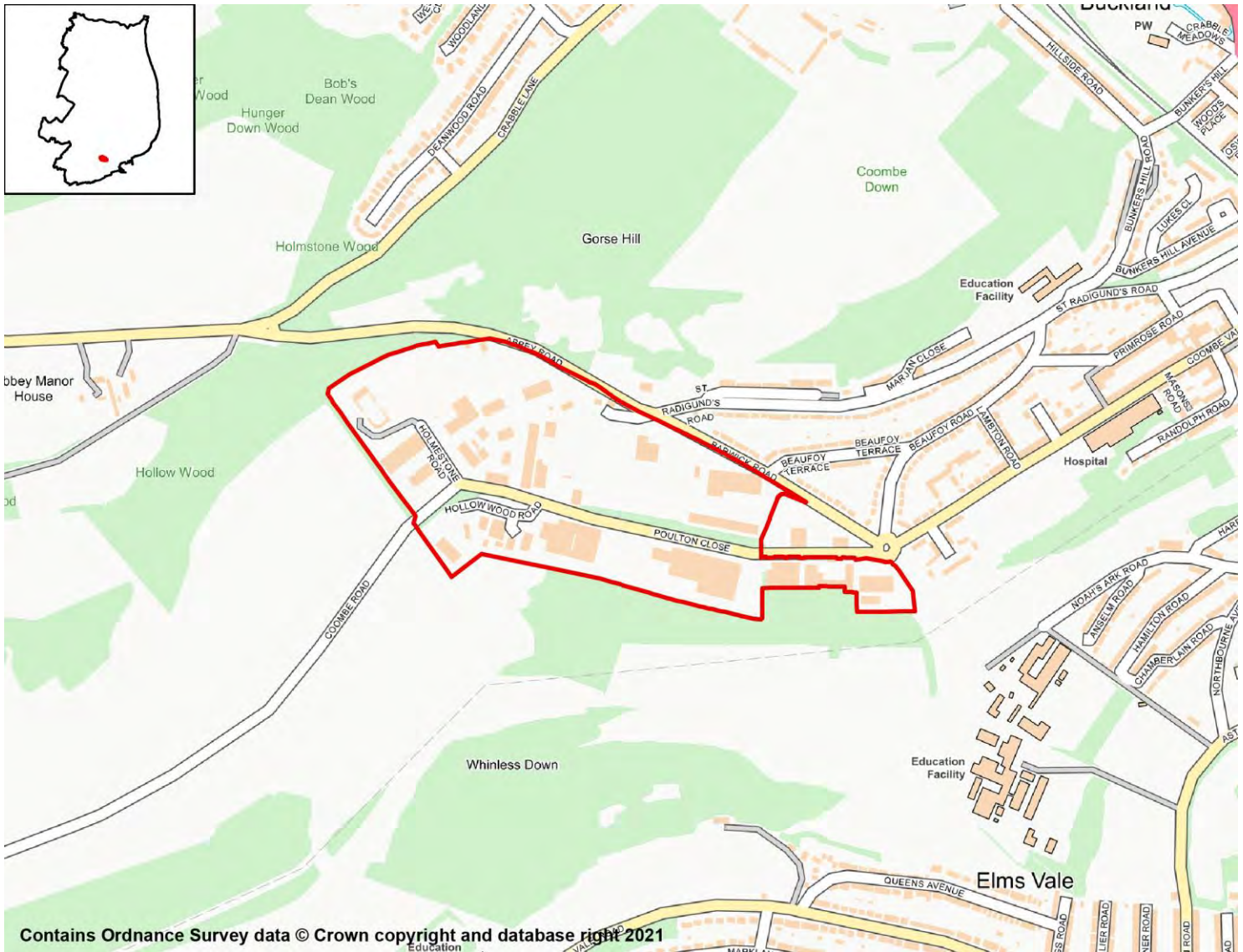
SA Effect - Negligible/Uncertain (0?)

The site is not likely to affect Dover's landscapes, townscapes or seascapes.

Dover

Employment Sites

8 Barwick Road 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 400m of an NHS GP Surgery:

- Buckland Hospital

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 positive (+)

The site is within 2,000m of a railway station:

- Dover Priory
- Kearsney

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Buckland Hospital

The site is within 300m of open space, sport, recreation facilities, open country or registered common land.

Development of the site has the potential to result in the loss of less than 25% of an open space, sport, recreation facility, open country or registered common land.

The site is within 200m of a Public Right of Way/Cycle Path.

The site is not within 1,200m of a town centre.

SA objective 5: Minerals, Soils and Water

SA Effect - Significant negative (--)

The site is located within Source Protection Zone 1.

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 2,000m of a railway station:

- Dover Priory
- Kearsney

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Buckland Hospital

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:

- Air pollution
- Water supply

The site intersects the following designated sites:

- High Meadow
- St Radigund's Valley
- Whinless Down and Long Wood

The site intersects with the following ecological habitats:

- Deciduous woodland
- Habitat Inventory - No main habitat but additional habitats present
- Lowland calcareous 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.

