

Strategy for the Planned Location of Housing

Executive summary

This paper outlines the considerations and general process applied in selecting sites to accommodate future housing in the Local Plan for Thanet district. This summary outlines the key steps applied in the process. The Local Plan aims to contribute to the achievement of sustainable development, and therefore sustainable development principles (amplified in this paper) underpin the process of selecting and allocating the most appropriate sites as part of our future housing land supply.

Potential housing sites were identified through the Strategic Housing Land Availability Assessment (SHLAA) which is published as part of the Local Plan evidence base. These sites were subject to an initial sustainability screening. Sites meeting the initial screening were then individually assessed for housing potential in terms of their suitability, availability and likely economic viability. The site assessment criteria are set out in the SHLAA report. The process identified a pool of sites with potential to deliver additional homes, the notional quantity they might provide and any barriers to be overcome to realize their dwelling potential.

Selection of the most appropriate sites from the pool will need to be informed by a range of relevant factors. However, general principles also need to be applied to inform the most sustainable and suitable sites. These principles are at the heart of the strategy for the planned location of housing (SPLH) and are summarised below:

Site Selection principles

- 1) Optimise capacity from sites in the confines of the built up area containing the Thanet towns.**
- 2) Accommodate remaining provision at sites which abut the boundary of those confines.**

In parallel with the above steps consideration will be given to making provision for some housing of appropriate scale at the rural settlements. Capacity from sites within the settlements' existing built up confines will be optimised. Sites abutting those confines would then be considered in accommodating any residual requirement.

In respect of principle 2, priority will be given to maintaining the function of the Green Wedges between the towns. However, sites within the Green Wedges may in some respects represent sustainable options alongside other greenfield sites at the edge of the urban confines. Potential housing sites within the Green Wedges will each be assessed to ascertain whether and how significantly they contribute to the function and integrity of the Green Wedges. In all cases the importance of sites in these terms will be weighed against the sustainability merits of alternative options elsewhere.

Alongside the assessment of sites through the SHLAA the SPLH also includes an annex illustrating the potential level of impact that larger or more peripheral individual sites included in the SHLAA may have or experience in relation to a range of factors that includes landscape impact, highway capacity and site conditions. It does not attempt to attribute specific weight to these individual factors. However, it serves to further inform selection by illustrating relative levels of impacts. The annex represents a preliminary snapshot and may continue to be

developed and augmented for example through consultation to fine tune, review or augment impact assessments.

Selection of sites will take account of other significant factors such as the ability to deliver supporting infrastructure and the landowners' aspirations to deliver the type and quantity of new homes that the Local Plan needs to provide.

This SPLH is not seeking to apply any formulaic approach to site selection. Rather it aims to set out the principles that should be applied alongside other relevant information and considerations to assist selection of the most suitable and sustainable sites for future housing development and ensure transparency for the selection process.

Introduction

1 First Principles

1.1 The purpose of the planning system is to contribute to the achievement of sustainable development to make economic, environmental and social progress for this and future generations.

1.2 Government's National Planning Policy Framework (NPPF) is founded on the principle of sustainable development and requires the Council as local planning authority to identify through the Local Plan land for the new homes that will be required over the Plan period. The Council's Strategic Housing Land Availability Assessment (SHLAA) identifies and assesses a pool of potential housing sites in terms of availability, suitability economic viability and deliverability to meet identified need for housing over the Local Plan period.

1.3 While identification of land for new homes should contribute to the social dimension of sustainable development, this also needs to be balanced with the other dimensions meaning for instance that the quantity and location of new homes has to be balanced with economic factors such as retaining a supply of land for employment and environmental considerations including safeguarding the best of the natural, built and historic environment, improving biodiversity and moving to a low carbon economy.

2 Purpose of the Strategy for the Planned Location of Housing

Strategic Housing Land Availability Assessment

1.4 The Local Plan will need to identify land to accommodate future housing requirements. The Strategic Housing Land Availability Assessment assesses a pool of sites for their potential to accommodate these future housing requirements. The pool of sites includes land drawn to the Council's attention by landowners and developers following "calls for sites".

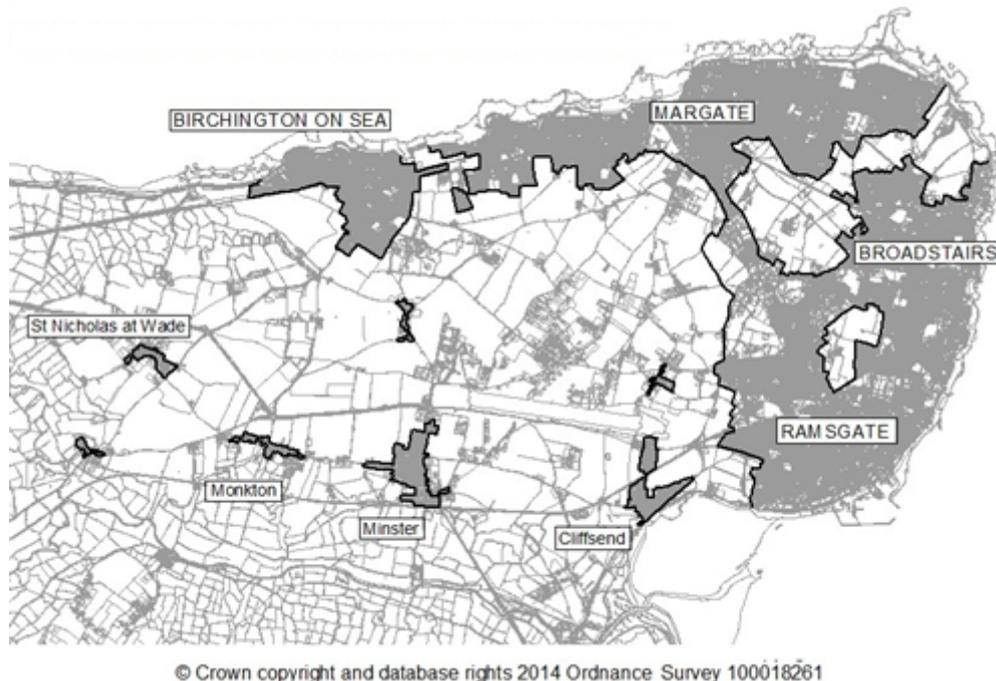
1.5 The SHLAA's site assessment applies wide ranging criteria. Outputs from the assessment process consist of "scores" for suitability, availability and achievability, a notional dwelling capacity and potential delivery period and a note of any identified barriers that might need to be overcome to enable potential to be realised.

1.6 In order to enable options to be considered, the approach in the SHLAA was to take a hard look at all potentially deliverable and sustainable sites even though this involved some conflict with established local planning policies. Assessment of the sites included in the SHLAA shows

more than sufficient potential to meet the expected housing target. The following extract from the SHLAA explains how it will contribute to inform Plan making.

- The SHLAA will inform spatial options to accommodate overall planned housing provision, and it will be for the plan making process to establish specific site allocations. In addition to the criteria- based assessment applied in the SHLAA, this process will be informed as appropriate by principles set out in the Strategy for Planned Location of Housing (SPLH) and in light of any additional relevant information since and alongside the SHLAA snapshot.
- The fact that a site has been assessed as having housing potential in the SHLAA does not signify that it will be allocated or receive planning permission, nor that assumed dwelling types or numbers indicated in site assessments will be appropriate. Conversely, a site scoring poorly in the SHLAA, may in light of subsequent information be regarded as potentially suitable for allocation.

1.7 The purpose of the SPLH is to provide a set of principles and outline the other relevant considerations which will inform selection of the most appropriate site options for allocation in the Local Plan.



Map 1 - Map of Thanet showing towns, villages and their built up areas

Key Considerations underpinning the Strategy

2.1 Before setting out the SPLH strategy and criteria, the following section outlines the important considerations that underpin them.

National Planning Policy Framework and Sustainable Planning

2.2 In pursuing sustainable development Government's NPPF identifies a number of factors of direct significance in considering the location and scale of planned new housing development. These are summarised below and have informed the criteria of the SPLH and SHLAA. The text in italics outlines how these considerations are reflected. Annex 1 also provides a broad brush illustration of the potential impact of individual sites against various criteria.

- Take account of the different roles and character of different areas, promote the vitality of main urban areas and support a prosperous rural economy including retention and development of local services and community facilities in villages.
 - Assessment of sites through the SHLAA has focused within and adjoining the built up areas of the towns and more sustainable villages, with regard paid to the character of the locality in assessing individual sites' potential. The scale of development appropriate to the rural settlements is addressed in separate topic papers dealing with the Settlement Pattern and Hierarchy and with Housing Levels for the Rural Settlements.
- Recognise the intrinsic character and beauty of the countryside and maintain the character of the undeveloped coast and protect and enhance its distinctive landscapes. Landscape character of countryside sites including the coast has been taken into account in the assessment process.
 - In focusing on larger sites identified in the SHLAA this SPLH also illustrates potential landscape sensitivity (See annex 1).
- Support transition to a low carbon future in a changing climate.
 - The SHLAA and SPLH criteria reflect the contribution to be made to cutting carbon emissions from focussing new development at locations with good public transport accessibility and/or by means other than the private car.
- Manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.
 - Accessibility by public transport to a range of services and facilities is a specific criterion in the SHLAA assessment process.
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 - In terms of the impact of climate change and other processes on the coast the preferred policies of the Shoreline Management Plan are to "hold the line" in all areas except for the stretch of coast from and west of Minnis Bay, Birchington. For this particular stretch the SMP envisages managed realignment (possibly as far inland as the railway line). This issue will be specifically considered in the event that assessment of site options indicates a preference for sites in areas which may be vulnerable to coastal change.
- Take account of flood risk by directing inappropriate development away from areas of highest risk.

- Drawing on information from the Strategic Flood Risk Assessment the SHLAA and SPLH criteria identify the level of flood risk affecting individual sites, thus informing a sequential approach.(See Annex 1)
- Contribute to conserving and enhancing the natural environment and biodiversity and reducing pollution.
 - The SHLAA criteria include assessment of natural environment features for each site including nature conservation/protected species. In addition this SPLH assesses sites in terms of potential gains for/adverse effects upon biodiversity. (See Annex 1)
- General preference in allocating land to land of lesser environmental value and make effective use of previously developed land.
 - The SHLAA informs this objective by identifying whether each site is previously developed or otherwise.
- Conserve heritage assets in a manner appropriate to their significance.
 - Conservation Areas, Listed Buildings Scheduled Ancient Monuments and Townscape are specific factors taken into account in the SHLAA criteria and assessments. This SPLH also assesses sites in terms of potential archaeological implications (see Annex 1)
- Ability of infrastructure to meet demands (including water supply, wastewater, transport and community facilities).
 - This is being considered in liaison with the relevant agencies and in light of information being collated for the Infrastructure Delivery Plan and Transport Strategy.
- Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.
 - These considerations will be addressed through liaison with the relevant service delivery agencies and by the Infrastructure Delivery Plan.
- Promote access to high quality open spaces and opportunities for sport and recreation.
 - This will be informed by reference to
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 - a) the Assessment of Open Space Sport and Recreation (August 2006) which illustrates the location of open space by type including natural/semi-natural, visual amenity green space, play, parks, formal gardens & recreation grounds, allotments and golf courses.
 - b) work in developing the local green infrastructure strategy
- Information on location of major hazards including higher risk sites for malicious threats and natural hazards and on mitigation of consequences of major accidents. *Significance of any major hazards and pipelines is being considered through consultation with the Health and Safety Executive.*
- Prevent unacceptable risk from soil, air or water pollution noise pollution or land instability.
 - The SHLAA site assessment criteria include consideration of the presence of contamination/ pollution hazardous risks and adverse ground conditions. Such factors need to be interpreted sensitively. For example subject to remedial costs and viability, development may represent a positive opportunity to enable a contaminated site to be cleaned up.

- Residential development needs to be safeguarded from noise pollution. In considering the location of new homes, consideration will be given to the latest available predictions of aircraft noise and any other potential identifiable sources of noise. Annex 1 refers
- The urban area of the Thanet Towns together with Cliffsend is designated as an air quality management area (AQMA). A draft action plan (AP) has been prepared with the objective of improving air quality generally (through reduced transport emissions) and in consequence achieving specific reductions in such emissions at St Lawrence in Ramsgate and The Square, Birchington. In focusing on increasing use of sustainable means of transport, the AP notes the importance of locating development in a way that reduces emissions overall, and secondly by reducing the direct impact of new development, for example by contributing to measures to help implement the AP.
- The SHLAA and this SPLH will contribute to air quality objectives through inclusion of criteria relating to access to services without reliance to private cars. The AQMA notes that air quality is a material factor in any location including outside the AQMA. In the circumstances it is not considered practical to attempt to include specific Air Quality impact scoring criteria for sites in the SHLAA or SPLH.
- Air quality issues associated with particular proposals will be considered as appropriate in assessing any shortlist of preferred sites.
- A substantial part of the district lies within the groundwater protection zone which needs to be safeguarded from contamination. Annex 1 indicates whether individual sites are situated within the area. Subject to appropriate drainage arrangements potential housing sites are unlikely to impact significantly.
- Compared with, for example former mining areas where potential instability can be mapped or predicted, Thanet is not a district where land instability is a significant issue. Occasional instances arise where site investigation reveals that ground conditions necessitate specific construction techniques. However, unless such issues are identified in SHLAA site inspections or by promoters of sites this SPLH does not attempt to predict whether instability issues might exist.

2.3 Annex 1 illustrates for comparison purposes the potential impact of sites included on a range of important criteria drawing on the above, the Strategic Housing Land Availability Assessment and reflecting other local sustainability considerations.

2.4 Alongside the NPPF, Government has also published National Planning Practice Guidance which contains guidance on issues which may impact on suitability of sites for housing including contamination, hazardous substances, flood risk, noise and land stability.

Spatial Vision

2.5 The spatial vision of the preferred options of the Draft Local Plan is to realise the economic growth potential, capitalising on the tourism leisure, the green economy, a rich heritage, the coast and a skilled workforce. The vision includes:

- Widening housing choice with high quality new homes as well as restoration of high quality historic housing.

- The coastal town centres combine mixed-use, niche commercial offers alongside new and restored homes. Alongside its position as a major retail destination, Westwood is an integrated residential and business community supported by leisure, sport, recreation, education facilities and additional transport infrastructure and community facilities.
- The open countryside between the towns and villages remains essentially undeveloped with a varied landscape and distinctive views and the villages retain their separate physical identity and historic character with vibrant communities and local facilities and services.

2.6 A key principle of the Draft Local Plan is that new development should be focused in locations that are highly accessible and that can take advantage of and support Thanet's existing infrastructure and services. This is reflected in the draft settlement hierarchy strategy which is the subject of a separate topic paper.

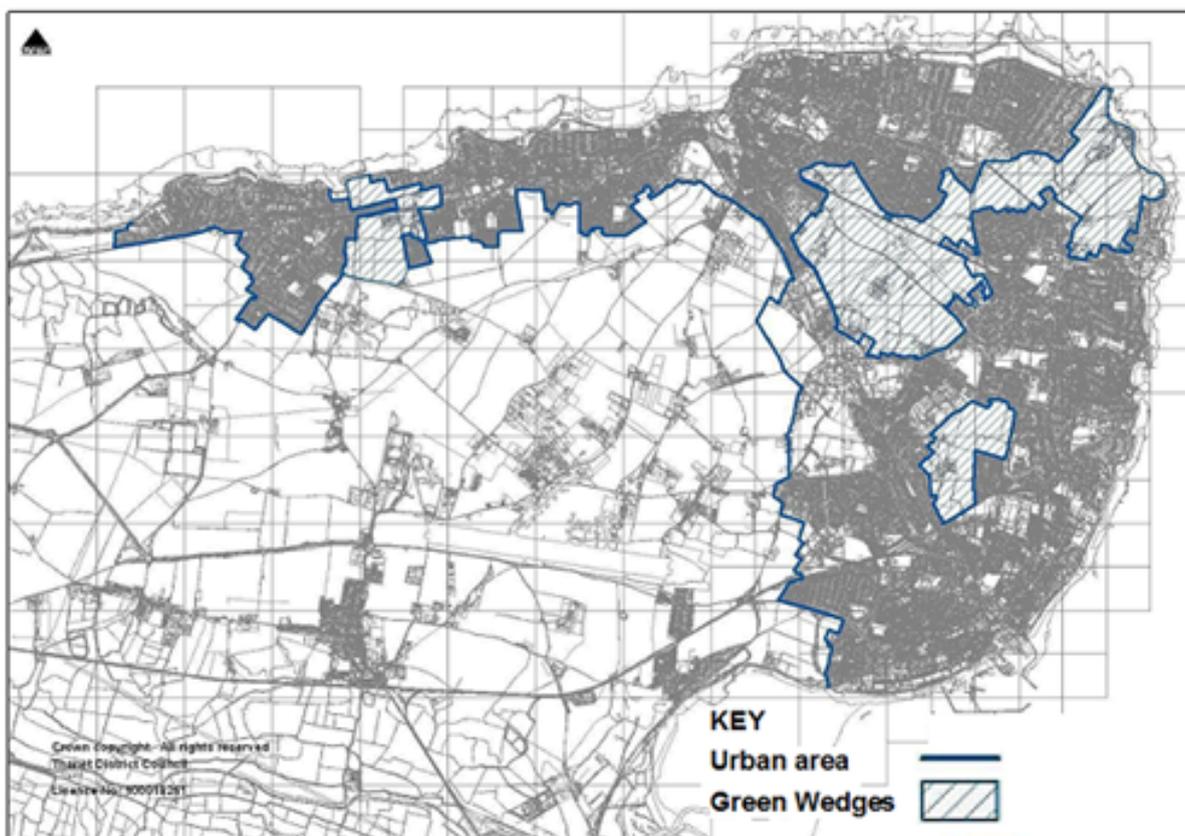
Important local issues

Green Wedges

2.7 The Settlement Pattern and Hierarchy Topic Paper illustrates that the urban area containing the three coastal towns is generally a highly sustainable location for new homes. This strategy thus attributes general priority in optimising use of suitable land in and adjacent to the urban area to accommodate future housing needs.