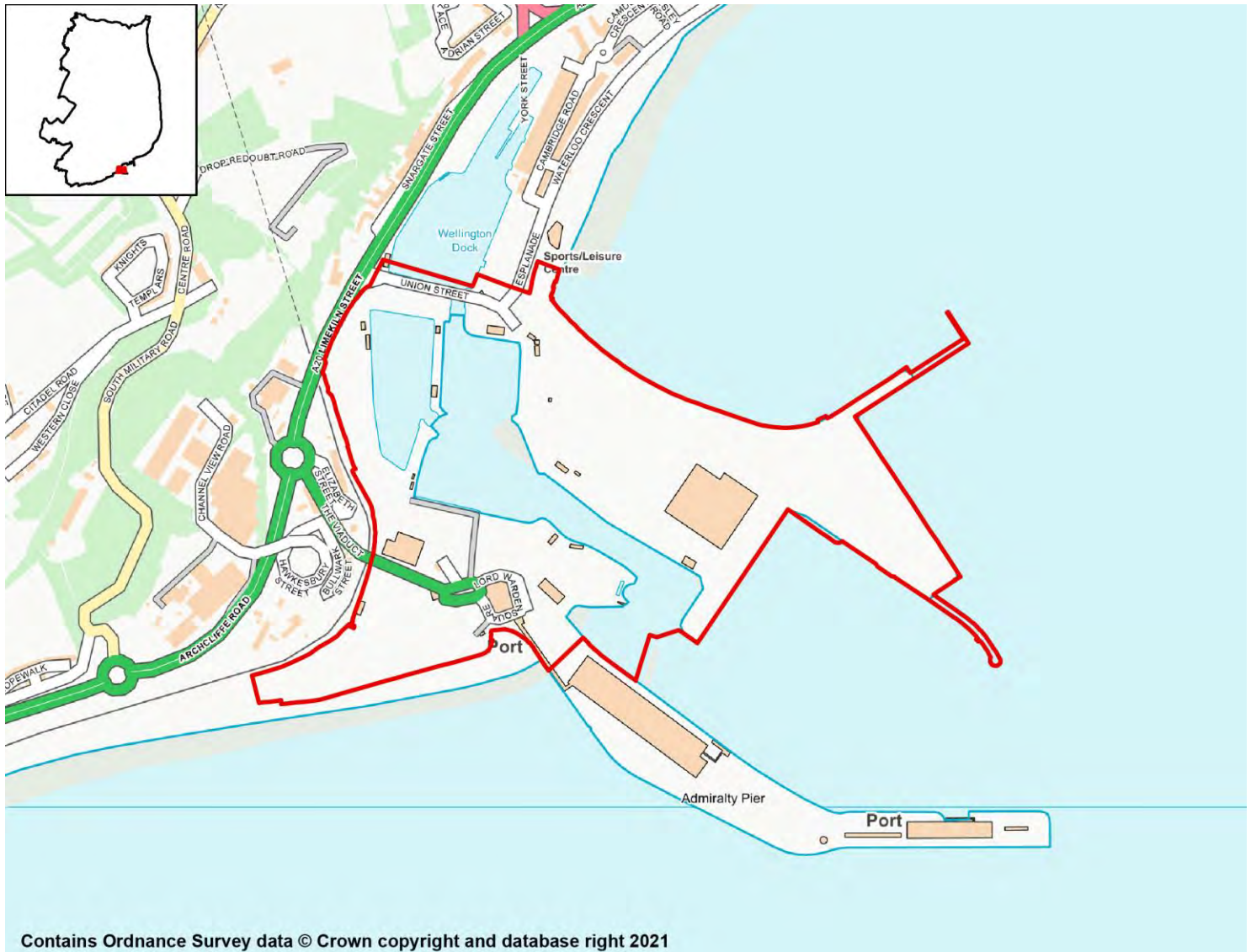
SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

The site is not likely to affect Dover's landscapes, townscapes or seascapes.

Dover Western Docks

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:

- White Cliffs Medical Centre

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 within 400m of a town centre:

- Dover Town Centre

2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Significant negative (--)

Site is located within an Air Quality Management Area:

- A20 Trunk Rd. Dover

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:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- White Cliffs Medical Centre

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 within 400m of a town centre:

- Dover 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.

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 1,000m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- White Cliffs Medical Centre

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 within 400m of a town centre:

- Dover 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:

- Western Heights
- Western Heights, Dover

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.

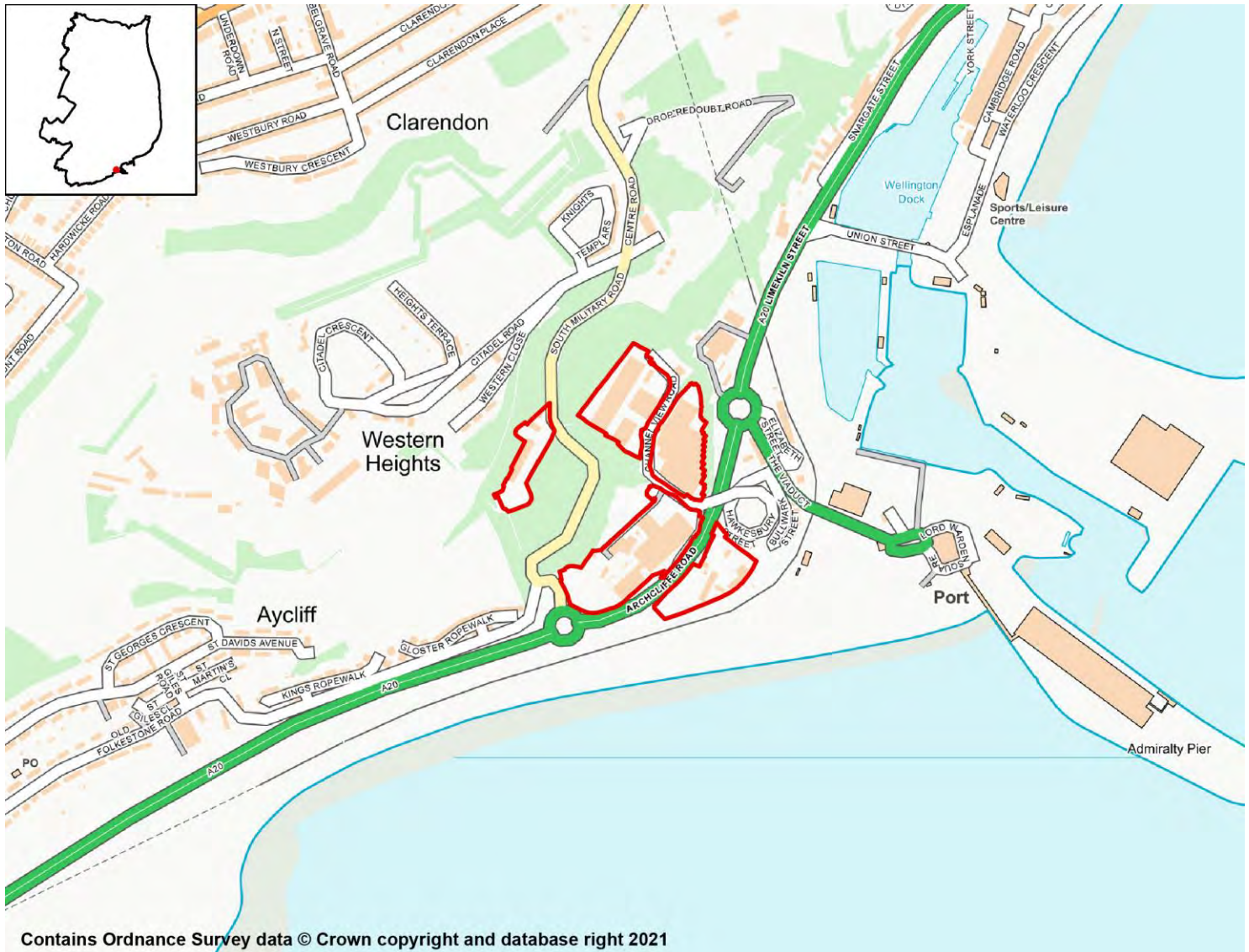
SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

The site is not likely to affect Dover's landscapes, townscapes or seascapes.

Dover A20 Sites

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 800m of an NHS GP Surgery:

- White Cliffs Medical Centre

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 400m of a town centre:

- Dover Town Centre

2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Significant negative (--)

Site is located within an Air Quality Management Area:

- A20 Trunk Rd. Dover

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:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- White Cliffs Medical Centre

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 400m of a town centre:

- Dover 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 (--)

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 positive (++)

The site is within 1,000m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- White Cliffs Medical Centre

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 400m of a town centre:

- Dover 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
- Water supply

The site is less than 250m from the following designated sites:

- Western Heights
- Western Heights, Dover

The site does not intersect with notable ecological habitats.

The site does not contain a geological site.

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.

Dover Waterfront

Proposed use - Employment



SA objective 1: Housing

SA Effect - Negligible (0)

All employment site options will have a negligible (0) effect on SA Objective 1.

SA objective 2: Services and Facilities

2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

The site is within 400m of an NHS GP Surgery:

- Pencester Surgery
- St James 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 town centre:

- Dover Town Centre

2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Significant negative (--)

Site is located within an Air Quality Management Area:

- A20 Trunk Rd. Dover

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:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Pencester Surgery
- St James 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 town centre:

- Dover 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.

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 1,000m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Pencester Surgery
- St James 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 town centre:

- Dover 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
- Water supply

The site is less than 250m from the following designated sites:

- Western Heights
- Western Heights, Dover

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.

Dover Waterfront

Proposed use - Mixed (employment aspect of site)



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:

- Pencester Health
- Pencester Surgery
- St James Surgery

- White Cliffs Medical Centre

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 town centre:

- Dover Town Centre

2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Significant negative (--)

Site is located within an Air Quality Management Area:

- A20 Trunk Rd. Dover

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:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- Pencester Health
- Pencester Surgery
- St James Surgery
- White Cliffs Medical Centre

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 town centre:

- Dover 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.

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 1,000m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- Pencester Health
- Pencester Surgery
- St James Surgery
- White Cliffs Medical Centre

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 town centre:

- Dover 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
- Water supply

The site is less than 250m from the following designated sites:

- Western Heights
- Western Heights, Dover

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.

Dover Mid Town

Proposed use - Mixed (employment aspect of site)



SA objective 1: Housing

SA Effect - Negligible (0)

All employment site options will have a negligible (0) effect on SA Objective 1.

SA objective 2: Services and Facilities

2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

The site is within 400m of an NHS GP Surgery:

- High Street Surgery
- Pender Health
- Pender Surgery

- Peter Street Surgery
- St James 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 town centre:

- Dover Town Centre

2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Minor negative (-)

Site is located within 500m of an Air Quality Management Area:

- High St/Ladywell Dover
- A20 Trunk Rd. Dover

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 500m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- High Street Surgery
- Pencester Health
- Pencester Surgery
- Peter Street Surgery
- St James 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 town centre:

- Dover 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.

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 - Significant positive (++)

The site is within 500m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- High Street Surgery
- Pencester Health
- Pencester Surgery
- Peter Street Surgery
- St James 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 town centre:

- Dover 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
- Water supply

The site is not within 250m of a designated site.

The site does not intersect with notable ecological habitats.

The site does not contain a geological site.

SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.

SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

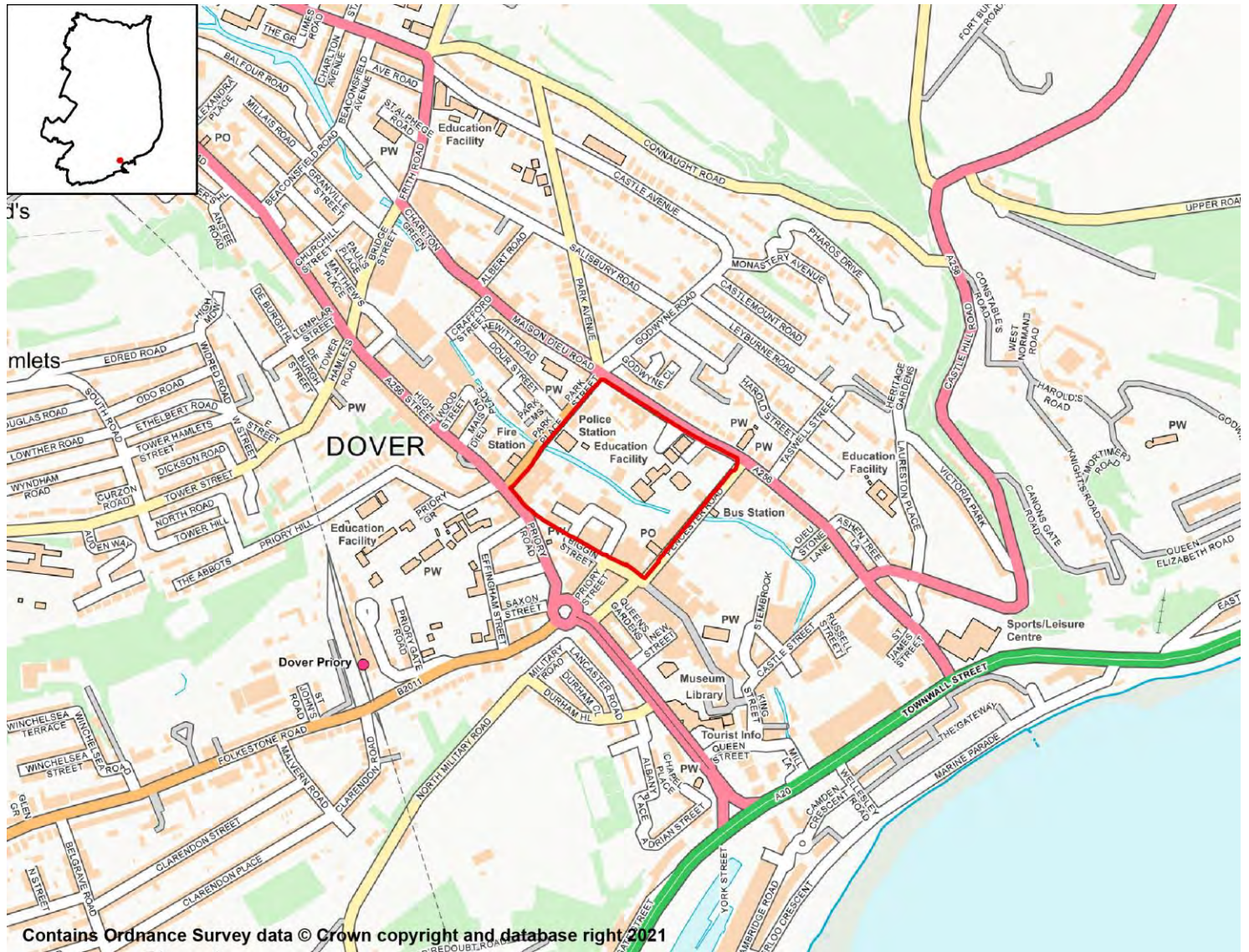
The site is not likely to affect Dover's landscapes, townscapes or seascapes.

21 - Dover Mid Town

Dover Mid Town

Proposed use - Employment

Dover



SA objective 1: Housing

SA Effect - Negligible (0)

All employment site options will have a negligible (0) effect on SA Objective 1.

SA objective 2: Services and Facilities

2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

The site is within 400m of an NHS GP Surgery:

- High Street Surgery
- Pencester Health
- Pencester Surgery

- Peter Street Surgery
- St James 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 town centre:

- Dover Town Centre

2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Minor negative (-)

Site is located within 500m of an Air Quality Management Area:

- High St/Ladywell Dover
- A20 Trunk Rd. Dover

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 500m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- High Street Surgery
- Pencester Health
- Pencester Surgery
- Peter Street Surgery
- St James 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 town centre:

- Dover 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.

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 - Significant positive (++)

The site is within 500m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- High Street Surgery
- Pencester Health
- Pencester Surgery
- Peter Street Surgery
- St James 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 town centre:

- Dover 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
- Water supply

The site is not within 250m of a designated site.

The site does not intersect with notable ecological habitats.

The site does not contain a geological site.

SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.

SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

The site is not likely to affect Dover's landscapes, townscapes or seascapes.

Former Co-op and the adjacent Church Street Car Park, Castle Street, Dover - DOV007

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:

- Pencester Health
- Pencester Surgery

- St James 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 town centre:

- Dover Town Centre

2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Minor negative (-)

Site is located within 500m of an Air Quality Management Area:

- A20 Trunk Rd. Dover
- High St/Ladywell Dover

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:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Pencester Health
- Pencester Surgery
- St James 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 town centre:

- Dover 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.

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 - Significant positive (++)

The site is within 1,000m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Pencester Health
- Pencester Surgery
- St James 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 town centre:

- Dover 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
- Water supply

The site is less than 250m from the following designated sites:

- Dover Castle

The site does not intersect with notable ecological habitats.

The site does not contain a geological site.

SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.

SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

The site is not likely to affect Dover's landscapes, townscapes or seascapes.

The Citadel

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 800m of an NHS GP Surgery:

- White Cliffs Medical Centre

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 town centre:

- Dover Town Centre

2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Minor negative (-)

Site is located within 500m of an Air Quality Management Area:

- A20 Trunk Rd. Dover

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:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- White Cliffs Medical Centre

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 town centre:

- Dover Town Centre

SA objective 5: Minerals, Soils and Water

SA Effect - Negligible (0)

The site is not located within Source Protection Zone 1, 2 or 3.

None of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

SA objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

SA objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

SA objective 8: Climate Change Mitigation

SA Effect - Significant positive (++)

The site is within 1,000m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- White Cliffs Medical Centre

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 town centre:

- Dover 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
- Water supply

The site is less than 250m from the following designated sites:

- Great Farthingloe Downs, Aycliff
- Western Heights
- Western Heights, Dover

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?)

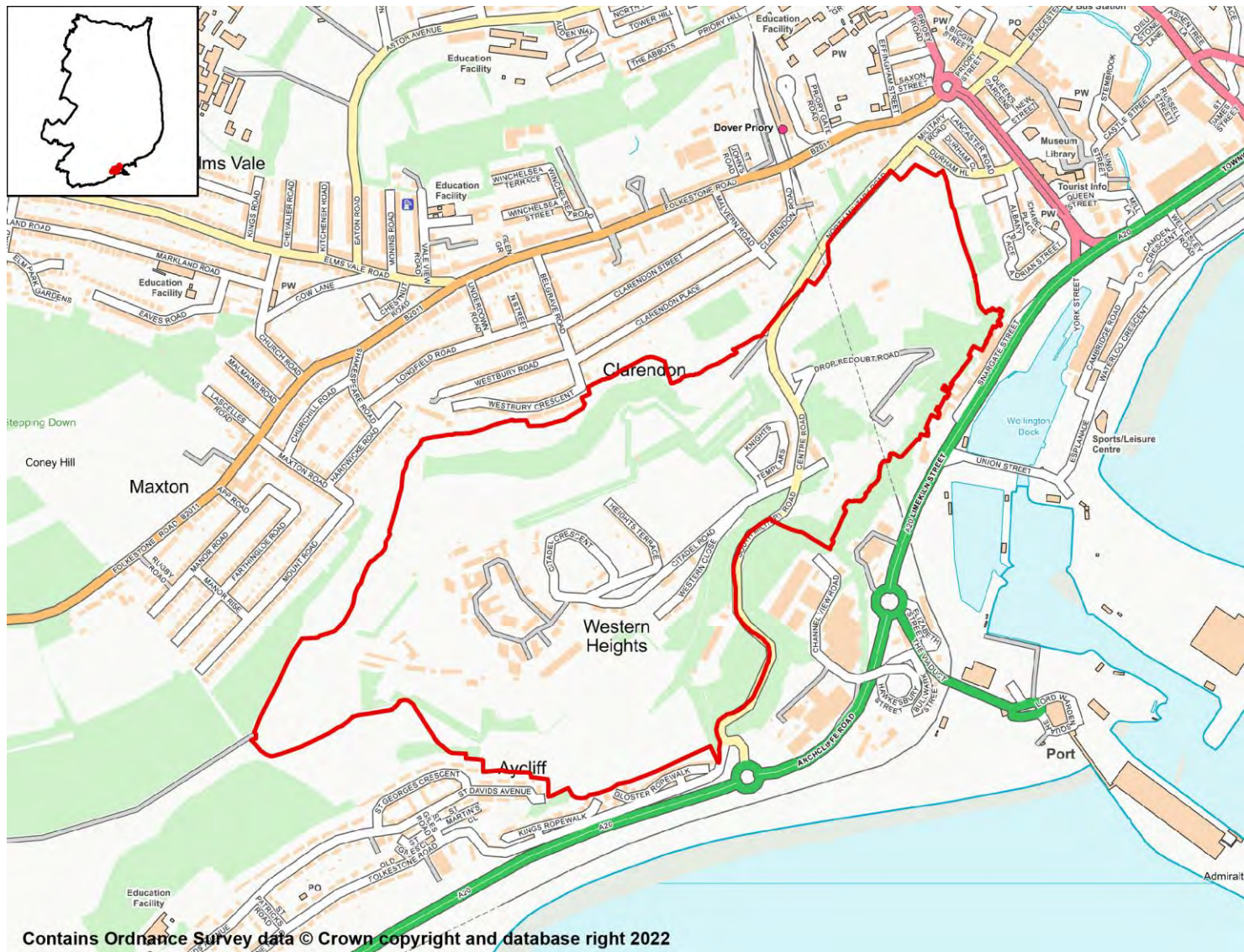
The site is not likely to affect Dover's landscapes, townscapes or seascapes.

23r - Western Heights (SAP4)

Dover

Western Heights

Proposed use - Employment



Contains Ordnance Survey data © Crown copyright and database right 2022

SA objective 1: Housing

SA Effect - Negligible (0)

All employment site options will have a negligible (0) effect on SA Objective 1.

SA objective 2: Services and Facilities

2a – Access to Local Services and Facilities

SA Effect - Minor positive (+)

The site is within 400m of an NHS GP Surgery:

- White Cliffs Medical Centre

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 town centre:

- Dover Town Centre

2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Minor negative (-)

Site is located within 500m of an Air Quality Management Area:

- A20 Trunk Rd. Dover
- High St/Ladywell Dover

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 500m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- White Cliffs Medical Centre

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 town centre:

- Dover 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 - 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 - Significant positive (++)

The site is within 500m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- White Cliffs Medical Centre

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 town centre:

- Dover 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 intersects the following designated sites:

- Great Farthingloe Downs, Aycliff
- Western Heights

The site intersects with the following ecological habitats:

- Deciduous woodland
- Lowland calcareous grassland

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.