2.8 Due to Thanet's small geographical area and the mutual proximity of settlements within the urban belt containing the towns, the Council has consistently applied and defended strong policy protection to maintain the open character of the remaining open areas between these urban settlements. The primary purpose of these designated "Green Wedges" is to maintain the separate physical identity of these settlements by preventing their coalescence. The Wedges continue to perform a highly important local function. They originated specifically to address important local factors, and the Council considers that their continued protection is consistent with the principles of the National Planning Policy Framework which expects account to be taken of the different roles and character of different areas and the intrinsic character and beauty of the countryside to be recognised.

2.9 This Strategy aims to identify sufficient housing sites without compromising the important function of the Green Wedges. Where potential sites in the Green Wedge are otherwise more sustainable than alternative sites, then selection of sites will be informed by weighing those sustainability merits against the potential harm to the Green Wedge policy objectives.



Map 2 - Showing extent of urban area and location of green wedges

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Housing need and demand

2.10 The Strategic Housing Market Assessment (2009) recognises aspirations for Thanet's economic growth and social regeneration, and emphasises the need to increase the proportion of family houses within the overall stock. It also notes that while there is substantial unmet need for affordable housing, the danger of depressing overall levels of house building activity through over ambitious affordable housing targets should be avoided. The recommendations of the SHMA (and any bona fide update of it) will be taken into account in considering how far particular sites can deliver them.

Availability of suitable and viable sites for housing development

2.11 Application of this strategy in practice will be informed by the Strategic Housing Land Availability Assessment (SHLAA) which assesses the deliverability and "developability" of a pool of sites. Specific criteria are applied in the SHLAA process to prioritise assessment of sites in the most suitable and sustainable locations. The criteria for assessing sites are set out in the SHLAA report.

2.12 Alongside all other relevant considerations, the principles and criteria set out in section 3 will inform selection of preferred site options from the pool of sites identified in the SHLAA

Stakeholder Engagement

2.13 Consultation in 2013 on issues and options for the Local Plan included responses in relation to where our new homes should be provided. These included a multitude of detailed comments of relevance to the location of future homes. The following provides a brief overarching summary.

Broad approach to guide future location of homes

2.14 A substantial proportion of responses supported maximising or focusing development within the existing built up areas of the towns and villages. Within this a significant proportion supported focusing development at these locations but with restrictive criteria (for example safeguarding gardens, family homes, and sites not previously developed). A slightly smaller proportion advocated maximising development in these areas in order to minimise use of greenfield land.

2.15 There was some support for a focus on greenfield sites and aiming to restrict housing sites in the existing built up areas to those important for regeneration.

2.16 Comments advocating maximising or focusing on the existing built up areas of the towns and villages included safeguarding the function of the Green Wedges, land for food production, the landscape and finite open countryside.

2.17 Frequently mentioned was the need to prioritise use of previously developed sites, in particular derelict land and property, to improve the appearance of the area.

2.18 Comments highlighted the desirability of capitalising on presence of existing infrastructure and services in the urban areas but avoiding over development and cramming people into these areas in order not to over stress infrastructure and to safeguard family homes. Concerns also included the need for a green and friendly environment and retention of green and open space for community development.

2.19 Some comments emphasised the need for an approach that is sustainable, viable and one which may involve a mix of previously developed and greenfield land including urban regeneration, urban extensions, and extension to villages, informed by site characteristics and location and a settlement hierarchy. (Comments included examples of sites on which residential allocation is sought). Some specifically advocated providing housing in and around villages which could include the benefit of helping prevent their stagnation/degeneration.

Approach to greenfield housing land requirements

2.20 Views on the approach to greenfield development were varied with slightly more supporting dispersed sites, than those supporting a small number of locations and a small proportion preferring a single location.

2.21 A number of comments in this respect supported a dispersed sites approach on the basis that this would spread provision around in an area dominated by urban areas, have less impact of existing communities and infrastructure, and potentially be more able to deliver quality homes.

2.22 Comments supporting a small number of locations suggested that this option would have low environmental/visual impact, would help to spread provision around without representing a piecemeal (dispersed) approach and be easier to accommodate/plan for in terms of infrastructure. Comments also included that provision needs to support community cohesion, be close to urban areas (some advocating growth at the rural settlements - e.g. Minster) be linked to

settlements, have good public transport/cycle routes and/or be clustered reflecting community facilities.

2.23 Comments relating to a single site allocation option were largely focused upon alternative uses or development of specific sites including the port, airport, Jackey Bakers and the “Manston Green” proposal. Comments also included that a single site could place the deliverable land supply in jeopardy.

Location of greenfield homes

2.24 A substantial proportion of responses supported locations adjoining the urban area. There was also support for locations adjoining the villages. A small element of responses supported freestanding countryside sites, and a smaller element supported a new settlement. Some responses supported a combination of options.

2.25 Options relating to locations adjoining the urban areas and adjoining the rural settlements attracted the most comment. Frequent references were made to the ability of these options to benefit from and support accessible services and infrastructure. These options were also supported as having lower environmental impact (some citing need to protect the Green Wedge and remaining space between villages and countryside) and a more natural form of growth. The question of limiting the scale and deliverability of development and integrating it with existing communities including meeting the housing needs of villages was also mentioned.

2.26 Comments supporting a new settlement included suggesting the ferry port and airport as appropriate locations.

Additional responses

2.27 Various additional representations were relevant to location of future homes. In summary these included:

- The need to prioritise use of Thanet’s substantial stock of empty/derelict property and brownfield sites as priority/before building new homes/greenfield homes.
- The need to protect/enhance green space and biodiversity, address potential loss of significant farmland bird habitat and SPA and SSSI foraging and roosting habitat and take account of potential NOx emissions on the urban population and on wildlife habitat.
- Any new homes in or as extensions to villages to be of limited scale and to augment services at a sustainable scale and not overstretch them.
- The need to acknowledge the sustainability merits of housing adjoining villages in association with requests to allocate specific sites.

2.28 Some respondents identified particular sites which they consider should be allocated for development.

Interim Sustainability Appraisal

2.29 An Interim Sustainability Appraisal was conducted to assess the performance of options included in the Issues and Options Local Plan consultation against sustainability objectives. This indicates the following:

Broad approach to guide future location of homes

2.30 An approach of maximising or focusing development within the existing built up areas of the towns and villages is shown to have largely positive impacts. Reasoning includes that such locations are more likely to be served by services and public transport links and less likely to affect natural and semi-natural assets. In contrast an approach focusing provision of greenfield sites and restricting provisions in urban areas shows a number of negative impacts.

Approach to greenfield land requirements

2.31 All three options (a single location, a small number of sites and dispersed sites) showed a number of negative impacts. However, the dispersed sites option was associated with a more significant level of negative impact. The appraisal explains that this is largely due to the prospect of sprawling development, impact on natural and semi-natural resources including designated sites and potentially a higher level of need to alter service provision and increased car use.

Location of greenfield homes

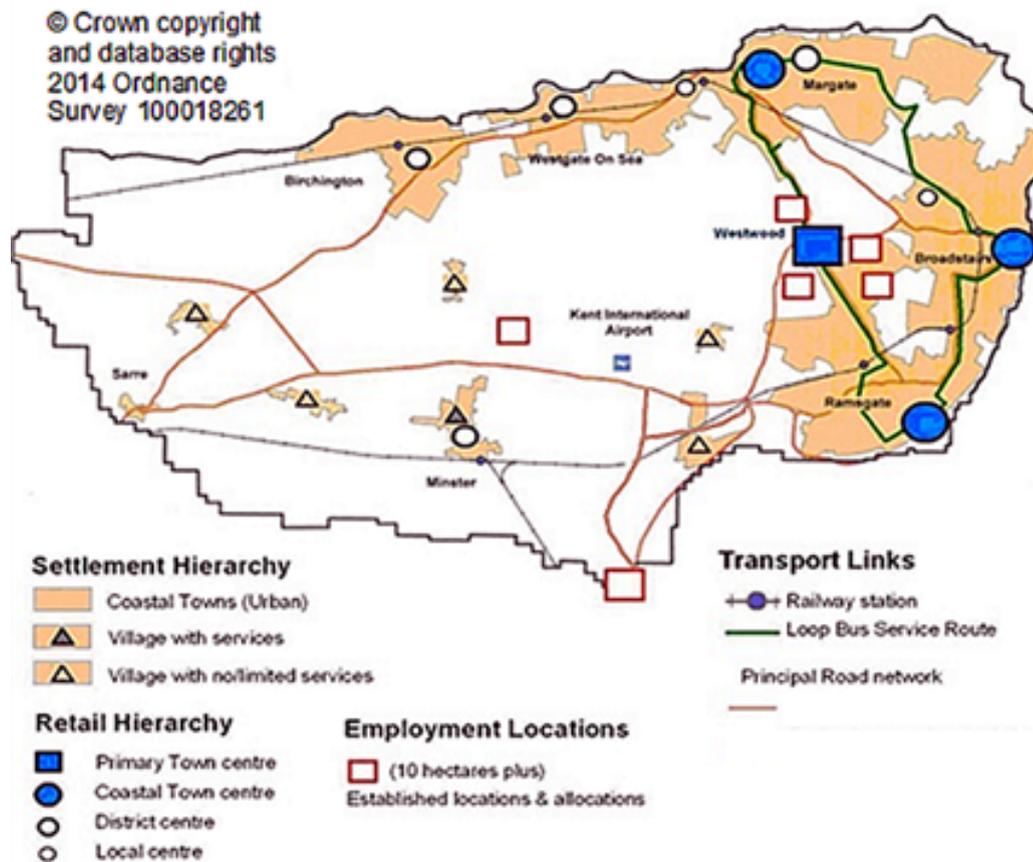
2.32 Five options (adjoining the urban area, adjoining the villages, freestanding countryside sites, in the Green Wedges, and a new settlement) are appraised. The freestanding sites in the countryside option and a new settlement option show significant negative impacts against various criteria compared with the other options. Reasoning includes the likelihood of greater difficulty accessing healthcare and educational facilities and poorer transport links in isolated or standalone settlements. The Green Wedge option shows minor positive impacts in relation to a number of criteria. This largely reflects the assumption that Green Wedge locations are between existing development already having public transport and other links.

Strategy and Principles for Planning Location of New Housing

The strategy is set out below.

A) Key Principles

3.1 As a key principle this strategy aims to focus new housing development at locations where a range of services can be accessed conveniently without reliance on use of private cars, and where feasible to optimise use of previously developed land. The urban area containing the Thanet towns is multi-centred and regarded as highly sustainable location, as in almost all parts of it a range of services are available within 30 minutes by public transport. Within that area there are a number of sites whose regeneration can be underpinned by housing development. The SHLAA suggests that within the urban area there is significant potential for some new dwellings over the period to 2031. The SHLAA assessment criteria reflect the need to optimise as opposed to maximise the potential of the urban areas.



3.2 Thanet has seven rural settlements. The topic paper dealing with housing levels for rural settlements illustrates that in terms of individual character and availability of services, some of these are only suitable for minor development of appropriate scale within their built confines. It notes that for others, subject to compatibility with their scale and character scope is less limited.

3.3 In identifying land to meet total provision to be planned for in the Local Plan the SHLAA suggests that additional land will be required beyond that potentially suitable within the existing built up areas. Sustainability considerations signify that the balance of housing provision should in general be accommodated by way of extension to the existing urban area of the towns, rather than any new settlement. A more limited level of provision may be accommodated at locations adjoining the built up areas of the specific rural settlements subject to compatibility with their scale, form and character.

3.4 The key site selection principles are summarised below.

- 1) Optimise capacity from sites in the confines of the built up area containing the Thanet towns.
- 2) Accommodate remaining provision at sites which abut the boundary of those confines.

3.5 In parallel with the above steps consideration will be given to making provision for some housing of appropriate scale at the rural settlements. Capacity from sites within the settlements' existing built up confines will be optimised. Sites abutting those confines would then be considered in accommodating any residual requirement.

3.6 In respect of principle 2, priority will be given to maintaining the function of the Green Wedges between the towns. However, sites within the Green Wedges may in some respects represent sustainable options alongside other greenfield sites at the edge of the urban confines. Potential housing sites within the Green Wedges will each be assessed to ascertain whether and how significantly they contribute to the function and integrity of the Green Wedges. In all cases the importance of sites in these terms will be weighed against the sustainability merits of alternative options elsewhere.

B) Impacts of Site Options

3.7 A good number of the sites identified in the SHLAA are located within existing built confines and /or already have received planning permission. However, a significant number of the sites affect often large areas of greenfield land beyond the built confines. To assist in assessing the merits of these, the SPLH incorporates a matrix broadly illustrating and amplifying how such sites perform in terms of potential impact on a variety of factors including highway capacity, archaeology and biodiversity. This is located at Annex 1. Site reference numbers are the same as those used in the SHLAA, which includes maps showing their location. Performance against various factors is illustrated in the matrix by use of heavier shading according to the degree of potentially negative impact. In some instances the format of information received does not allow use of the shading convention and in such cases yellow shading is used. This matrix represents a snapshot and may continue to be developed and augmented for example through consultation to fine tune or augment impact assessments.

3.8 This matrix does not attempt to apply specific weight to individual factors or suggest any formulaic approach. Rather it provides an illustrative checklist to facilitate consideration and identify any issues that might need to be addressed or further explored. While the matrix and SHLAA will inform consideration of suitable sites to allocate all relevant information will be taken into account in identifying the most appropriate locations through the Plan-making process.,

C) Additional Factors

3.9 In addition to the principles outlined above a host of other factors will be relevant in assessing the suitability of individual sites. The following section outlines sources and factors expected to influence selection. The importance of these will depend on individual circumstances.

- the Strategic Housing Market Assessment which assesses the number, size and type of homes that will be needed including by tenure, affordability and needs of particular groups.
- An Economic Viability Assessment providing an overview on economic viability of housing development including the effect of including an element of affordable housing. The information in this assessment will serve to illustrate for example whether allocation of sites in particular areas would serve to deliver higher affordable housing yields contributing to local need.
- An Infrastructure Delivery Plan. This will identify the main community and utility infrastructure implications to be addressed, and will subsequently inform selection of preferred site options on the basis of whether they are, or are capable of being, supported by appropriate infrastructure.
- A Transport Strategy which will identify the key transport and associated infrastructure implications of specific sites and broad locations.
- The settlement hierarchy strategy.

- Stakeholder consultation (including engagement with regulatory bodies, infrastructure agencies and parish councils).
- Considerations addressed in the SHLAA including the need to provide/retain an attractive residential and local environment.

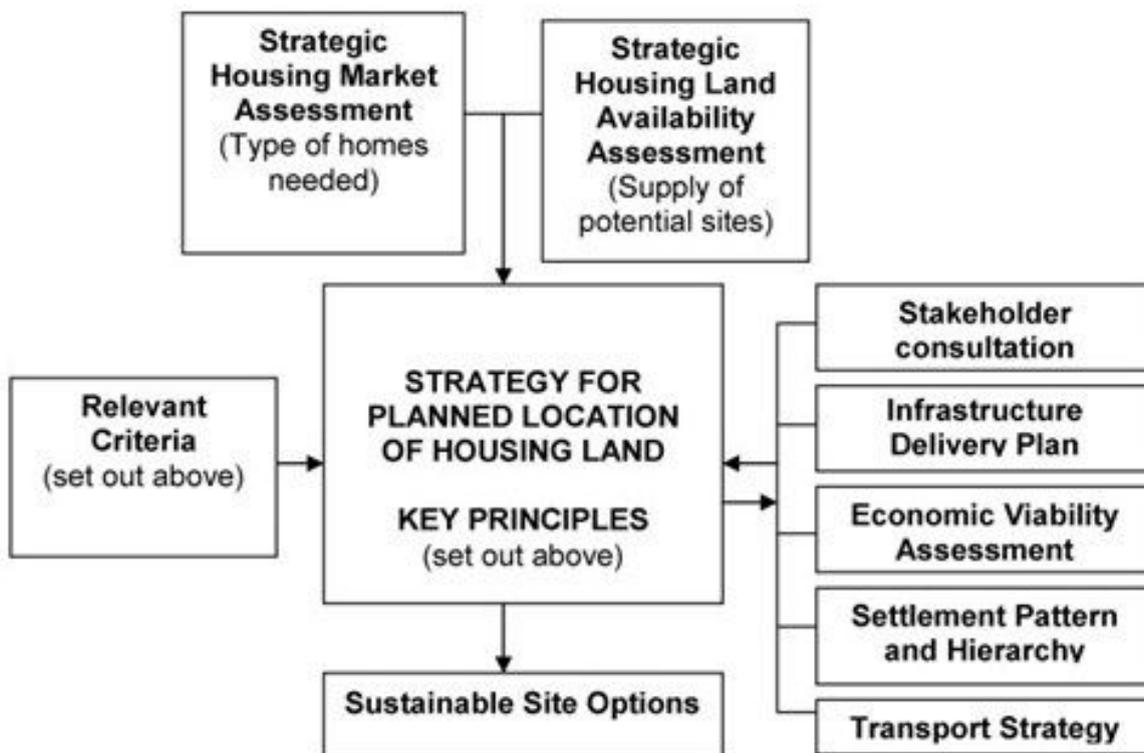
D) Reviewing The Evidence

3.10 Where appropriate, meetings are being held with land owners/promoters of individual sites to supplement and update information to inform site selection. In addition, further contact is being made with the agencies and organisations that provided input to the matrix at Annex 1 to establish in more detail whether identified factors would impact on the principle of allocation, generate particular infrastructure requirements or necessitate specific policy requirements.