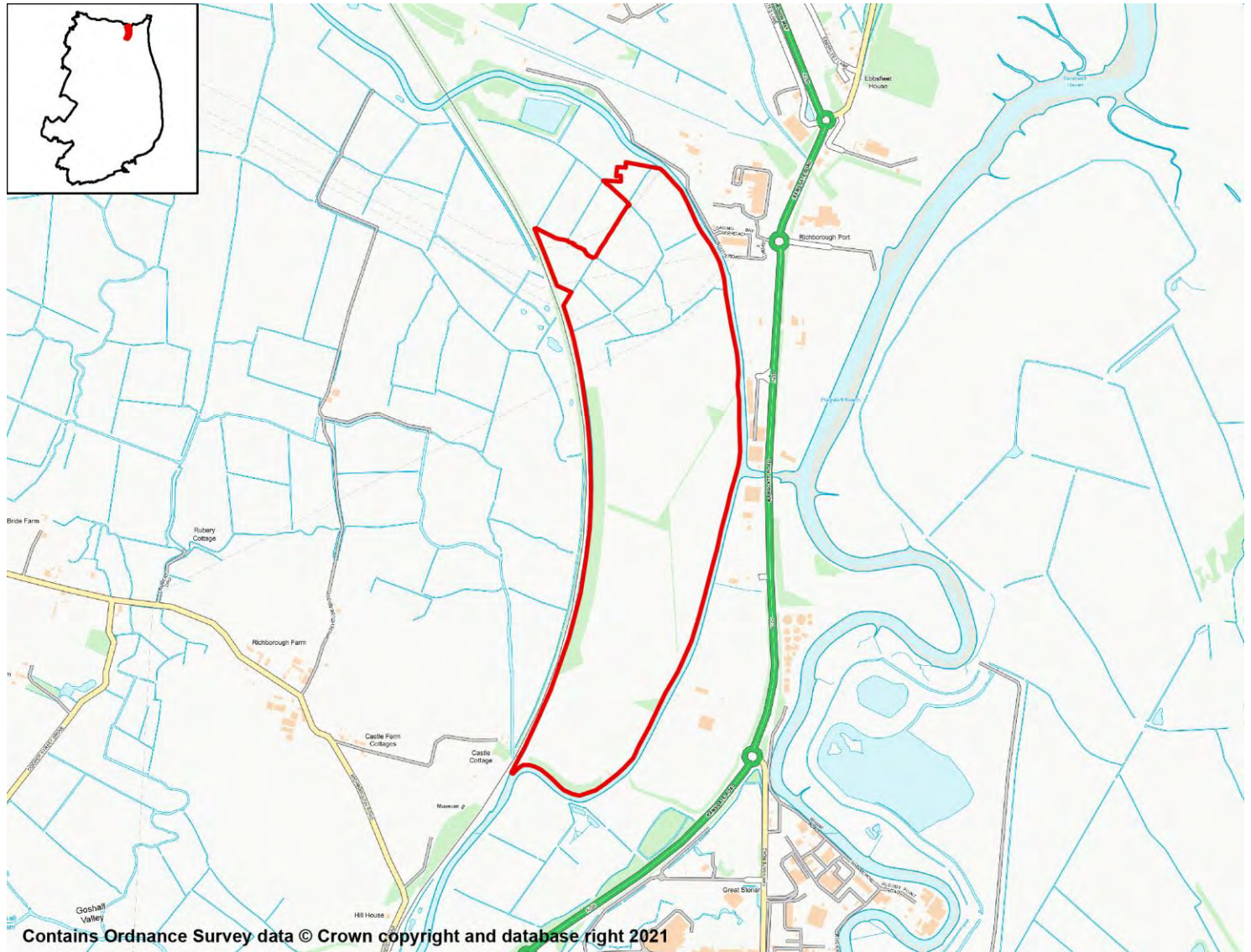
SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

The site is not likely to affect Dover's landscapes, townscapes or seascapes.

Land to the south of the River Stour; Ramsgate Road; Dover

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 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 - Minor negative (-)

The site is not located within Source Protection Zone 1, 2 or 3.

Less than 25% of the site is classified as Grade 1 or 2 Agricultural Land.

Over 25% of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

SA objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

SA objective 7: Climate Change Adaptation

SA Effect - Significant negative (--)

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 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 intersects the following designated sites:

- Ash Level and South Richborough Pasture

The site intersects with the following ecological habitats:

- Coastal and floodplain grazing marsh
- Deciduous woodland
- Habitat Inventory - No main habitat but additional habitats present
- Mudflats
- Reedbeds

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.

The Citadel; Western Heights; Citadel Road; Dover; CT17 9DP

Proposed use - Mixed (employment aspect of site)



Contains Ordnance Survey data © Crown copyright and database right 2021

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:

- White Cliffs Medical Centre

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 town centre:

- Dover Town Centre

2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Minor negative (-)

Site is located within 500m of an Air Quality Management Area:

- A20 Trunk Rd. Dover

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:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- White Cliffs Medical Centre

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 town centre:

- Dover Town Centre

SA objective 5: Minerals, Soils and Water

SA Effect - Negligible (0)

The site is not located within Source Protection Zone 1, 2 or 3.

None of the site is classified as Grade 1 or 2 Agricultural Land.

None of the site is classified as Grade 3 Agricultural Land.