3.11 In light of all of the above, sites are also being re-evaluated to assess whether the notional dwelling capacity suggested in the SHLAA warrants adjustment. Re-evaluation is being informed by considering the above evidence and potential policy requirements (for example highway capacity, whether part of the site might be required to provide open space and community facilities or be kept undeveloped to contain landscape impacts).

Key Elements Informing Strategy For Planned Location Of Housing

3.12 The following diagram illustrates key factors that will inform and influence the final strategy for planned location of future housing.



Summary and Conclusion

4.1 The confines of the urban area containing the Thanet Towns will be the prime location for new homes consistent with the area's capacity to accommodate and deliver the type of quality homes and residential environments needed to support the overarching objectives of social economic and physical regeneration. The SHLAA and this strategy will inform the potential number of new homes that can be delivered within this area. Historically a high proportion of Thanet's housing completions have been by way of small windfall sites coming forward within this area. In addition to identifying specific sites in the area the strategy will also make an appropriate allowance for windfall sites in this area.

4.2 Within the built confines of the rural settlements, residential development will be appropriate at a scale compatible with their size, form and character. However, opportunities are likely to be limited in size and therefore mostly likely to come forward as windfall developments.

4.3 Remaining provision to meet the total requirement would be identified by way of extension of the built up area containing the Thanet Towns within or directly adjoining currently defined urban confines, and at a more modest scale by way of extension of the built up areas of the more sustainable rural settlements (as identified in the topic paper for housing at the rural settlements). The key criteria will include availability of a range of services accessible with minimum need to travel and without reliance on private cars, the capability to deliver supporting infrastructure, minimising landscape impact and avoiding unjustified development in the Green Wedges or at other locations which would unacceptably erode the physical separation or identity of existing settlements.

4.4 The SHLAA includes a number of large sites at the edge of the urban area containing the Thanet towns. The strategy will take account of scope to cluster suitable sites into strategic site allocations where this may achieve economies of scale in terms of delivering the necessary strategic infrastructure such as open space, additional school capacity and transport infrastructure alongside an appropriate scale and mix of new homes. At the rural settlements provision will be limited to a scale compatible with the settlement's size form and historic growth level and in light of availability of supporting services. Account will also be taken of the potential and proposed location of Thanet parkway station.

Appendix

Important note.

Please refer to the Strategy for Planned Location of Housing (paragraph 3.7 and 3.8 in particular) for explanation of the purpose of this matrix in broadly illustrating potential impacts. A key is provided below. Items distinguished in yellow are instances where shading as shown in the key cannot be used for reasons stated.

Appendix 1 to Strategy for Planned Location of Housing

Important note. Please refer to the Strategy for Planned Location of Housing (paragraph 3.7 and 3.8 in particular) for explanation of the purpose of this matrix in broadly illustrating potential impacts. A key is provided below. Items distinguished in yellow are instances where shading as shown in the key cannot be used for reasons stated.

Site Address	SHLAA Site Ref	Flood zone	Green Wedge	Inside/outside Urban/ Village Confines	Relationship to built urban/village confines.	Other potential impact on separation between settlements (excl. Impact on Green Wedge Areas)	Landscape Character Area	Sustainability/Comments on constraints or action needed to achieve better score)	Availability of Access (Comments on constraints or action needed to achieve better score)	Highway Capacity (Comments on constraints or action needed to achieve better score)	Previously developed?	Agricultural Land Quality	Ecology	Archaeology potential (see note A) Most sensitive score shown in notation	Source Protection Zone	Coastal Change	Aircraft Noise
		Zone 1	No	A inside urban area confines.	A Within urban/village confines	A None apparent	X = No landscape character designation	Existing	Existing	Existing	PDL	N/A	4 Minimal potential for ecological impacts	5 - no archaeology potential	A = Outside	a) Not on coast (more than 100 m beyond shoreline)	a) <57
		Zone 2	Part	B part inside urban confines or within or part within village confines	B Abutting urban/village confines	B Potential to erode corridor between settlements	CCP = Central Chalk Plateau or Quex park	Potential	Potential	Potential	part PDL	Low	3 Potential for minor ecological impacts	4 - lesser archaeology through condition	B = Inside	b) Hold the Line	b) 57-63
		Zone 3	Yes	C Outside urban area confines.	C Less than 30% of site edge abutting u/v confines		WNS = Former Wantsum North Shore	Difficult	Difficult	Difficult	Greenfield	Medium	2 Potential for Moderate Ecological Impacts	3 - Sign archaeology but generally dealt with through condition		c) Managed Realignment (any epoch)	c) 63-72
					P Poor relationship with confines		Former Wantsum Channel					High or known to be/include BMV	1 Potential for significant ecological impacts	2 - further assessment needed before an informed decision can be reached.			d) >72
					D Outside and not abutting urban/village confines								1- avoid something as highly significant				
2010 SHLAA Sites																	
Land at Court Mount, Birchington	S499	1	n	C	B	A	CCP	C] Remote from amenities	B] Access direct off A28 would be contrary to TP12. Access off King Edward Road and Nottingham Road / Sherwood Road would be convoluted for site of this size	B] T/A would be required for site this size. Visibility problems and crash problems at junction A28 / Park Lane	N	High	4) The site comprises arable fields with limited natural boundary features and is unlikely to present significant ecological constraint, except for the potential for farmland birds. Due to the quantum of development within agricultural land and the farmland and migratory bird interest within Thanet there is likely to be an overall in-combination impact on the bird populations within the district. For this reason KWT recommend that all agricultural land to be lost is subject to a wintering and breeding bird survey.	2 Cropmarks adj indicate high potential. Immediately south is Scheduled Monument. Evaluation needed.	A (BUT ADJOINING)	A	a) <57
Land at Nash court Road, Westwood, margate	S511	1	n	C	B	A	CCP	B] Reasonable access to bus network. Remote from other amenities	B] Nash Road or Manston Road but not desirable	C] Capacity problems on surrounding highway network with such a large site. A T/A would be required	N	High Part 2 & Part 3a (2000 & 2001)	3 The site is primarily agricultural land with limited ecological interest. There is a farm/industrial area to the east of the site which includes wooded areas and hedgerows which have some ecological interest and connectivity to the semi-natural habitat present along the disused railway line to the east of the site; the ecological impact will need to be assessed and opportunities to enhance the links between these green areas should be sought. Due to the quantum of development within agricultural land and the farmland and migratory bird interest within Thanet there is likely to be an overall in-combination impact on the bird populations within the district. For this reason KWT recommend that all agricultural land to be lost is subject to a wintering and breeding bird survey.	2,3 evaluation needed at least in areas of cropmarks.	A	A	a) <57

Land at Gore End Farm, Birchington	S515	1	n	C	B	A	WNS	C] Good facilities in Birchington, but remote from this site	C] Access appears to be within signals on Minnis Road under railway bridge.	C] Capacity of signals will be seriously compromised by new access at this location.	N	High Part 2 part 3a 2000	3 Majority of site is arable fields with limited potential for ecological interest, except for the potential for farmland birds. Northern end of site is of potential interest for reptiles and bats due to buildings and other habitat features present. Due to the quantum of development within agricultural land and the farmland and migratory bird interest within Thanet there is likely to be an overall in-combination impact on the bird populations within the district. For this reason KWT recommend that all agricultural land to be lost is subject to a wintering and breeding bird survey.	1, 2 & 3 Avoid impact on major enclosure seen as cropmarks on west side and cropmarks to south which include a Scheduled Monument. Predetermination is needed over large areas but north may be slightly less sensitive.	A	A	a) <57
EuroKent Business Park Haine Road, Ramsgate	S522	1	n	A	A	A	X	B] Access onto Haine Road might be achievable. Stirling Way to new Haine Road. New A256 to be constructed. Old A256 to be downgraded	B] T/A will be required for such a large site. Capacity of surrounding road network is likely to be an issue.	P	2 1994	3 This site is subject of existing planning applications, for which KCC Eco-Advice and KWT have submitted more detailed comments. The site comprises improved grassland and buildings within the northern section and agricultural land in the south. Although unlikely to contain high species diversity due to the quantum of development within agricultural land and the farmland and migratory bird interest within Thanet there is likely to be an overall in-combination impact on the bird populations within the district. For this reason KWT recommend that all agricultural land to be lost is subject to a wintering and breeding bird survey	3	B	A	a) <57	
Land at Street farm, Birchington	S498	1	n	C	B	A	WNS	B] Access to bus route. Remote from other amenities.	B] Access direct off A28 would be contrary to TP12. access off Devon Gardens and Lancaster Gardens would be convoluted for site of this size	B] T/A would be required for site of this size. Potential capacity problems using existing highway network of estate roads	N	High & part 2 2000	3 The site comprises arable fields with limited natural boundary features and is unlikely to present significant ecological constraint, except for the potential for farmland birds. Due to the quantum of development within agricultural land and the farmland and migratory bird interest within Thanet there is likely to be an overall in-combination impact on the bird populations within the district. For this reason KWT recommend that all agricultural land to be lost is subject to a wintering and breeding bird survey.	2,3 Cropmarks adj indicate high potential. North may be less sensitive	A	A	a) <57
Land off Nash/Margate Rds, Margate	S540	1	n	C	B	A	CCP	B] Bus route but few other local amenities	B] Access potential from Nash Road or Manston Road	C] T/A would be required for such a large site. Existing capacity issues at Coffin House corner	N	2 & 3b 1991	3 This site is agricultural and of limited ecological value, with the exception of farmland bird potential. Adjacent to the site is a cemetery which is of ecological interest and appropriate development of the site could provide a green link between the cemetery and the disused railway line to the east of the site. Due to the quantum of development within agricultural land and the farmland and migratory bird interest within Thanet there is likely to be an overall in-combination impact on the bird populations within the district. Within the sites already developed in this area, priority farmland birds have been recorded. For this reason KWT recommend that all agricultural land to be lost is subject to a wintering and breeding bird survey.	1,3 Avoid development of area adj to Salmestone Grange where medieval remains have been found	A	A	a) <57
Land West of Red House farm, Westwood	S553	1	n	C	B	A	CCP	B] Sustainability issues currently but with development in the area coming forward is likely to be very sustainable in the future.	B] Principle of access already accepted	B] TA and TP required with mitigation to address own impact	N	2 & 3a (2000 & 2001)	3 This site is identified as agriculture on ARCH and contains few boundary features. Although unlikely to contain high species diversity, due to the quantum of development within agricultural land and the farmland and migratory bird interest within Thanet there is likely to be an overall in-combination impact on the bird populations within the district. For this reason KWT recommend that all agricultural land to be lost is subject to a wintering and breeding bird survey.	3,B Area of undated enclosure cropmarks but Iron Age and Roman site known to south west and medieval farm complex identified to east.	B	A	a) <57
Nash Farm , Nash Court Road, Margate	S425	1	n	C	B	A	CCP	B] No footways to Westwood although bus service may be provided from adjacent future site	C] Access is possible but sight lines will be impeded by hedgerows	B] Nash Road would require widening to cope with a development of this size.	N	High	2 This site form the most ecologically interesting section of 074 and 021. The ecological value will require assessment with potential for bats, reptiles and nesting birds. The majority of the trees should be retained if possible, with a hedgerow network extended into the adjacent sites.	2,3 Predetermination needed to identify potential remains of Nash Court manor house and WWII Auxiliary h.q.	A	A	a) <57
Laleham School, Margate (2 sites) (Site 1 = western part. Site 2 = eastern part)	S527	1	n	A	A	A	X	A]	A] Existing accesses	A]	Y	Urban	Site part 1 - score 3 Site consisting of playing fields, buildings, hard standing and scrub/trees with hedgerows around site. Will require ecological assessment. Extensive development would result in loss of open space within urban area, which could increase the level of recreational impacts on the European network for existing and future residents. We would therefore recommend that part of the site be retained as open space and enhanced for biodiversity. Site part 2 - score 3 Site consisting of playing fields, buildings and hard standing. A belt of trees and hedgerows form the boundaries and there are mature trees with potential for bat use which will require assessment. Extensive development would result in loss of open space within urban area, which could increase the level of recreational impacts on the European network for existing and future residents. We would therefore recommend that part of the site be retained as open space and enhanced for biodiversity.	3	A	A	a) <57

land east of Harbour Approach Road, Ramsgate	S497	1	n	C	B	B	WNS	B] School and limited bus route. Some amenities in village	B] Access possible onto Chilton Lane	B] T/A would be required for site this size	N	High & part 2 & Part 3 1994	3 This site comprises agricultural land with boundary vegetation and an area of improved grassland surrounded by hedgerow. An ecological assessment will be necessary and the hedgerows should be retained within the development. Due to the quantum of development within agricultural land and the farmland and migratory bird interest within Thanet there is likely to be an overall in-combination impact on the bird populations within the district. For this reason KWT recommend that all agricultural land scrub and neutral grassland to be lost is subject to a wintering and breeding bird survey.	1 Nationally important remains of Neolithic Camp will be affected in north two thirds. Remainder has high potential for important remains and will require pre-determination evaluation.	B	b	b) 57-63 (small part)	
Hereson School Site, Ramsgate Road, Broadstairs	S478	1	n	A	A	A	X	A]	B] Access possible off Merryville Heights although constrained	A] Capacity has already been proven with a T/A	P	Urban	3 This site comprises buildings and playing fields with limited ecological interest. However the hedgerows around and within the site are of value and along with the buildings would require assessment. The site presents an area of potential open space that could function as a stepping stone for wildlife if managed appropriately..	3	A	A	a) <57	
Land at East Northdown Farm, margate	S463	1	n	A	A	A	X	B] Frequent bus route. Remote from other facilities	A] Access to be provided onto George Hill Road not private road	B] Site would require a T/A. There are already capacity problems at junction George Hill Road / Green Lane	P	High	2 This site contains hard standing and buildings. There are some sizeable gardens with hedgerows and trees that may contain some interest. There are a number of tree lines and a wooded area that should be retained within any development. If this site is developed there is an opportunity to establish a green connection between Northdown Park and the corridor between Kingsgate and Broadstairs	2 Important medieval remains in area including sunken buildings a seen at botany road.	A	A	a) <57	
Land North of mansion Road, Ramsgate.	S431	1	n	C	C	B	CCP	B] Frequent bus route but remote from other amenities	A]	B] Problems with capacity at the Staner Hill junction	N	2 & 3a 1994	3 This site is agricultural land with limited potential for ecological interest, with the exception of farmland birds. Due to the quantum of development within agricultural land and the farmland and migratory bird interest within Thanet there is likely to be an overall in-combination impact on the bird populations within the district. For this reason KWT recommend that all agricultural land scrub and neutral grassland to be lost is subject to a wintering and breeding bird survey.	2 Roman buildings reported	B	A	a) <57	
Part of Allotment gardens, Manston Rd, Ramsgate	S452	1	n	A	A	A	X	B] Frequent bus route but remote from other amenities	A]	B] Problems with capacity at the Staner Hill junction	N	High	2 This site is identified as rank neutral grassland and has potential to support protected species. Ecological assessment will be necessary. Due to the quantum of development within agricultural land and the farmland and migratory bird interest within Thanet there is likely to be an overall in-combination impact on the bird populations within the district. For this reason KWT recommend that all agricultural land, scrub and neutral grassland to be lost is subject to a wintering and breeding bird survey.	3	B	A	b) 57-63 (small part)	
Land north of mansion Road Ramsgate. (R25-18) See SS33 below	S431/2	xxx	xxx	xxx	xxx	xxx	xxx	xxx	xxx	xxx	xxx	xxx	xxx	xxx	xxx	xxx	xxx	xxx
Land south of mansion Road, Ramsgate. Ref R-25-18) See SS33 below	S431/2	xxx	xxx	xxx	xxx	xxx	xxx	xxx	xxx	xxx	xxx	xxx	xxx	xxx	xxx	xxx	xxx	xxx
Red House Farm, Manston Court road, Westwood.	S447	1	n	B	A & B	A	CCP & X	B] Access to some local amenities and bus route	A]	B] Capacity could be a problem so close to Westwood	N?	3a & "other" 2000	3 This site is subject of a live application for which KCC Eco-Advice Service has provided comments. The site comprises of hard standing and buildings, arable land and pockets of rough grassland. A hedgerow stands along the eastern boundary. Some potential ecological interest. KWT recommend that all agricultural land, neutral grassland and scrub to be lost is subject to a wintering and breeding bird survey.	3	B	A	a) <57	
Bromstone School, Rumfield's Road, Broadstairs	S465	1	n	A	A	A	X	B] Site is within walking distance of some local amenities	A]	A]	Y	Urban	3 This site is identified on ARCH as mainly improved grassland and buildings. However there are a number of tree belts and hedgerows around the site that should be retained and enhanced within any development. These features should be assessed for their ecological value and could form the basis of the on-site green infrastructure. loss of these features would result in increased ecological constraint.	3	B	A	a) <57	
Land Adj Hartdown & Garlinge Schools	S476	1	n	C	B	A	CCP	B] Site is remote from some amenities	A]	A]	N	High	4 Well-managed amenity grassland/playing field site with limited potential for ecological interest	2 High potential - evaluate	A	A	a) <57	
Land off Northwood Road, Ramsgate	S536	1	n	A	A	A	X	A]	A] Existing accesses off Coxes Lane and Northwood Road	B] Accessed from existing residential road network	N	Urban	3 This site comprises rough grassland, hedgerows and tree lines with potential for ecological interest, though the site is within an area surrounded by built development. Ecological assessment will be necessary and boundary features should be retained.	3	B	A	a) <57	

Nethercourt Estate, (north of Canterbury Rd), Ramsgate	S414	1	n	C	B	B	CCP	C] On frequent bus route, but no access to other amenities	B] Contrary to TP12 as would involve new access onto A253 Access could be provided through Nethercourt residential dev to east.	B] Potential capacity problems on residential estate roads	N	High	2 The southern section of these sites is arable land. The northern section of these sites (a greater proportion of 001) contains scrubby wooded area with neutral grassland and lies adjacent to the railway corridor. Ecological assessment will be necessary.	2. Sufficient information to suggest significant heritage assets could survive.	B	A	c) 63-72
Davenport House, 479 Margate Road, Broadstairs	S524	1	n	A	A	A	X	A]	A] Existing accesses	B] Existing highway network suffers from congestion	Y	Urban	4 This site is hard standing and buildings with some grassland and occasional trees. There is limited potential for ecological interest, particularly given the location within a highly developed area.	3	B	A	a) <57
Haine farm, Haine Road (adjacent to Eurokent Business Park)	S534	1	n	A	A	A	X	B] Access to some local amenities	B] Access onto Haine Road might be achievable. Stirling Way to new Haine Road. New A256 to be constructed. Old A256 to be downgraded	A]	N	High Part 2. Adjoined by 2 1994	4 This site is improved grassland and buildings with limited potential for biodiversity.	3	B	A	a) <57
Land south east of Brooke Avenue, Garlinge	S505	1	n	C	B	A	CCP	B] Site is remote from some amenities	A]	B] A T/A would be required. Capacity issues at Maynard Ave and Crowhill Road	N	High	2 Site consisting of unmanaged grassland and scrub with developing trees. Presents ecological opportunities within a largely agricultural and urban environment. Reptile presence will need to be investigated. Due to the quantum of development within agricultural land and the farmland and migratory bird interest within Thanet there is likely to be an overall in-combination impact on the bird populations within the district. For this reason KWT recommend that all agricultural land, scrub and neutral grassland to be lost is subject to a wintering and breeding bird survey.	2	A	A	a) <57
Land r/o Holy Trinity School, Dumpton Park Dr, Broadstairs (Site 1 = east side. 2 = west side)	S525	1	n	A	A	A	X	B] No shops within immediate vicinity	B] Land does not abut Dumpton Park Drive. Access possible from Cliffside Drive	A]	N	Urban	2 This site comprises rank neutral grassland which has potential for ecological interest, particularly reptiles and birds. Due to the quantum of development within agricultural land and the farmland and migratory bird interest within Thanet there is likely to be an overall in-combination impact on the bird populations within the district. For this reason KWT recommend that all agricultural land, neutral grassland and scrub to be lost is subject to a wintering and breeding bird survey. The site presents an area of semi-natural habitat that is scarce in this developed area of Thanet.	2 predetermination evaluation needed	A	A	a) <57
Wolseley UK, Westwood Road, Broadstairs	S516	1	n	A	A	A	X	A]	A] Existing accesses	B] Existing highway network suffers from congestion	Y	Urban	4 This site is hard standing and buildings with limited potential for ecological interest.	3	B	A	a) <57
Safari House, Hayne Road, Ramsgate	S429	1	n	A	A	A	X	B] Access to some local amenities	B] Access onto Haine Road might be achievable. Stirling Way to new Haine Road. New A256 to be constructed. Old A256 to be downgraded	A]	P	2 1994	4 This site is improved grassland and buildings with limited potential for biodiversity.	3	B	A	a) <57
South of Canterbury Road, Ramsgate	S415	1	n	C	B	B	WNS	C] Site is remote from amenities	B] Contrary to TP12 if new access is to be provided onto Canterbury Road A253	A]	N	Adj by 2, 3a & 3b	2 This site is an area of improved grassland, however it is rough in appearance and is situated adjacent to allotments and is therefore likely to have biodiversity interest. A wide hedgerow and scattered trees are present on the northern boundary which should be retained and enhanced within any development. Ecological assessments will be required.	1,2 Archaeology to avoid and pre-determination evaluation needed. Close to Causewayed Camp	B	A	b) 57-63
Beerling's farm, Hayne Road, Ramsgate	S446	1	n	A	A	A	X	B] Access to some local amenities	B] Access onto Haine Road might be achievable. Stirling Way to new Haine Road. New A256 to be constructed. Old A256 to be downgraded	A]	N?	2 1994	3 This site is improved grassland, buildings and hard standing, with some trees / hedgerows. Ecological assessment of the buildings and trees / hedgerows will ne necessary.	3	B	A	a) <57
Land east of Quex Road, Westgate	S484	1	n	C	B	A	CCP	B] If suitable access is created then the site is within reasonable distance of good public transport corridor and reasonable walking distance of Station Road Westgate for local amenities (although direct route is not DDA compliant)	C] No direct highway access	A]No capacity problems depending on Access. Increased use of an existing junction onto A28 could be contra to TP12	N		2 3 The site is part of an agricultural field bounded by hedgerows and with an area of rough grassland/scrubby habitat to the east (R25_152). While the core of the site is of limited ecological value, except for the potential for farmland birds, there is some interest in the boundary features and adjacent land. Due to the quantum of development within agricultural land and the farmland and migratory bird interest within Thanet there is likely to be an overall in-combination impact on the bird populations within the district. For this reason KWT recommend that all agricultural land to be lost is subject to a wintering and breeding bird survey.	3	A	A	a) <57
Land at Margate station, margate	S422	1	n	A	A	A	X	A]	A]	A]	Y	Urban	3 Site primarily consisting of hard-standing with small areas of managed grassland and trees. Some buildings on the site which may require assessment for bat presence and nesting bird use.	3or4	A	A	a) <57

Land off Brooke Avenue, Garlinge	S482	1	n	C	B	A	CCP	B] Site is remote from some amenities	A]	B] Capacity issues at Maynard Ave and Crowhill Road	N	High	3 Site with agricultural fields and garden, some boundary features and adjacent to rough grassland/scrubby area. Due to the quantum of development within agricultural land and the farmland and migratory bird interest within Thanet there is likely to be an overall in-combination impact on the bird populations within the district. For this reason KWT recommend that all agricultural land to be lost is subject to a wintering and breeding bird survey.	2 High potential - evaluate	A	A	a) <57
Land at Briary Close, Westgate	S485 & 486	1	n	C	B	A	CCP	B] Distance from local school	A]	A] Increased use of an existing junction onto A28 could be contra to TP12	N		2 3 The site is part of an agricultural field bounded by hedgerows and with an area of rough grassland/scrubby habitat to the west (R25_152). While the core of the site is of limited ecological value, except for the potential for farmland birds, there is some interest in the boundary features and adjacent land. Due to the quantum of development within agricultural land and the farmland and migratory bird interest within Thanet there is likely to be an overall in-combination impact on the bird populations within the district. For this reason KWT recommend that all agricultural land to be lost is subject to a wintering and breeding bird survey.	2 High potential - evaluate	A	A	a) <57
Along Spratling Lane, Ramsgate	S130	1	n	A	A	A	X	xxxx See SS21xxxx	xxxx See SS21xxxx	xxxxSee SS21xxxx	P	Urban	xxxxSee SS21xxxx	xxxxSee SS21xxxx	B	A	a) <57
Club Union Convalescent Home Reading Street	S220	1	n	A	A	A	X	xxxxSee SR61 below (which equates to part of this site)xxxx	xxxxSee SR61 below (which equates to part of this site)xxxx	xxxxSee SR61 below (which equates to part of this site)xxxx	N	Urban	xxxxSee SR61 below (which equates to part of this site)xxxx	3 B Area of general archaeological potential associated with prehistoric, Roman and Anglo Saxon activity (see SR61)	A	A	a) <57
Newington Library, Newington Rd, Ramsgate	S183	1	n	A	A	A	X	A]	A] Existing access	A]	Y	Urban	3 This site is hard-standing and buildings with some amenity grassland. The buildings will require ecological assessment.	3	B	A	a) <57
Furniture mart, Bath Place & Grotto Hill, margate	S467	1	n	A	A	A	X	A]	A]	A]	Y	Urban	3 (low end of) Site of existing built development with no semi-natural habitat present. Potential for use by nesting birds and would need bat assessment of buildings in and around site.	3	A	A	a) <57
Dent De Lion farm, Dent De Lion Court, Garlinge	S490 & S491	1	n	C	B	A	CCP	B] Site is remote from some amenities	A]	A]	P	High and adjoins grade 3a (2000)	1 Site with numerous mature trees with potential for bat use, in addition to scrubby woodland and extensive grassland, categorised as rank neutral grassland on ARCH, with likely ecological interest. Building(s) are present and are also likely to present opportunities for nesting birds and potentially bats. Development across the whole of this site would present a significant loss of semi-natural habitat in this area.	2 High potential - evaluate	A	A	a) <57
Land off Northdown Rd., St. Peter's	S459	1	n	C	B	A	X	A]	A]	A]	N	High	3 This site is largely hard-standing and amenity garden and is therefore has limited ecological value. There is potential for indirect impacts to the adjacent woodland, particularly if bats are present.	3 Conservation area restrictions	B	A	a) <57
31 Victoria Road, Ramsgate	S473	1	n	A	A	A	X	A]	A]	A]	Y	Urban	4 This site comprises a workshop and hard-standing and is unlikely to have biodiversity value.	3	A	A	a) <57
Land Adjoining 92 park Road, Birchington	S456	1	n	C	B	A	QP	B] Access to bus network. Slightly remote from amenities in Birchington	A]	A]	N	High	3 The site is primarily garden though at the southern end the vegetation is contiguous with a belt of trees that form the boundary of the adjacent fields. There is connectivity to further wooded areas and semi-natural habitat at Quex Park. A bat survey should be required to establish bat roosting and foraging potential	3	A	A	a) <57
Former railway track, Nash Road, margate	S424	1	n	B (Small part in urban area confines)	B	A	CCP	A]	C] Access problems off Nash Road. The road has a kink in it which could be straightened out but only using 3rd party land.	A]	N	Urban	2 This site is a long thin strip adjacent to the road. ARCH identifies this as woodland and rank neutral grassland. The habitat is likely to provide a natural corridor and should be incorporated into the wider green infrastructure if at all possible	3,4	A	A	a) <57
Land South of Manston Road, Ramsgate.	S432	1	n	C	C	B	CCP	B] Frequent bus route but remote from other amenities	B] Access potential onto Haine Road but would be contrary to TP12 unless designed as left in / left out using roundabouts at either end of site	B] If designed as left in / left out should not present any problems with capacity	N	2, 3a & 3b 1994	3 This site is primarily in agricultural use with hard standing in the south-western corner. Due to the quantum of development within agricultural land and the farmland and migratory bird interest within Thanet there is likely to be an overall in-combination impact on the bird populations within the district. For this reason KWT recommend that all agricultural land, scrub and neutral grassland to be lost is subject to a wintering and breeding bird survey, Within the southern boundary of 18-2 There is a small area of neutral grassland that could be retained managed and extended throughout all sites ass part of the GI.	1,3Area of barrows and Saxon cemeteries around southern part - Lord of Manor	B	A	c) 63-72

Rose farm House, Haine Road, Ramsgate.	S445	1	n	C	C	A	CCP	B] Access to some local amenities	B] Access onto Haine Road might be achievable. Stirling Way to new Haine Road. New A256 to be constructed. Old A256 to be downgraded	A]	N?	High	3 This site is improved grassland, buildings and hard standing, with some trees / hedgerows. Ecological assessment of the buildings and trees / hedgerows will be necessary.	3	B	A	a) <57
Montefiore Site,	S451	1	n	A	A	A	X	A] Reasonable access to amenities	A] No problems with access onto Dumpton Park Drive	A] No issues with capacity of Dumpton Park Drive	P	Urban	1 This site contains woodland and scrub with potential ecological value. The site is an island of semi-natural habitat within the urban environment and due to the lack of woodland within Thanet and the site's proximity to the coast we recommend that this site be retained for biodiversity.	1,3 Avoid impact on Montefiore Mausoleum	A	A	a) <57
Warten Road Playing field, Warten Road, Ramsgate	S462	1	n	A	A	A	X	B] Remote from shops	A] Access available onto Dumpton Park Drive	A]	N	Urban	3 This site comprises playing pitches with limited potential for ecological interest, though it is adjacent to the railway corridor which may be a dispersal route for a number of protected species; ecological surveys should be undertaken, particularly in relation to the site edges.	3	A	A	a) <57
Land at 169 Minnis Road, 42 Arthur Rd. and Viking Close, Birchington	S532	3	n	A	A	A	X	C] Remote from all amenities except coast.	A]	A]	P	Urban	3 The site contains existing dwellings and gardens and would require ecological assessment for the potential for roosting bats.	3	A	B	a) <57
Land west of Haine Road (adjacent to Eurokent Business park)	S535	1	n	C	B	A	CCP	B]	B] Access onto Haine Road might be achievable. Stirling Way to new Haine Road. New A256 to be constructed. Old A256 to be downgraded	B] T/A will be required for such a large site. Capacity of surrounding road network is likely to be an issue.	N	High	3 This site is identified as agriculture on ARCH and contains few boundary features. Although unlikely to contain high species diversity, due to the quantum of development within agricultural land and the farmland and migratory bird interest within Thanet there is likely to be an overall in-combination impact on the bird populations within the district. For this reason KWT recommend that all agricultural land to be lost is subject to a wintering and breeding bird survey	2,3 Predetermination needed in areas of site due to cropmarks and potential Roman buildings	B	A	a) <57
Land at Birchington Medical Centre	S548	1	n	C	B	A	WNS	A]	A] Existing access onto Minnis Road	A]	Y	3a 2000	4 The site comprises one large building, hard standing, amenity grass and hedgerows. The building is post-2000 with an extension in 2009 so is likely to be of limited potential for bats. Hedgerows should be retained as part of any development.	3	A	A	a) <57
Land at Hundred's Farm, Westgate	S550	1	n	A	A	A	X	B) Good access to schools and local transport routes, few local amenities but reasonably close to Westgate	B) Access not acceptable off A28 but can be achieved off Linksfield Road.	B) Local junctions may require modelling	N	Urban	2 The site comprises a building, rough neutral grassland and boundary trees all of which indicate the potential for ecological impacts, which will need to be assessed. Surveys for bats and reptiles should be required. Other species may also be present on site such as breeding birds.	3,B Bronze Age ring ditches and Roman burials to west and south.	A	A	a) <57
Land at Stone Cottage, Haine Road, Ramsgate	S551	1	n	A	A	A	X	B) Sustainability issues currently but with development in the area coming forward is likely to be very sustainable in the future.	B) Access likely to be achieved	B) Plot not large enough to generate capacity issues	N	2 1994	3 This site is comprised of hard-standing, buildings and improved grassland. There are also trees/hedgerows present which hold some potential for ecological interest. An assessment will be necessary	3,B Area of general archaeological potential associated with prehistoric, Roman and Anglo Saxon activity	B	A	a) <57
Rear of 16-52 Bird's Avenue, Margate	S032	1	n	C	A & B	A	Part CCP	B) Reasonable walking access to schools and good access to public transport routes and local amenities.	C) Access off an existing Public Footpath, not suitable to be made up to an adoptable standard, very substandard sight lines onto public highway	A) No known capacity issues in the immediate area. Transport Statement only required.	N	Urban	2) The site comprises gardens and shed/garage structures, and an area of unmanaged field with rank vegetation, shrubs and trees. There is potential for ecological interest including reptiles and bats that would need to be assessed. There is also potential for farmland bird use of the unmanaged field and the arable field that lies adjacent to the site. Given the quantum of development on agricultural land across Thanet, there is a need to strategically address the in-combination impacts of habitat loss on bird populations.	3,B Undated enclosure cropmarks to south.	A	A	a) <57
Rear of 15-70 Nash Road, Margate	S073	1	n	A	A	A	X	B) Reasonable walking access to local schools and amenities and public transport routes	C) Access unsuitable to be made up to adoptable standard and mix of pedestrian and vehicular traffic likely to be unsafe	B) Modelling work would be required on local junctions and impacts mitigated	N	Urban	3) The site comprises gardens and garage structures which back on to the former railway corridor. Ecological assessment will be required as there is potential for use of the site by protected species including reptiles and bats. Site presents opportunities for green infrastructure connection along former railway corridor.	3, B Site lies c.50m east of Salmestone Grange, a Scheduled Monument of a medieval grange; there are numerous enclosure cropmarks to the south east and evidence of medieval activity. (Comment - Subject to nature of redevelopment, discussions with English Heritage might be appropriate regarding setting and character of Salmestone Grange complex).	A	A	a) <57
Adjacent to 63 Spratling Street., Ramsgate	S129	1	n	A	A	A	X	xxxx see SS21 which has similar site boundaries xxxx	xxxx see SS21 which has similar site boundaries xxxx	xxxx see SS21 which has similar site boundaries xxxx	N	Urban	xxxx see SS21 which has similar site boundaries xxxx	xxxx see SS21 which has similar site boundaries xxxx	B	A	a) <57
Land south of Brooke Avenue, Garlinge	S483	1	n	C	B	A	CCP	B] Site is remote from some amenities	A]	B] A T/A may be required. Capacity issues at Maynard Ave and Crowhill Road	N	High	3 Site with agricultural fields and garden, some boundary features and adjacent to rough grassland/scrubby area. Due to the quantum of development within agricultural land and the farmland and migratory bird interest within Thanet there is likely to be an overall in-combination impact on the bird populations within the district. For this reason KWT recommend that all agricultural land to be lost is subject to a wintering and breeding bird survey.	2 High potential - evaluate	A	A	a) <57