The site is not located within a Mineral Safeguarding Area.

SA objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

SA objective 7: Climate Change Adaptation

SA Effect - Negligible (0)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site is not located in an area of notable surface water flood risk.

SA objective 8: Climate Change Mitigation

SA Effect - Minor positive (+)

The site is within 1,000m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- White Cliffs Medical Centre

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 town centre:

- Dover 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 intersects the following designated sites:

- Great Farthingloe Downs, Aycliff
- Western Heights, Dover

The site intersects with the following ecological habitats:

- Lowland calcareous grassland

The site does not contain a geological site. 407

SA Objective 10: Historic Environment

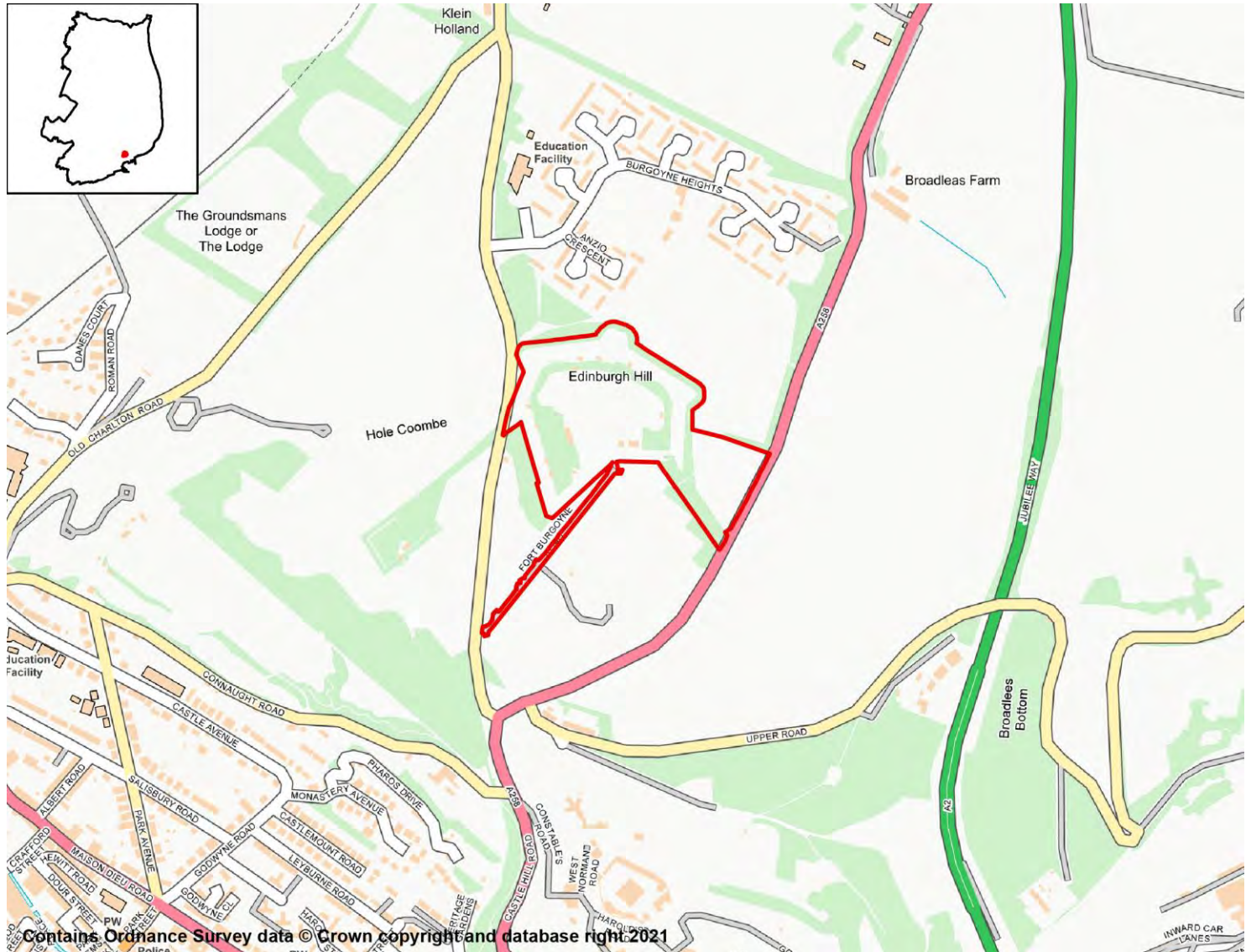
SA Effect - Minor negative/Uncertain (-?)

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 positive (+)

The site is within 800m of an NHS GP Surgery:

- Pencerter Health
- Pencerter Surgery

- St James 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 within 800m of a town centre:

- Dover 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:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- Pencester Health
- Pencester Surgery
- St James 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 within 800m of a town centre:

- Dover Town Centre

SA objective 5: Minerals, Soils and Water

SA Effect - Significant negative (--)

The site is located within Source Protection Zone 2 or 3.

None of the site is classified as Grade 1 or 2 Agricultural Land.
Over 25% of the site is classified as Grade 3 Agricultural Land.
The site is not located within a Mineral Safeguarding Area.

SA objective 6: Air Quality

SA Effect - Negligible/Uncertain (0?)

In isolation individual sites options are likely to generate relatively minor effects on air quality.

SA objective 7: Climate Change Adaptation

SA Effect - Significant negative (--)

The site is either not located within a Flood Zone, or less than 25% of it is within Flood Zone 2 or 3.

The site contains land with a 1 in 30 year risk of surface water flooding.