Land at Coldswood Road/Haine Road, Ramsgate	S549	1	n	C	C	B	CCP	B] Bus route and some local amenities available	B] Junction onto Haine Road A256 would be contrary to TP12. Access onto Coldswood Road possible	B] Junction onto Haine Road A256 would be contrary to TP12. Access onto Coldswood Road possible	N	High	3 This site is agricultural land with limited potential for ecological interest, with the exception of farmland birds. Due to the quantum of development within agricultural land and the farmland and migratory bird interest within Thanet there is likely to be an overall in-combination impact on the bird populations within the district. For this reason KWT recommend that all agricultural land scrub and neutral grassland to be lost is subject to a wintering and breeding bird survey.	2,3 Roman cemetery remains found in one area	B	A	a) <57	
Sites from 2012 Call for sites																		
Wyevale Garden Centre, Hereson Rd, Ramsgate	SR57	1	n	A	A	A	X	A The site is well supported by public transport and is within close walking distance of Dumpton Gap Railway Station and on the Thanet Loop bus route (on Hereson Road). There are no public rights of way (PROW) on or abutting the site.	A Existing access location would be suitable to support residential development. More than 100 units will require a secondary emergency access.	A The site is likely to require a Transport Assessment and Travel Plan (100+ units)	Y	Urban..	4 This is a car park with limited potential for biodiversity. There is a substantial hedgerow at the northern boundary which should be retained and extended as a buffer to the Ramsgate Cemetery which is designated as a Local Wildlife Site. If impacts cannot be avoided, the constraint level will be increased.	3 - High potential but presently developed. Prog arch work	A	A	a) <57	
Land at Dane Court School, Broadstairs	SR58	1	n	A	A	A	X	B The site is well served by cycleways and is on a bus route but is not well served by local shops. It is close to both primary and secondary schools. There are no PROW's on or abutting the site	C The land specified does not abut a public highway. A new access onto Fairfield Road would be acceptable subject to adequate sight lines being achieved and junction spacing with Rumfields Road and Fair Street being acknowledged. Access onto Rumfields Road will be more problematic.	B 100+ units will require a secondary emergency access, TA and TP	N	Urban..	2 This site is a green stepping stone within the urban environment made up of school playing fields but also including a scrubby wooded area with rough grassland that has some ecological potential. The loss of open space within the urban environment could lead to increased recreational pressure on the European sites.	3 - Good arch potential as seen at ads and Rumfields Rd. Roman burials etc. Site may have been affected in part by quarry	B	A	a) <57	
Land at Brooke Avenue, Garlinge	SR59	1	n	C	B	A	CCP	B Close to a bus route and close to school. Within reasonable walking distance of other amenities	A A small plot only likely to accommodate 1 unit with access from Brooke Avenue	A No capacity issues	N	High..	3 Site in corner of agricultural field with scrubby margin that is connected to larger unmanaged area with potential ecological interest.	2 - Cropmarks in area – previous advice PDE and high sensitivity	A	A	a) <57	
Land at Haine Rd & Spratling St, Ramsgate	SR60	1	n	C	C	B	CCP	C Bus connections are not good in the immediate vicinity and the site is not well connected to local amenities. There are no PROW across or abutting the site	C Any development is likely to require road widening and footway provision on Spratling Lane. There is no footway provision on Haine Road which would also be required if it became an active frontage as part of the proposal. KCC highways would not support a new access onto Haine Road which would be contrary to Policy TP12 of the existing Local Plan	C Roads in the area are suffering from capacity issues. The site is likely to require a TA and TP and mitigate against any traffic impact.	P	High..	3 This site comprises improved grassland with limited biodiversity value. However, there are hedgerows around the site that should be retained and enhanced and could be extended to form the basis of the Green Infrastructure	3 - Good background potential but nothing immediate except Roman ditches. Conditioned evaluation or prog works	B	A	a) <57	
Land North of reading Street & East of Convent Rd, Broadstairs	SR61	1	n	A	A	A	X	B Some local amenities and within walking distance of a bus route. No PROW's across or abutting the site	B An access solution has been agreed to support a limited number of dwellings (13) with conditions relating to off site works. The site also abuts Convent Road but access is not considered suitable in this location.	B No potential capacity problems unless unit numbers increase but a Transport Statement will be required.	P	High..	2 This site is an area of rough grassland and scrub adjacent to a golf course, 180m from Golf Course Roughs Kingsgate Local Wildlife Site and forms part of the corridor between Kingsgate and Broadstairs. The site presents ecological opportunities that would require assessment and also contributes to the green infrastructure of the area. KWT would recommend that this site be retained as open space or preferably enhanced for wildlife.	3 - Previous advice for eval and mitigation through condition	A	A	a) <57	
Site Adj Dent De Lion, Garlinge	S490	1	n	C	B	A	CCP	B Within walking distance of local amenities and bus routes. Public Footpath TM23 abuts the site	C The junction of Dent-de-Lion Court and Dent-de-Lion Road suffers extremely poor sight lines to the RHS when leaving Dent-de-Lion Court in a forward gear. Without improvements to this junction KCC highways would not support further development on this site.	B No capacity issues other than the aforementioned junction	N	Urban..	2 Site with numerous mature trees with potential for bat use, in addition to scrubby woodland and grassland with likely ecological interest. Building(s) are present and are also likely to present opportunities for nesting birds and potentially bats. Even if trees are retained there remains potential for impacts to bats if found to be present.	2 - Previous advice for high sensitivity and pre determine eval as location close to Dent de Lion and on approach to LB and SM of gatehouse. Setting needs to be protected.	A	A	a) <57	

Land at Brooke Ave, Garlinge	S482	1	n	C	B	A	CCP	B Close to a bus route and close to school. Within reasonable walking distance of other amenities	C The site does not abut public highway unless via 118. Public footpath TM22 partly abuts the site and would serve as a pedestrian connection but the path is too constrained by frontage development to accommodate vehicular traffic and its connection to the High Street suffers very poor sight lines. Access for pedestrians and vehicles over R25-118 would be very tight and may prove unworkable.	B No other capacity issues other than with the site access	N	High..	3 Site with agricultural fields, gardens and area of unmanaged grassland, some boundary features and connectivity to rough grassland/scrubby area. Some pockets of the site with potential ecological interest. Due to the quantum of development within agricultural land and the farmland and migratory bird interest within Thanet there is likely to be an overall in-combination impact on the bird populations within the district. For this reason KWT recommend that all agricultural land to be lost is subject to a wintering and breeding bird survey.	2 - Cropmarks in area – previous advice PDE and high sensitivity	A	A	a) <57
Land at Briary Close, Westgate	S485 & 6	1	n	C	B	A	CCP	A The site is remote from local amenities but within reasonable walking distance of a bus route. No PROW cross or abut the site	B Briary Close junction onto Canterbury Road is of a suitable standard to accommodate additional development.	B No highway capacity issues	N	2 (2000)..	3 The site is part of an agricultural field bounded by hedgerows and with an area of rough grassland/scrubby habitat to the west (R25_152). While the core of the site is of limited ecological value, except for the potential for farmland birds, there is some interest in the boundary features and adjacent land. Due to the quantum of development within agricultural land and the farmland and migratory bird interest within Thanet there is likely to be an overall in-combination impact on the bird populations within the district. For this reason KWT recommend that all agricultural land to be lost is subject to a wintering and breeding bird survey.	2 - Previous advice for high sensitivity and pre determine eval as location of cropmark sites	A	A	a) <57
77-85 High St Ramsgate	S186a	1	n	A	A	A	X	A Access to good public transport routes and town centre amenities with public parking available nearby. No PROW's cross or abut the site.	A High Street is subject to traffic regulation orders (TRO's) and sits within the town centre. The site sits outside of the Town Centre Parking Policy but is within a conservation area so parking would only be required if no adverse impact on the conservation area	A No highway capacity issues	Y	Urban..	4 This site contains buildings and yards with limited biodiversity interest.	3 - Previous apps conditioned for eval and mitigation	A	A	b) 57-63
Culmers Land, Vere Rd, Broadstairs	SR62	1	n	A	A	A	X	A The site is within close walking distance of the town centre amenities, the railway station and bus routes. Public footpath TB28 crosses the site.	C The site only abuts public highway at the end of Alexandra Road which is not suitable to accommodate additional traffic movements, due to inadequate width and poor visibility at its junction with Albion Street. Other access opportunities may exist off Bradstow Way or Vere Road car park but these would need to be explored in line with current design standards. A secondary emergency access would be required above 100 units.	B A TA and TP would be required above 100 units or for a mixed use development	N	Urban..	2 This site is allotments and therefore likely to contain higher biodiversity than many of the other sites. Birds, reptiles small mammals and possibly invertebrates are likely to be present and a full survey should be undertaken if development is to occur. This site provides a green stepping stone within the urban area being adjacent to an area of open space Therefore we would recommend this site be maintained for allotments. Any habitat lost to protected species will need to be replaced. This could be provided within the green corridor.	3 - Background potential in B'stairs	A	A	a) <57
Land at Nash & Haine Rds, Westwood.	S141	1	n	A	A	A	X	xxx no specific comments beyond those made at time of planning consent xxx	xxx no specific comments beyond those made at time of planning consent xxx	xxx no specific comments beyond those made at time of planning consent xxx	N	2, 3a & 3b (2001)..	3 This site is subject to a live planning application for which KWT and KCC Eco-Advice Service have submitted more detailed comments. This site is identified as agriculture on ARCH and contains few boundary features. Although unlikely to contain high species diversity, due to the quantum of development within agricultural land and the farmland and migratory bird interest within Thanet there is likely to be an overall in-combination impact on the bird populations within the district. For this reason KWT recommend that all agricultural land to be lost is subject to a wintering and breeding bird survey.	3 - Development agreed with conditions.	B	A	a) <57
Land at Warre Avenue, Ramsgate	SR63	1	n	A	A	A	X	B Not well connected to local amenities but a bus route exists along London Road. No PROW cross or abut the site	A No problem with access subject to usual conditions	A No highway capacity issues	N	Urban..	2 This site comprises buildings, gardens, hedgerows and mature trees at the western edge of the site which connect to a wider network of habitat in this area. Assessment of the ecological interest is required. Retention of the hedgerows would reduce the constraint level.	1/2 - Excavation to the west has identified a substantial enclosure running towards this site. BA lunerary, IA and Roman potential	A	A	a) <57
Land r/o 11 Canterbury Rd, Westgate	S30	1	n	A	A	A	X	B The site is not well connected to local amenities but is within walking distance of bus tops on Canterbury Road. No PROW cross or abut the site	A An existing access exists. KCC highways would not oppose the use of this access as a private drive serving 1 or 2 additional properties, subject to appropriate turning facilities	A No highway capacity issues	P	Urban..	2 A scrubby site with connectivity to nearby boundary features and an unmanaged area of grassland (R25_152) which provides semi-natural habitat amongst arable fields and urban infrastructure. The mature trees, hedgerows, rough grassland and scrub provide opportunities for protected species including reptiles and bats.	3 - Prog of works condition on previous applications as prehistoric and early medieval finds in area	A	A	a) <57

Land at Surrey Gardens, Birchington	SR64	1	n	A	A	A	X	A Site is well located to village amenities	A Existing access is suitable to support residential development	A No highway capacity issues	Y	Urban..	3 The site comprises a building and hard standing . Trees are present on the edges of the site, one of which is of sufficient interest to require assessment for bat use.	3 - Roman burials close by. Prog works elsewhere in street	A	A	a) <57
Land at Waterside Drive, Westgate	SR65	Adj 2/3	n	A	A	A	X	B The site is not well connected to local amenities but is within close walking distance of a bus route on Westgate Bay Avenue. There are no PROW across or abutting the site	A No objections to access subject to usual planning conditions	A No highway capacity issues	N	Urban..	4 The site is amenity grassland adjacent to hard standing and gardens. There is a hedgerow along one boundary which should be retained. The site has limited ecological interest. There are opportunities to secure funding to manage the neutral grassland on the adjacent cliff top, to enhance biodiversity and provide open space.	3 - Roman remains found on the site in past. Previous applications have included prog works condition but perhaps warrants evaluation condition	A	A	a) <57
Land a Seafeld Rd and fronting Southwood Road, Ramsgate	S106a	1	n	A	A	A	X	B The site is within a reasonable walking distance of local amenities and bus routes. No PROW exist over or abut the site	B The site abuts public highway at both Southwood Road and Seafeld Road. The access point at Southwood Road suffers poor sight lines and is detrimental to highway safety. An existing access does exist and a developer could only use this access if he could demonstrate that the proposed use does not outweigh the existing in terms of traffic movements. Seafeld Road is heavily parked up and has no turning facilities. Any development off Seafeld Road would need to provide a turning head for Seafeld Road and ensure that off road parking provision is adequate enough not to further impact on Seafeld Road	B No highway capacity issues but Transport Statement would be required to support access arrangements	P	Urban..	3 This site contains hard-standing, buildings and improved grassland/garden areas with little biodiversity interest. The buildings should be assessed for bat potential.	3 - Background potential prob prog work conditioned	B	A	b) 57-63
Land r/o 3 Winterstoke Way Ramsgate	SR66	1	n	A	A	A	X	B Not well connected to local amenities but within walking distance of a bus route. No PROW exist across or abut the site	C The site is landlocked and the passageway to the side of 3 Winterstoke Way is not suitable for vehicular traffic . The site has the potential to be accessed off the garage block served off Michael Avenue. Bin storage would need to be located within 25m carry distance.	A No highway capacity issues	N	Urban..	4 This site contains buildings, hard standing and gardens with limited potential for biodiversity. If the trees along the boundaries are impacted by a proposal the ecological constraint level will increase.	3 - Prehistoric features near by. Prob prog arch work	A	A	a) <57
Arlington House & 1-50 Arlington Sq, Margate	S408	Adj 2/3	n	A	A	A	X	xxxx comments previously made in respect of previously submitted planning applications xxx	xxxx comments previously made in respect of previously submitted planning applications xxx	xxxx comments previously made in respect of previously submitted planning applications xxx	Y	Urban..	4 Site of existing built development with no semi-natural habitat present. Potential for use by nesting birds.	3 - Archaeological potential from Tivoli Valley affected by development. Former Margate East Station here	A	B	a) <57
14 Suffolk Avenue, Westgate	SR67	1	n	A	A	A	X	A The site is well located to local amenities and is close to a bus route. No PROW exist across or abut the site	A Existing access	A No highway capacity issues	Y	Urban..	2 The site comprises buildings and hard standing and minimal boundary vegetation. Some of the buildings appear derelict which increases the potential for use by bats and/or nesting birds, which would require assessment	3 - Area rich in RB and prehistoric remains. previously developed site. Prog of work condition likely	A	A	a) <57
Land south west of Briary Close, Westgate. See also site ST1 which includes this site	SR68	1	n	C	C	A	CCP	B The site is not well connected to local amenities but is within reasonable walking distance of the Canterbury road bus route. No PROW exist over or abut the site	B Access should not be sought via the private drive serving R25-139 since the access onto the Canterbury Road is not suitable to support more than one or two properties. The site could connect to Briary Close.	B Access should not be sought via the private drive serving R25-139 since the access onto the Canterbury Road is not suitable to support more than one or two properties. The site could connect to Briary Close.	N	2 (2000)	2 The site is an area of unmanaged rough grassland and scrub habitat surrounded on 3 sides by agricultural field and gardens to the north. There is some connectivity along the adjacent field's boundaries and ecological surveys for reptiles and bats are likely to be required. Due to the quantum of development within agricultural land, neutral grassland and scrub and the farmland and migratory bird interest within Thanet there is likely to be an overall in-combination impact on the bird populations within the district. For this reason KWT recommend that all agricultural land scrub and neutral grassland to be lost is subject to a wintering and breeding bird survey.	2 - Previous advice for high sensitivity and pre determine eval as location of cropmark sites	A	A	a) <57
Land East side of North Foreland Avenue, Broadstairs	SR73	1	n	A	A	A	X	C) Poorly connected to local amenities, no bus routes within vicinity. No PROW cross or abut the site.	A) Access could be easily achieved but fronts a private road and as such any internal roads would remain private	A) No highway capacity issues	N	Urban..	2) This site is subject of a live application for which KCC Eco-advice have submitted comments. This site is adjacent to the cliff top and contains large gardens. Due to its proximity to the sea and the undefended nature of the cliff top in this area it is KWT's view that to ensure coastal processes can operate where possible no further development should be planned within the undefended areas of the cliffs	2.C Area of Iron Age activity with possible hill fort to west; contains alignment of WWII barbed wire defence network. (Comment - Desk based Assessment needed to clarify nature of Iron Age activity and WWII heritage to inform redevelopment)	A	B	a) <57

Land West Side of North Foreland Avenue, Broadstairs	SR74	1	n	A	A	A	X	C) Poorly connected to local amenities, no bus routes within vicinity. No PROW cross or abut the site.	A) Access could be easily achieved but fronts a private road and as such any internal roads would remain private	A) No highway capacity issues	N	Urban..	2) This site is subject of a live application for which KCC Eco-advice have submitted comments. This site is adjacent to 141(a) and contains gardens and other buildings. Due to its proximity to the sea and the undefended nature of the cliff top in this area it is KWT's view that to ensure coastal processes can operate where possible no further development should be planned within the undefended areas of the cliffs	3,B Area of Iron Age activity with possible hill fort to north west.	A	A	a) <57	
Green Wedge Sites																		
Land at Kingsdown Farm, Broadstairs	S417	1	Yes	C	B	A	CCP	B) Site is within a bus route and schools but no shops	A)	B) A T/A would be required for a site of this size.	N	2 & 3a 1994	3) This site is agricultural land with no boundary features with limited potential for ecological interest, with the exception of farmland birds. Due to the quantum of development within agricultural land and the farmland and migratory bird interest within Thanet there is likely to be an overall in-combination impact on the bird populations within the district. For this reason KWT recommend that all agricultural land, scrub and neutral grassland to be lost is subject to a wintering and breeding bird survey.	2,3	B	A	a) <57	
Land west side of Northdown Hill, Broadstairs	S421	1	Yes	C	C	A	CCP	B) Bus route but no local amenities	A)	B) Capacity problems at junction of Green Lane / Reading Street Road	N	3a & 3b 1994	3) This site is agricultural with no boundary vegetation and of limited ecological value, with the exception of farmland bird potential. Due to the quantum of development within agricultural land and the farmland and migratory bird interest within Thanet there is likely to be an overall in-combination impact on the bird populations within the district. For this reason KWT recommend that all agricultural land to be lost is subject to a wintering and breeding bird survey. This site is in a strategic corridor between Margate and Broadstairs which currently provides open habitat to aid the migration of species from the coast to the hinterland and has potential to function as public open space. We advise that this corridor should be retained and enhanced for wildlife and access if possible. This could be achieved by contributions from development within Margate and Broadstairs and promotion of the remainder of the land for Higher Level Stewardship.	2,3	A	A	a) <57	
Focus Store & land Rear, Pyson's Road, Ramsgate	S428	1	Part	C	B	A	Part CCP Part X	B) Good access to buses. No nearby amenities	A)	A)	P	Urban	3 This site comprises buildings, hard-standing and an area of rough neutral grassland in the eastern section. This section has potential for ecological interest, particularly reptiles and an assessment will be necessary.	B,3	B	A	a) <57	
Land Adj Stella Maris Convent, North Foreland Rd, Broadstairs	S434	1	Yes	C	B	A	CCP	C) Remote from amenities	A)	A)	N	Urban	3 This site appears to contain rough grassland and therefore surveys to ascertain presence of reptiles and possibly farmland birds are likely to be required.	2 within iron age settlement at north foreland of st Stephens college excavation	A	A	a) <57	
Westwood lodge, Poorhole lane, Broadstairs	S448	1	Yes	C	B	A	CCP	B) Bus route and amenities at Westwood close by	A) Access is possible off Poorhole Lane	C) T/A would be required for such a large site	P	High	2 This site comprises neutral grassland and woodland with some buildings and hard-standing. The site is adjacent to 027 and together these sites are likely to be the most biodiverse sites within the area and have potential for ecological interest which will require assessment.	2,3 Archaeology by condition but assess and avoid impact on any historic garden features to Westwood if present	B	A	a) <57	
Adj Westwood Lodge, Sloe lane.	S449	1	Yes	C	B	A	CCP	B) Bus route and amenities at Westwood close by	C) Contrary to TP 12 to provide direct access onto A254	A)	P?	High	2 This site contains woodland and is part of a wider complex of natural and semi natural habitat. Investigations may be required for a number of protected species.	3	B	A	a) <57	
Part of former gas works site, Northdown Road, St peters.	S450	1	Yes	C	B	A	CCP	A)	A) Access is achievable onto Northdown Road	B) capacity of Northdown Road / Vicarage Street. TA would be required	P	High	2 Site includes arable field and area of rough unmanaged grassland with some industrial development to the east. The rough grassland is of potential ecological interest and would require survey, particularly as it is linked to the railway corridor. Due to the quantum of development within agricultural land and the farmland and migratory bird interest within Thanet there is likely to be an overall in-combination impact on the bird populations within the district. For this reason KWT recommend that all agricultural land to be lost is subject to a wintering and breeding bird survey.	3	B	A	a) <57	
Land North of Park Road, Birchington	S460	1	Yes	C	B	A	CCP	B) Good access to bus network. Southern end is remote from amenities.	B) Access from Park Ave. Poor visibility owing to bend in road and hedges	B) Capacity problems at access onto A28. T/A would be required	N	High	3 This site has a good hedgerow boundaries, connected to a wider network of semi-natural habitat including Quex Park. The hedgerows should be retained if developed and a bat survey should be required. Due to the quantum of development within agricultural land and the farmland and migratory bird interest within Thanet there is likely to be an overall in-combination impact on the bird populations within the district. For this reason KWT recommend that all agricultural land to be lost is subject to a wintering and breeding bird survey.	2,3 High potential esp. in areas near cropmarks which should be evaluated.	A	A	a) <57	

Land at Draper's Mill Primary School, Margate	S475	1	Yes	C	C	A	CCP	A)	A)	A)	N	High..	2 This site contains semi-natural habitat including rank neutral grassland throughout the southern half of the site. The site is connected to semi-natural habitat and allotments and has potential for ecological interest, including reptiles and breeding birds, particularly as it is within an area of open space between arable land and the built environment. Due to the lack of open space within Margate and the need to provide alternative natural open space to ensure the potential for increased recreational impacts on the European network, consideration should be given to retaining this site as open space with possible enhancement funded by open space payments obtained from other developments.	2 rich in archaeology - predetermination assessment needed. Plus avoid visual impact on drapers mill	A	A	a) <57
Land at Ramsgate Road, Margate	S481	1	Part	B	B	A	Part CCP part X	B) Bus route, hospital and school available.	A)	C) Contrary to TP 12 to provide access onto A254 Ramsgate Road	P	High..	2 This is a small site largely containing improved grassland. However there is a substantial hedgerow tree belt around the northern and western boundary which should be maintained within any development.	3	A	A	a) <57
Land west of Updown House, Ramsgate Road, Margate	S489	1	Yes	C	C	A	CCP	B) Bus route, hospital and school available	A)	C) Contrary to TP 12 to provide access onto A254 Ramsgate Road, or A255 St Peter's Road	N	High..	3 This site comprises agricultural land and therefore is not likely to contain high biodiversity. Due to the quantum of development within agricultural land and the farmland and migratory bird interest within Thanet there is likely to be an overall in-combination impact on the bird populations within the district. For this reason KWT recommend that all agricultural land to be lost is subject to a wintering and breeding bird survey.	2,3 predetermination needed if development in northern area of site.	A	A	a) <57
Land fronting (north side of) Westwood Road, Broadstairs	S496	1	Yes	C	C	A	CCP	A)	C) Increase in traffic onto Westwood Road would be contrary to TP12	C) Existing capacity problems on highway network	N	High..	3 This site comprises agricultural land with hedgerows; along the western and eastern boundaries these are likely to be of ecological interest. The core area of the site is of limited ecological value, with the exception of the potential for farmland birds. Due to the quantum of development within agricultural land and the farmland and migratory bird interest within Thanet there is likely to be an overall in-combination impact on the bird populations within the district. For this reason KWT recommend that all agricultural land to be lost undertakes a wintering and breeding bird survey,	3,4	B	A	a) <57
Land at Hopeville Farm, Broadstairs	S545	1	Yes	C	B	A	CCP	A)	C) No obvious access to highway	B) capacity of Northdown Road / Vicarage Street	N	High..	3 This site is agricultural but lies adjacent to an area of woodland and the St Peter's Churchyard Local Wildlife Site. While much of the site is of limited ecological value, with the exception of farmland bird potential, the site could make a greater contribution to the strategic corridor between Margate and Broadstairs which currently provides open habitat to aid the migration of species from the coast to the hinterland and has potential to function as public open space. We advise that this corridor should be retained and enhanced for wildlife and access if possible. Due to the quantum of development within agricultural land and the farmland and migratory bird interest within Thanet there is likely to be an overall in-combination impact on the bird populations within the district. For this reason KWT recommend that all agricultural land to be lost is subject to a wintering and breeding bird survey.	3	B	A	a) <57
Land at Dane Valley Road/Northdown Hill, Broadstairs	S546	1	Yes	C	B	A	CCP	B) Bus route but no local amenities	A)	B) Capacity problems at junction of Green Lane / Reading Street Road	N	3a (1994)..	3 This site is agricultural with no boundary vegetation and of limited ecological value, with the exception of farmland bird potential. Due to the quantum of development within agricultural land and the farmland and migratory bird interest within Thanet there is likely to be an overall in-combination impact on the bird populations within the district. For this reason KWT recommend that all agricultural land to be lost is subject to a wintering and breeding bird survey. This site is in a strategic corridor between Margate and Broadstairs which currently provides open habitat to aid the migration of species from the coast to the hinterland and has potential to function as public open space. We advise that this corridor should be retained and enhanced for wildlife and access if possible. This could be achieved by contributions from development within Margate and Broadstairs and promotion of the remainder of the land for Higher Level Stewardship.	2,3	A	A	a) <57

Brazil Bros, Broadstairs	SR75	1	Yes	C	D	A	CCP	C) The site is remote from local amenities and whilst reasonable bus routes exist within a reasonable walking distance the stops are very exposed to the elements and unlikely to be well used during winter months. PROW's about the site.	B) Access would only be suitable if no longer shared with commercial vehicles. It would need upgrading to an adoptable layout and would need to incorporate footway provision.	B) There are capacity issues at Dane Court roundabout at peak times.	Y	High..	3 This site contains improved grassland, buildings and scattered trees with some potential for ecological interest which will need to be assessed. Boundary vegetation should be retained within any development.	3 B Surrounded by undated cropmarks with a possible Roman site to the north; Sackettshill is a post medieval farm complex; Sackett's Hill Farmhouse is a Grade II Listed building	B	A	a) <57
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Below = Sites from 2010 ELR scoring poor or average

Manston Road (South), Ramsgate	SS54 (See also SS35)	1	n	A	A	A	X	A The site is located next to a large superstore and is within walking distance of the school and other local amenities. No PROW cross the site. The site is on a bus route	A Existing access is good with footpaths either side but is too large to serve a residential development and will need to be redesigned.	B) Highway capacity may need to be demonstrated in respect of the Manston Road j/w Haine Road	Y	Urban..	2 A large extent of this site comprises buildings and hard-standing with limited biodiversity interest. However, there are a number of habitats on site that may contain higher value and will require ecological assessment. The habitats are primarily around the edges of the site, though an area of brownfield land in the south-western section of the site may also provide an interesting habitat. Avoidance of impacts to the southern section of the site with connectivity to the railway corridor would reduce the constraint level.	2-3 2.C- Multiperiod remains found on Tesco site which likely to extend. Some may warrant PIS, though previous use prob affects significance	B	A	b) 57-63
Rear of Cecilia Road, Ramsgate	SR69	1	n	A	A	A	X	B The site is within reasonable walking distance of local amenities and good bus services	B The existing access is poorly aligned, running parallel with Union Road and could result in conflict with additional traffic movements	B) Highway capacity is problematic in terms of on street parking, any residential scheme would require sufficient off street parking	Y	Urban..	4 This is a car park with limited potential for biodiversity. There is a substantial hedgerow at the northern boundary which should be retained and extended as a buffer to the Ramsgate Cemetery which is designated as a Local Wildlife Site. If impacts cannot be avoided, the constraint level will be increased.	3 - Background potential – archaeology through condition	A	A	a) <57
Stroud & Stylecast, Westwood	SR71	1	n	A	A	A	X	A The site is within close walking distance of local amenities and excellent bus routes. No PROW's cross the site.	A Access arrangements would be possible for residential development but would need careful consideration in relation to proposed junction improvements in the area	B) A full TA would be required and mitigation in order to achieve nil detriment on the local road network in this vicinity	Y	Urban..	3 This site contains largely buildings and hard standing with an area of rough grassland and scrub in the eastern corner. Ecological assessment will be necessary, including investigations for bats in any buildings to be demolished.	3/4 - Background potential may be affected by existing development	B	A	a) <57
Dane Valley, St. Peter's	SR72	1	n	A	A	A	X	B The site is close to the Thanet Loop bus route but is remote from local amenities.	B Off site works would be likely to be required at the junction of Westover Road, Northdown Road and Dane Valley Road as the junction is substandard.	B) A full TA and Travel Plan is likely to be required	P	Urban..	2 Most of this site is hard standing with industrial buildings. The area to the south of the railway is mainly undeveloped rough grassland with some ecological interest. There are areas of semi-natural habitat within and adjacent to the northern section of the site. Ecological assessment is required. Due to the lack of natural habitat within the area and the ambition to maintain the corridor between Margate and Broadstairs as alternative natural and semi natural open space, this grassland should be maintained and enhanced if possible.	1/2/3 - High arch potential though affected by existing development. Setting issues for two Sched Mons and poss wulf battery to avoid. Further assessment needed PDE	B (PART)	A	a) <57
East Northdown Farm, Margate	(withinS 463)	1	n	A	A	A	X	B The site is within walking distance of good bus routes but is remote from other amenities	C The junction with the B2051 is poorly aligned and not capable of absorbing additional traffic movements in its current form. The access road is private, poorly aligned and without footways. I would not recommend a development above 5 dwellings off this road	B) The private road is of varying width and suffers poor forward visibility and substandard passing bays.	P	Urban..	3 Site consisting mainly of hard standing and industrial buildings, though hedgerows and residential gardens are adjacent to the site. The buildings would require assessment.	1/2 - Lies in CA, and includes LB where setting requires protection as well as physical impact avoided. Close to significant medieval settlement site	A	A	a) <57
K Laundry, Broadstairs	Within S10	1	n	A	A	A	X	A The site is within close walking distance of local amenities and good public transport routes and cycle routes	A Access is achievable for residential development	A) The site is probably not big enough to require a full TA and highway capacity should not be too much of an issue	Y	Urban..	4 This site is hard-standing and buildings with limited potential for biodiversity value.	3 - Background potential only and large site. POW condition likely	B	A	a) <57
Dane Valley (undeveloped part south of railway line), St. Peters	Part of trawl 2 site S450	1	n	A	A	A	X	B The site is close to the Thanet Loop bus route but is remote from local amenities.	B Off site works would be likely to be required at the junction of Westover Road, Northdown Road and Dane Valley Road as the junction is substandard.	B) A full TA and Travel Plan is likely to be required	Y	High..	2) Most of this site is hard standing with industrial buildings. The area to the south of the railway is mainly undeveloped rough grassland with some ecological interest. There are areas of semi-natural habitat within and adjacent to the northern section of the site. Ecological assessment is required. Due to the lack of natural habitat within the area and the ambition to maintain the corridor between Margate and Broadstairs as alternative natural and semi natural open space, this grassland should be maintained and enhanced if possible.	1/2/3 - High arch potential though affected by existing development. Setting issues for two Sched Mons and poss wulf battery to avoid. Further assessment needed PDE	B (PART)	A	a) <57

ADDITIONAL SITES FROM EMPLOYMENT LAND REVIEW (based on 2013 ELR review)