SA objective 8: Climate Change Mitigation

SA Effect - Minor positive (+)

The site is within 2,000m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 800m of an NHS GP Surgery:

- Pencester Health
- Pencester Surgery
- St James 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 within 800m of a town centre:

- Dover 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
- Water supply

The site is less than 250m from the following designated sites:

- Dover Castle

- Long Hill and Combe Hole, Dover
- St James & Charlton Cemeteries, Dover

The site intersects with the following ecological habitats:

- Deciduous woodland

The site does not contain a geological site.

SA Objective 10: Historic Environment

SA Effect - Minor negative/Uncertain (-?)

The site has been judged by Council officers to have the potential to moderately affect the District's historic environment.

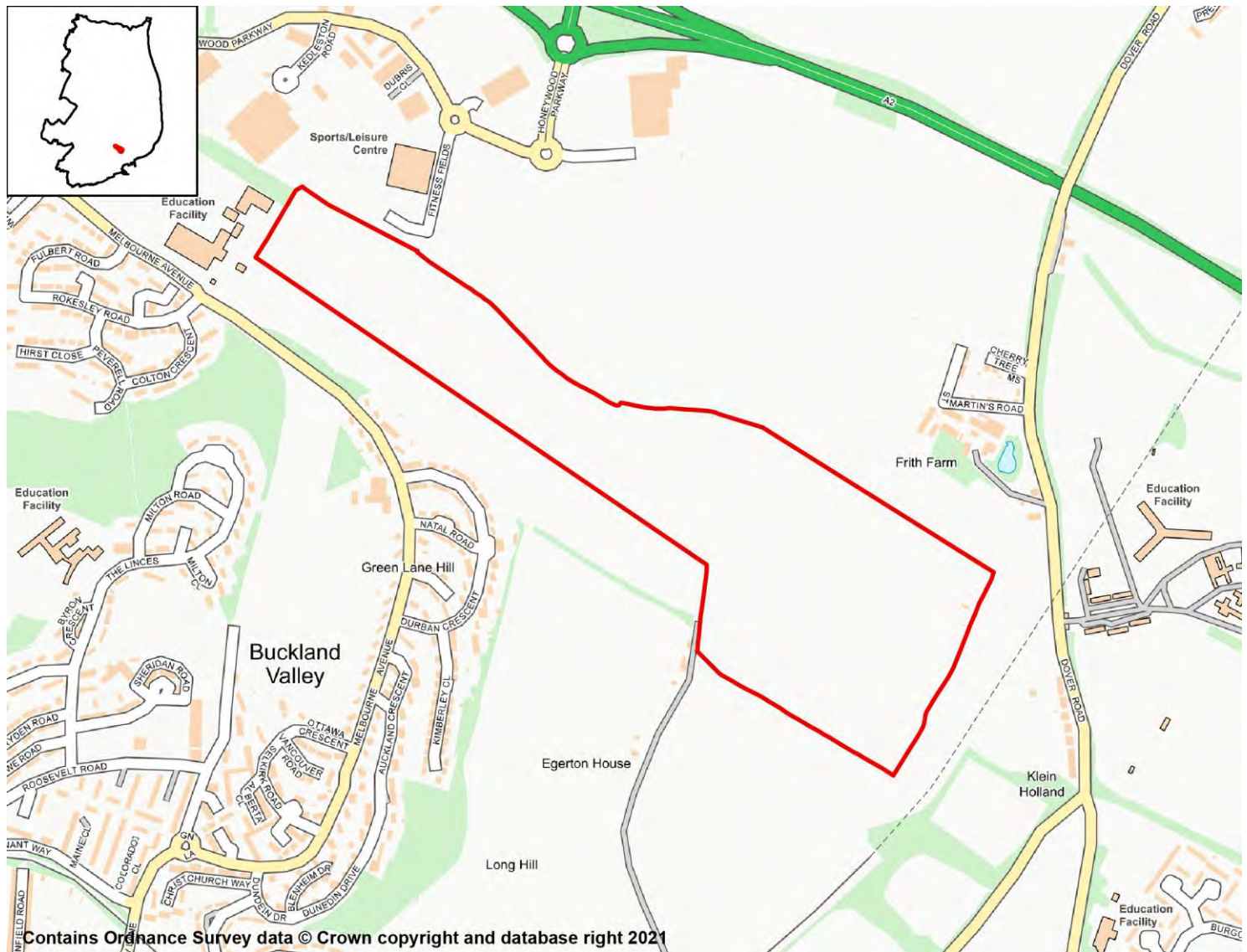
SA Objective 11: Landscape

SA Effect - Negligible/Uncertain (0?)

The site is not likely to affect Dover's landscapes, townscapes or seascapes.

WCBP Potential Phase 4; Dover

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 - Minor positive (+)

The site is within 2,000m of a railway station:

- Dover Priory

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 - Minor positive (+)

The site is within 2,000m of a railway station:

- Dover Priory

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
- Water supply

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.

Bench Road

Proposed use - Mixed (employment aspect of site)



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 negative (--)

The site is within 400m of an NHS GP Surgery:

- Pencester 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:

- Dover Town Centre

2b – Proximity to Environs Affecting Health and Well-Being

SA Effect - Significant negative (--)

Site is located within an Air Quality Management Area:

- A20 Trunk Rd. Dover

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 negative (--)

The site is within 1,000m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Pencester 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:

- Dover 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.

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 - Significant positive (++)

The site is within 1,000m of a railway station:

- Dover Priory

The site is within 300m of a bus stop.

The site is within 400m of an NHS GP Surgery:

- Pencester 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:

- Dover 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
- Water supply

The site is less than 250m from the following designated sites:

- Western Heights

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.