Thanet Reach Southern part, Broadstairs	SS34	1	n	A	A	A	X	B) Site sits in a reasonably accessible location with access to local amenities and public transport routes	B) Access is likely to be achievable	B) Site will require TA and TP and will need to mitigate against its impact on the road network	N	Urban..	3) This site comprises rough grassland, hedgerows and tree lines with potential for ecological interest, though the site is within an area surrounded by built development. Ecological assessment will be necessary and boundary features should be retained.	3.B Bronze Age and Iron Age activity located immediately north of site with multi-period field systems known around	B	A	a) <57	
Manston Rd Industrial Estate, Ramsgate	SS35 (See also S554)	1	n	A	A	A	X	B) Site sits in a reasonably accessible location with access to local amenities and public transport routes	A) Existing access	B) Site will require TA and TP and mitigate against its own impacts on the road network	Y	Urban..	3) Already provided, combination of sites ELRb and R25-018-3. ELRb - A large extent of this site comprises buildings and hard-standing with limited biodiversity interest. However, there are a number of habitats on site that may contain higher value and will require ecological assessment. The habitats are primarily around the edges of the site, though an area of brownfield land in the south-western section of the site may also provide an interesting habitat. Avoidance of impacts to the southern section of the site with connectivity to the railway corridor would reduce the constraint level. Note that the previous assessment for ELRb indicated constraint score of 2 - this has been revised down to 3 as the more recent aerial photographs we are now using indicate changes to the availability of habitat with ecological interest. R25-018-3 - This site comprises an area of hard standing and building to the south, with improved grassland to the north. There is limited potential for ecological interest.	2.C Multi period activity Bronze Age, Iron Age, Roman villa complex and Early Medieval settlement remains; Complex of Upper Court post medieval residence adjacent. Comments- Archaeological Desk based Assessment recommended to guide any redevelopment proposals.	B	A	a) <57	
Pyson's Road Industrial Estate (Part) Broadstairs	SS36	1	n	A	A	A	X	B) Site sits in a reasonably accessible location with access to local amenities and public transport routes	B) Access is likely to be achievable	B) Site will require TA and TP and mitigate against its own impacts on the road network	Y	Urban..	3) The site comprises buildings and hard standing. There is a small wooded area and some hedgerow at the northern end of the site. Ecological interest will be primarily restricted to these sections, though the buildings should also be assessed for their bat roosting potential.	3.B Area of general prehistoric, Roman and Early medieval potential	B	A	a) <57	
Dane Valley Industrial Estate, St peter's	SS37 (See also SR72)	1	n	A	A	A	X	xxxx See SR72 xxxx	xxxx See SR72 xxxx	xxxx See SR72 xxxx	Y	Urban..	xxxx See SR72 xxxx	xxxx See SR72 xxxx	xxxx See SR72 xxxx	A	A	a) <57
All Saint's Industrial Estate, Margate	SS38	Adj 2/3	n	A	A	A	X	B) Site sits in a reasonably accessible location with access to local amenities and public transport routes	A) Access is existing	B) Site will require TA and TP and mitigate against its own impacts on the road network	Y	Urban..	4) The site comprises buildings and hard standing with limited scope for ecological interest. The buildings should be assessed for bat use and the mature trees and hedgerows that surround the site should be assessed and if they are affected the ecological constraint level will be raised	4, A General potential for Neolithic and Bronze Age archaeology but site heavily disturbed by railway buildings and brickfield	A	A	a) <57	
Tivoli Road, Industrial Estate, Margate	SS39	Zone 3	n	A	A	A	X	B) Site sits in a reasonably accessible location with access to local amenities and public transport routes	A) Access is existing	B) Site will require TA and TP and mitigate against its own impacts on the road network	Y	Urban..	4) The site comprises buildings and hard standing with mature trees and hedgerows around the site. The buildings should be assessed for bat use and the mature trees and hedgerows that surround the site should be assessed and if they are affected the ecological constraint level will be raised.	4,A Disturbance from brickfield industrial activity	A	A	a) <57	
140-144 Newington Rd, Ramsgate	SS40	1	n	A	A	A	X	B) Site sits in a reasonably accessible location with access to local amenities and public transport routes	A) Access is existing	B) Site will require TA and TP and mitigate against its own impacts on the road network	Y	Urban..	4) The site comprises buildings and hard standing with limited scope for ecological interest.	4,A Nothing known	A	A	a) <57	
Prince's Rd Depot, Ramsgate	SS41	1	n	A	A	A	X	B) Not within close proximity to local amenities but accessible by good public transport routes	A) Access is existing	B) Site will require TA and TP and mitigate against its own impacts on the road network	Y	Urban..	3) Most of the site comprises buildings and hard standing. The buildings will need to be assessed for their bat roosting potential. Towards the western end of the site is an area that has developed rank vegetation which has potential for ecological interest and an assessment will be necessary.	4,A Roman settlement and burial remains are known to the north west and north east; Roman coin found close to "Derby Arms pub nearby; part of site brickfields area;	A	A	a) <57	
Whitehall Rd Industrial Estate, Ramsgate	SS42	1	n	A	A	A	X	B) Not within close proximity to local amenities, not frequent bus service near the site but reasonable walking distance to good bus service	A) Access is existing	B) Site will require TA and TP and mitigate against its own impacts on the road network	Y	Urban..	4) The site comprises buildings and hard standing with limited potential for ecological interest. There is a wooded area to the south, most of which is outside the site boundary but will still need to be assessed. If the trees need to be removed the ecological constraint level will be raised.	4,A Roman settlement and burial remains known off Pulmans Close c.50m to east but land used for Ashford-Margate Victorian railway approach to tunnel	A	A	a) <57	
Magnet & Southern, Newington Rd, Ramsgate	SS43	1	n	A	A	A	X	B) Not within close proximity to local amenities but good access to good public transport routes	A) Access is existing	B) Site will require TA and TP and mitigate against its own impacts on the road network	Y	Urban..	4) The site comprises buildings and hard standing with limited potential for ecological interest	4,A Nothing known	A	A	a) <57	

St Lawrence Industrial Est, Ramsgate	SS44	1	n	A	A	A	X	B) Within walking distance of local amenities and good public transport routes	A) Access is existing	B) Site will require TA and TP and mitigate against its own impacts on the road network	Y	Urban..	4) The site comprises buildings and hard standing with limited potential for ecological interest though the condition of the buildings suggest that potential for bat use should be assessed.	4,A Part of a Victorian Girls School, nursery with greenhouses and then a laundry - local heritage interest structures	A	A	b) 57-63
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Below = Sites below from Call for sites closed August 2013

Land between Mallisden & Hollydene, Haine Rd, Ramsgate	SS1	1	n	A	A	A	X	B No footway to frontage renders site unsustainable in current form	B Sight lines would need to be demonstrated as achievable	B) Site not large enough to create capacity issues	N	2 (1994)..	2) The site comprises a naturalised area of shrubs and trees in an area of primarily arable fields. The site provides habitat with potential to support protected species including reptiles and bats. Development of the site would result in local loss of biodiversity as replacement habitat could not be provided in a site of this size, unless incorporated into wider, strategic green infrastructure strategy.	4,A Area of general archaeological potential associated with prehistoric, Roman and Anglo Saxon activity	B	A	a) <57
Land off Newlands Lane, Broadstairs	SS6	1	yes	C	P	A	CCP	B Reasonable walking access to local schools and amenities and public transport routes	B Not connected to public highway, improvements necessary to bring access up to adoptable standard	B) Will require TA and TP and mitigation against impacts	N	2 & 3a (1994)..	3) This site is agricultural land with some boundary features which should be retained wherever possible. There is some limited potential for reptiles along the boundaries, other potential for ecological interest is limited to farmland birds and there will need to be an ecological impact assessment. Given the quantum of development on agricultural land across Thanet, there is a need to strategically address the in-combination impacts of habitat loss on bird populations to ensure no net loss of biodiversity across the district.	3,B Area of general archaeological potential associated with prehistoric, Roman and Anglo-Saxon activity; two cropmarks identified on site but could be former quarries	B	A	a) <57
Adj 9 & 11 Helvellyn Avenue, Ramsgate	SS14	1	n	A	A	A	X	B Reasonably close to good public transport routes and local centre amenities	B Access suitable as a private drive serving up to 5 properties with some modifications	B) The plot is not large enough to generate highway capacity concerns	N	Urban..	3) This site comprises buildings, gardens and green space that has not been actively managed for some time. There are a few mature trees. Although within the urban area, the site presents opportunities for protected species, including reptiles and bats, that would need to be assessed.	3,B Neolithic burial recorded to the west and Roman burials known to the north east	B	A	b) 57-63
Broadstairs Delivery Office, 20 The Broadway, Broadstairs	SS15	1	n	A	A	A	X	A) Well placed for public transport and town centre amenities and schools	B) Existing access ok subject to no increase in trip generation.	B) The plot is not large enough to generate highway capacity concerns	Y	Urban..	3) This site comprises hard standing and buildings with limited potential for biodiversity value though bat roosting presence should be investigated.	4,A Site adjacent to Crampton Tower water works identifiable on 1st Ed OS map	A	A	a) <57
Margate Delivery Office, 12-18 Addington St, Margate	SS16	1	n	A	A	A	X	A) Well placed for public transport and town centre amenities and schools	A) Existing access good	B) The plot is not large enough to generate highway capacity concerns	Y	Urban..	4) This site comprises hard standing and buildings with limited potential for biodiversity interest.	4,A prehistoric remains known c.50m to the north and c.130m to the east	A	A	a) <57
Ramsgate Delivery Office, 42 Wilfred Road, Ramsgate	SS17	1	n	A	A	A	X	A) Very well placed for public transport options and within reasonable walking distance to local amenities and schools	A) Access is unlikely to be problematic and could be accommodated using existing or new access arrangements	B) TA/TP may be required depending on the number of units	Y	Urban..	4) This site comprises hard standing and buildings with limited potential for biodiversity interest.	4,A Nothing known	B	A	a) <57
Land and buildings at Stella Maris Convent, North Foreland Road, Broadstairs	SS18	1	yes	C	B	A	CCP	C) Long walk from town centre amenities and no access to local centre or schools, bus service available within reasonable walking distance	B) New access road to adoptable standard required	B) TA/TP may be required depending on number of units	N?	Urban..	3) This site comprises buildings, grassland and trees. The majority of the grassland is short-mown with limited ecological value but there are pockets of vegetation with more varied structure that could have some ecological interest. Ecological assessment would be necessary with particular consideration of bats, birds and reptiles.	3,B Within area of possible Iron Age hillfort with numerous Iron Age findings nearby; contains WWII chain defence system	A	A	a) <57
Industrial Units, Marlborough Rd, Margate CT9 5SU	SS20	3	n	A	A	A	X	B) Reasonable walking distance to local and town centre amenities and close to Thanet Loop bus service	B) Existing accesses could be modified or new ones created	B) The plot is not large enough to generate highway capacity concerns	Y	Urban..	3) The site comprises buildings and hard standing. An assessment of potential for impacts to bats would be necessary as the condition of the buildings cannot be determined and the adjacent railway corridor contains mature trees and may provide roosting opportunities and/or commuting and foraging habitat.	4,A Nothing known	A	A	a) <57
Gas Holder Station, Dane Road, Margate	S196	3	n	A	A	A	X	B) Reasonable walking distance to town centre amenities and good bus services	B) Existing access could be modified off Addington Street	B) TA and TP likely to be required	Y	Urban..	4) The site comprises hard standing with some ruderal vegetation at the margins. While the vegetation could be suitable for protected species, the previous recent use and isolation of the site from other suitable habitats means that it is currently not likely to support protected species.	2,C Potential for Anglo-Saxon remains; post medieval industrial heritage interest in gasworks with one tower identifiable on 1st Ed OS map. (Comment - Desk based Assessment recommend on Anglo-Saxon potential and on post medieval industrial potential to guide any redevelopment)	A	A	a) <57
Haine Lodge, Spratling Street, Ramsgate	SS21	1	n	A	A	A	X	C) No footways on surrounding roads and no local amenities, heavy reliance on private car	B) Existing access but modifications likely to be necessary to Spratling Lane to provide passing bays	B) Plot not large enough to generate highway capacity concerns and require TA but junction with Haine Road may need to be looked at.	Y	High..	3) The site consists of a house and gardens, some of which is unmanaged. As such there is some potential for reptile presence on the site which would require assessment. We have been unable to ascertain the condition of the on-site house and this may also require specific assessment for bats	3,B Area of general archaeological potential associated with prehistoric, Roman and Anglo Saxon activity with Roman field ditches known a few metres to east.	B	A	a) <57

Former Newington Nursery & Infant School, Melbourne Avenue, Ramsgate CT12 6JS	SS22	1	n	A	A	A	X	B) Access to local centre amenities and schools with good public transport links	B) Access likely to be achievable	B) TA and TP likely to be required	P?	Urban..	3) if woodland retained, 2) if lost. The site comprises buildings, grassland with scattered trees and a wooded area to the south-west. While the grassland appears well-maintained, the woodland and buildings indicate the need for ecological assessment and ideally the woodland should be retained within any proposed development.	3.B Area of general archaeological potential associated with prehistoric, Roman and Anglo Saxon activity with multi-period site known c.260m to west and undated enclosure known to south	B	A	a) <57
Gap House School, 1 Southcliff Parade, Broadstairs	SS23	1	n	A	A	A	X	C) Long way from town centre or local amenities, no bus stops near the site.	B) Access likely to be achieved	B) Unlikely capacity issues	P	Urban..	2) The site comprises buildings, mature trees, scrub, some hard standings and grassland. There is potential for protected species presence which would need to be addressed. The site presents numerous opportunities for biodiversity and there would be a net loss of biodiversity if the trees could not be retained.	3.B Iron Age and Romano British remains found on site and in surrounding area; part of WWII barbed wire defence system stretches across part of western area of site	A	B	a) <57
Foreland School, Lanthorne Rd, Broadstairs	SS24	1	n	A	A	A	X	C) Remote from town or local centres, hourly bus service within walking distance of site	B) Existing accesses have potential for re-use	B) Unlikely capacity issues	P	Urban..	3) The site comprises primarily amenity grassland of little ecological value. Mature trees are present on the site boundaries and these would require ecological assessment, along with the buildings on the site.	3.B Prehistoric and Roman remains known to the north west	A	A	a) <57
The Rendezvous, Margate	S409	Adj 3	n	A	A	A	X	A) Access to town centre amenities and good public transport routes	B) Access potential over existing private road	B) TA/TP required and impacts mitigated	Y	Urban..	1) The site footprint comprises primarily hard standing, but its situation immediately adjacent to designated sites, including SAC, SPA, Ramsar and SSSI, mean that assessment of impacts will be necessary.	3.B Iron Age remains found on or close to site but site substantially affected by cliff erosion and previous groundworks	A	B	a) <57
Land north of Albert Rd & East of Victoria Avenue, Broadstairs (Parcel A)	SS25	1	yes	C	B	A	CCP	B) Remote from local amenities but on Thanet Loop bus service	B) Access potential onto Northdown Hill	B) TA/TP required and impacts mitigated	N	High..	2) The site comprises arable fields with some poor boundary vegetation. The potential for ecological interest is limited to farmland birds which will need to be assessed. Given the quantum of development on agricultural land across Thanet, there is a need to strategically address the in-combination impacts of habitat loss on bird populations to ensure no net loss of biodiversity across the district. The site is also within the gap between Broadstairs and Kingsgate/Northdown which could form a strategic green corridor and/or be enhanced to offset farmland bird impacts across the district	3.B Area of archaeological potential associated with possible prehistoric burial activity	A	A	a) <57
Land North East of Reading Street and north west of Convent Road, Broadstairs (Parcel B)	SS26	1	yes	C	B	A	CCP	B) Remote from local amenities but regular bus services at nearby stop on Convent Road	B) Access likely to be achievable	B) TA/TP required and impacts mitigated	N	High..	2) The site comprises arable fields with mature boundary vegetation. The hedgerows and trees are of ecological value and there is some potential for farmland bird use which should be assessed by surveys and adequately mitigated. Given the quantum of development on agricultural land across Thanet, there is a need to strategically address the in-combination impacts of habitat loss on bird populations. The site is also within the gap between Broadstairs and Kingsgate/Northdown which could form a strategic green corridor and/or be enhanced to offset farmland bird impacts across the district.	3.B Area of archaeological potential associated with possible prehistoric burial activity	A	A	a) <57
land north of Reading Street Road and south of George Hill Rd, Broadstairs (parcel C)	SS27	1	yes	C	B	A	CCP	B) Remote from local amenities but on Thanet Loop bus service	B) Access likely to be achievable	B) TA/TP required and impacts mitigated	N	High..	2) The site comprises several fields that are either unmanaged, cultivating nursery stock or in arable production. A mature hedgerow/tree-line borders the site and there are hedges between the fields. There is potential for protected species use of the site, including bats, reptiles and farmland birds which would require assessment. The site is also within the gap between Broadstairs and Kingsgate/Northdown which could form a strategic green corridor and/or be enhanced to offset farmland bird impacts across the district.	3.B Site contains several "suspected" barrows and prehistoric burial sites	A	A	a) <57
Land between 296 & 284 Canterbury Road, Birchington	SS28	1	n	A	A	A	X	B) Reasonable walk to village centre amenities and schools but on regular bus route	B) Access likely to be achievable	B) Site not large enough to generate capacity concerns	N	Urban..	4) The site comprises short-mown grassland. Aerial photographs (2009) indicate that part of the site was previously unmanaged and scrubby which could have had some ecological value. There is now limited ecological interest.	4.A Nothing known	A	A	a) <57

Land west of Birchington	S420	1	n	C	C	A	WNS	C) The site is remote from good public transport connections, schools and local amenities and reliance on the private car is likely to be high.	The site is remote from good public transport connections, schools and local amenities and reliance on the private car is likely to be high.	B) A TA/TP may be required depending on the number of units	N	High..	2) This site comprises the eastern end of a site that was previously reviewed for the March 2013 advice (ref R25-07). The site is primarily arable field with some boundary vegetation. For the arable field itself, the potential for ecological interest is limited to farmland birds. There is some potential for the field margins to support reptiles. The grassland to the north of the site boundary has been recorded as maritime grassland, a UKBAP habitat, and consideration would need to be given to the potential for development to result in indirect impacts; for example damage to or loss of this habitat through increased trampling. The site is also in close proximity to the Thanet Coast SPA/SSSI/Ramsar site and may be used by bird species associated with the designated areas; surveys to address this potential will be necessary. There will also be a need to be consideration of recreational disturbance impacts on the SPA.	1. C The site of interest is land at the west end of Dane Road, Birchington. The site is of high archaeological potential for several reasons. The site seems to contain cropmarks currently interpreted as a Bronze Age cemetery with several ring ditches (HER No TQ 26 NE 62). There is also a large rectangular enclosure, seen as a cropmark. This is as yet undated but seems to be substantial and seems to contain associated features (HER No TQ 26 NE 32). The site also contains cropmarks of military trenches, probably WWII trenches along the coastline (HER No TQ 26 NE 113). - I suggest this site should be at TDC level C (KCC level1); development of this site (or part of) should be avoided. This is on the basis of the extensive nature of the cropmarks and the presumed sensitivity of burial remains. Extensive archaeological evaluation and assessment works should be undertaken to inform the site allocation process if consideration of developing this site needs to continue.	A	C	a) <57
Land at Haine Rd ("Manston Green"), Ramsgate	SS33	1	n	C	P	B	CCP	C) Site is remote from local amenities with poor connections. Site would need to be of a large enough scale to incorporate a local centre, school and enhanced public transport facilities	B) Access is likely to be achievable	B) Site will require TA and TP and will need to mitigate against its impact on the road network	N	High & 2, 3a & 3b (1994)..	3) The site comprises several arable fields with some boundary features. There is some potential for ecological interest in the boundary features and though the fields are unlikely to contain high species diversity there is also potential for farmland bird use of the site. Given the quantum of development on agricultural land across Thanet, there is a need to strategically address the in-combination impacts of habitat loss on bird populations.	1 or 2, C Site contains significant, sensitive and widespread funerary remains dating from the Neolithic Period onwards in the southern area of site, multi use of Neolithic and Bronze Age ring ditches, Anglo Saxon burials associated with Scheduled Monument cemetery to south of railway line, Ozengell Grange a post medieval residence but may have medieval or earlier origins; several pillboxes within site; possible Roman building in northern area of site; many undated cropmarks and linear features (Comment - Full preliminary archaeological assessment needed to establish principle of development as any development could have a major impact on significant, sensitive and widespread archaeology).	B	A	c) 63-72
Additional sites																	
Land South of Canterbury Rd Westgate	ST1	1	n	C	B	None apparent	CCP	xxxx commentary based assessment refers to preference for some employment, local shops & local amenities to be provided plus improvements in bus route provision provided xxx	xxx commentary based assessment refers to need for modelling, unsuitability of some roads/junctions to accommodate more traffic and improvements including widening in places xxx	xxx commentary based assessment refers to need for modelling, unsuitability of some roads/junctions to accommodate more traffic and improvements including widening in places xxx	N	High (& 1. 2, 3A 2000)	3) The site primarily comprises an arable field. The areas of greatest ecological value are pockets of unmanaged scrubby and wooded areas, and a hedgerow around much of the boundary. The core of the site is of limited ecological value, except for the potential for farmland birds. Surveys for reptiles, bats and birds (breeding and wintering) are likely to be required. The constraint level appears limited and is a reflection of the relative size of the areas of potential ecological interest and the site as a whole; there is some assumption within the constraint level that there is potential for the design to incorporate the retention, protection and enhancement of these areas. Comment Incorporates part or all of previously assessed sites: R25_052, R25_053, R25_054, R25_058, R25_118, R25_124, R25_125, R25_126, R25_152.	2/3 / C There are no designated heritage assets within this site. However, the SAM 1018875 and Listed Building Grade II* Dent-de-Lion medieval gatehouse lies within the spur of developed land in the northern part. This upstanding gatehouse was part of a more extensive fortified medieval house. Significant, associated remains may survive at the southern end of the spur of land and the setting of the gatehouse would need to be carefully considered. In addition, this site contains several cropmarks representing ring ditches and small enclosures. A large enclosure system lies to the south. There is high potential for prehistoric and later remains. Early, probably pre-application, evaluation of the area close to the Dent de Lion would be appropriate and this may result in areas needing to be excluded from development. In view of the proximity of Dent de Lion gatehouse and the number of cropmarks, this site would be graded KCC 2/3: TDC C.	A	A	a) <57
Land south of Linksfield Rd, Westgate	ST2	1	n	C	B	None apparent	CCP	xxx commentary based assessment refers to Suffolk Ave providing acceptable access to local amenities but poor relationship with frequent bus services xxx	xxx commentary based assessment suggests access achievable and need for full transport assessment xxx	xxx commentary based assessment refers to need for full transport assessment to support development with particular attention to traffic signal junctions at north and south ends of Minster Rd xxx	N	High (& 2, 3A & 3b 2000)	3) The site primarily comprises arable fields. A hedgerow with trees forms the boundary with residential properties to the north and west of the site; this will need to be assessed for its value to bats and potentially reptiles, and the value of the site as a whole for farmland birds and wintering birds will need to be considered.	3 / B There are no designated heritage assets within this site. However, the Scheduled Monument 1005137, Quex Park Settlements, lies to the south. This monument comprises three enclosures of probable Iron Age date and a possible Roman villa complex. Remains associated with this SAM may extend northwards in to ST2. The site does contain cropmarks of an enclosure and there is high potential for prehistoric and Roman remains to survive within this site. Although the SAM is close, this site would be graded KCC 3: TDC B	A	A	a) <57
Land west of park lane, Birchington	ST3	1	n	C	C	B	CCP	xxx commentary based assessment refers to need to address site being remote from frequent bus services as other than being close to local school site is otherwise remote from local amenities other than by car. Xxx	xxx commentary based assessment refers to need for access off and footpath connections to Park lane which may require some third party land. xxx	xxx Full transport assessment would be required (including focus on impacts on Park lane/A28 junction and Manston Rd/Park lane & Acol Hill with xxx	N	High	3) The site comprises an arable field with limited ecological value, except for the potential for farmland birds. A hedgerow with trees forms the boundary with residential properties to the west of the site and a small field margin lies between the site and the road along the eastern boundary of the site. Assessments of the sites value to bats, reptiles and birds are likely to be required. Great crested newts are known to be present in the grounds of Quex Park, less than 500m to the east of the site; the limited habitat available on the site reduces the potential for gcn presence, but this will need to be detailed within any future application.	3 / B There are no designated heritage assets within this site. However, the site lies directly adjacent to Quex Park, which is a local listed parkland of historic importance. There would need to be early consideration of the setting of Quex Park boundary. The site is within an area of cropmarks suggesting prehistoric activity especially. A possible ring ditch is located towards the southern end. This site would be graded KCC 3: TDC B.	B	A	a) <57
Rural sites																	

Land south side of Cottington Rd, Cliffsend	S416 & 541	Southern part 3	n	C	B	A	WNS	C Few amenities in village	A	B Capacity problems onto A253 and onto Sandwich Road	N	High	1 This site comprises agricultural land with an area of improved grassland in the south-eastern corner. Boundary vegetation is present around much of the site. the site is in close proximity to Pegwell Bay and therefore the recreational pressure from such development is likely to be very high. For this reason we recommend that these sites are not allocated for development.	2/3 B/C	A	A	a) <57
Minster Station, Minster	S423	3	n	A	A	A	WNS	A	A	A	Y	Urban	3 Site comprises of hardstanding with developing scrubby areas; these have potential to provide ecological opportunities, particularly as there is connectivity to off-site habitat including the railway corridor.	2/C Possible Roman wharf reported at this site - evaluate	A	A	a) <57
Jentex site Canterbury Rd West, Cliffsend	S426	1	n	C	C	A	CCP	C Remote from amenities	B Access possible onto A253 after construction of East Kent Access road when current A253 will be downgraded	B Capacity of A253 may not be a problem after construction of East Kent access road	Y	Urban	4 This site comprises hard standing, buildings, some short grassland and bare ground with limited potential for ecological interest	3/B	B	A	c) 63-72
Land North of Monkton St, Monkton	S427	1	n	C	D	B	WNS	C School and PO in village but no footways serving them. No bus route	B Access direct onto A253 would be contrary to TP12. Access is available onto Monkton Road	A No additional traffic to be generated on Miller's lane. Would expect Miller's Lane to be closed.	N	High	1 This site is comprised of woodland, scrub and some open grassland (identified as allotment gardens on OS maps). Woodland is a scarce resource in Thanet	3/B	A	A	a) <57
Land west of Cliff View Rd, Cliffsend	S435	1	n	C	B	A	WNS	C Remote from amenities	B Access possible onto A253 after construction of East Kent Access road when current A253 will be downgraded	B Capacity of A253 may not be a problem after construction of East Kent access road. A T/A would be required for large site	N	High	3 This site is shown as agricultural land. The southern boundary of the site adjoins the railway corridor which has some potential for ecological interest. Due to the quantum of development within agricultural land and the farmland and migratory bird interest within Thanet there is likely to be an overall in-combination impact on the bird populations within the district. For this reason KWT recommend that all agricultural land scrub and neutral grassland to be lost is subject to a wintering and breeding bird survey,	2/3, C/B Predetermination evaluation needed in the western area of south site - Roman cemetery and northern area near Thanet Way as Iron Age settlement .	B	A	b) 57-63
Land west of Beech Grove, Cliffsend	S435(2)	1	n	C	B	A	WNS	C Few amenities in village and poor public transport connections	B Position of access onto Cottington Rd. would be within derestricted speed limit and as such sightlines of 215m x 2.4m x 215m would be required unless speed surveys verified lower speeds in area. Tis would be difficult to achieve given alignment of carriageway in vicinity of site. Ma be possible to relocate the speed limit signs but police & KCC would only support if nature of road significantly changed to accommodate a lower speed limit of 30mph (i.e. direct frontage development, street lighting, extension of footway provision etc.	B Opening of East Kent Access has alleviated some capacity issues of getting out onto A256 and the A253 from Cliffsend but consideration is still needed re excessive additional traffic use of Foads Lane which is without footway provision and used as a rat run.	N	High	This site is agricultural land. There is a broadleaved woodland belt abutting the railway line at the northern edge of the site which could contain biodiversity interest, along with hedgerow along the eastern boundary. Due to the quantum of development within agricultural land and the farmland and migratory bird interest within Thanet there is likely to be an overall in-combination impact on the bird populations within the district. For this reason KWT recommend that all agricultural land scrub and neutral grassland to be lost is subject to a wintering and breeding bird survey,	2 C Roman Villa needs to be located and avoided if present. Cottington Hill generally rich in archaeology	A	A	a) <57
Land west of Greenhill gardens, Minster	S436	1	n	C	B	A	WNS	C Site is remote from village amenities	C Possible access from Greenhill Gardens but network of roads from Prospect Road too convoluted	C Capacity problems on adjacent side roads. Fairfield Road / Tothill Street junction has poor sightlines	N	High	3 This site is largely arable. Although unlikely to contain high species diversity, due to the quantum of development within agricultural land and the farmland and migratory bird interest within Thanet there is likely to be an overall in-combination impact on the bird populations within the district. For this reason KWT recommend that all agricultural land to be lost is subject to a wintering and breeding bird survey,	2/3 B/C High potential on land around Minster in Thanet. May be areas of less sensitivity but evaluation generally needed.	B	A	a) <57

Land west of prospect Rd., Minster	S437	1	n	C	B	A	WNS	B Good amenities available in village.	C Prospect Road is narrow with cars parked up on footways. No access to highway shown on drawing but poss. access can be seen on site.	C Capacity problems on adjacent side roads. Fairfield Road / Tothill Street junction has poor sightlines	N	High	3 This site is largely arable. Although unlikely to contain high species diversity, due to the quantum of development within agricultural land and the farmland and migratory bird interest within Thanet there is likely to be an overall in-combination impact on the bird populations within the district. For this reason KWT recommend that all agricultural land to be lost is subject to a wintering and breeding bird survey,	2/3 B/C High potential on land around Minster in Thanet. May be areas of less sensitivity but evaluation generally needed.	B	A	a) <57
Land south of Monkton Rd., Minster	S438	Southern part 3	n	C	C	B	WNS	B Good amenities available in village, but remote from south-easterly extent of site.	C Access difficult. Access point would form staggered junction with Prospect Road. Watchester Lane is narrow and unsuitable. Has existing equestrian uses	B T/A would be required for such a large site	N	High	1 This site is largely agricultural with pockets of improved grassland. However, running through the middle of the site there is a Local Wildlife Site containing a number of more valuable habitats. These include a belt of rank and other neutral grassland and a broadleaved woodland copse. Development on both sides of the Local Wildlife Site would be likely to result in unacceptable impacts. Potentially, development restricted to the northern/eastern side of the Local Wildlife site may be acceptable, though ecological assessment would be necessary to ensure that appropriate mitigation/buffers are in place. In relation to the agricultural land, though unlikely to contain high species diversity, due to the quantum of development within agricultural land and the farmland and migratory bird interest within Thanet there is likely to be an overall in-combination impact on the bird populations within the district. For this reason KWT recommend that all agricultural land to be lost is subject to a wintering and breeding bird survey,	2/3 B/C High potential on land around Minster in Thanet. May be areas of less sensitivity but evaluation generally needed.	A	A	a) <57
Young's Nursery, Arundel Road, Cliffsend	S455	1	n	A	A	A	CCP	C Remote from amenities	B Access possible onto A253 after construction of East Kent Access road when current A253 will be downgraded	B Capacity of A253 may not be a problem after construction of East Kent access road	Y	Urban	3 This site comprises improved grassland with buildings that may have been used as allotments. Ecological assessment will be necessary.	3 B	B	A	c) 63-72
Site "A" South side of A253, Cliffsend	S468	1	n	C	B	A	WNS	C Remote from amenities	B Access possible onto A253 after construction of East Kent Access road when current A253 will be downgraded	B Capacity of A253 may not be a problem after construction of East Kent access road. A T/A would be required for large site	N	High	3 This site is shown as agricultural land. Adjacent to the northern end of the site is an area of woodland, impacts to which should be avoided. Due to the quantum of development within agricultural land and the farmland and migratory bird interest within Thanet there is likely to be an overall in-combination impact on the bird populations within the district. For this reason KWT recommend that all agricultural land scrub and neutral grassland to be lost is subject to a wintering and breeding bird survey,	xxxxx See R25-20(1) (same coverage) xxxxx	B	A	b) 57-63
Site "B" South side of A253, Cliffsend	S469	1	n	C	D Outside and not abutting urban/village confines	A	WNS	C Remote from amenities	B Access possible onto A253 after construction of East Kent Access road when current A253 will be downgraded	B Capacity of A253 may not be a problem after construction of East Kent access road. A T/A would be required for large site	N	High	3 This site is shown as agricultural land. Due to the quantum of development within agricultural land and the farmland and migratory bird interest within Thanet there is likely to be an overall in-combination impact on the bird populations within the district. For this reason KWT recommend that all agricultural land scrub and neutral grassland to be lost is subject to a wintering and breeding bird survey,	xxxx See R25-20(1) (same coverage) xxxx	B	A	b) 57-63
Site "C" North of railway line, Cliffsend	S470	1	n	C	C	A	WNS	C Remote from amenities	B Access possible onto A253 after construction of East Kent Access road when current A253 will be downgraded	B Capacity of A253 may not be a problem after construction of East Kent access road. A T/A would be required for large site	N	High	3 This site is shown as agricultural land. The southern boundary of the site adjoins the railway corridor which has some potential for ecological interest. Due to the quantum of development within agricultural land and the farmland and migratory bird interest within Thanet there is likely to be an overall in-combination impact on the bird populations within the district. For this reason KWT recommend that all agricultural land scrub and neutral grassland to be lost is subject to a wintering and breeding bird survey,	2/3 B/C Predetermination evaluation needed in the western area of this site - Roman cemetery	B	A	a) <57
Adj Vicarage, Monkton St, Monkton	S474	1	n	C	B	A	WNS	C Infrequent bus route. Limited amenities in village.	A	A	P	High	3 This site is identified as containing neutral grassland on ARCH. A building is also present on site, and the 2012 aerial photographs suggest some tree planting has taken place. There is some potential for ecological interest that will require assessment. Due to the quantum of development within agricultural land and the farmland and migratory bird interest within Thanet there is likely to be an overall in-combination impact on the bird populations within the district. For this reason KWT recommend that all agricultural land scrub and neutral grassland to be lost is subject to a wintering and breeding bird survey,	3 B	B	A	a) <57

East of Tothill St, Minster	S487?	1	n	C	B	A	WNS	C No footway in Foxborough Lane. North end of site is remote from village amenities.	B Potential access problems onto Foxborough lane - poor alignment	C Capacity problems at junction Foxborough Lane / Tothill Street	N	High (inc 2 & 3a 1994)	3 This site is agricultural land with some boundary features. Due to the quantum of development within agricultural land and the farmland and migratory bird interest within Thanet there is likely to be an overall in-combination impact on the bird populations within the district. For this reason KWT recommend that all agricultural land scrub and neutral grassland to be lost is subject to a wintering and breeding bird survey,	2/3 C/B High potential on land around Minster in Thanet. May be areas of less sensitivity but evaluation generally needed.	B	A	b) <57-63
Land at manor Rd, St Nicholas	S488?	1	n	C	P	B	WNS	A	B Access would be achievable. Could be contrary to TP12 to increase traffic at an existing junction on an A road	B A T/A would be required.	N	High	3 This site contains agricultural land with fragmented boundary hedgerows. Although unlikely to contain high species diversity, due to the quantum of development within agricultural land and the farmland and migratory bird interest within Thanet there is likely to be an overall in-combination impact on the bird populations within the district. For this reason KWT recommend that all agricultural land to be lost is subject to a wintering and breeding bird survey,	3 B	A	A	a) <57
Land rear of White Stag PH, Monkton	S504?	1	n	C	C	A	WNS	B School and limited bus service. Some footways. No village store.	B Consent has already been given for extension to PH	B Capacity of Tothill Street could be problem	N?	Urban	2 This site comprises rank neutral grassland with connectivity to adjacent wooded areas. The site has potential to support protected species, particularly reptiles. Due to the quantum of development within agricultural land and the farmland and migratory bird interest within Thanet there is likely to be an overall in-combination impact on the bird populations within the district. For this reason KWT recommend that all agricultural land, scrub and neutral grassland to be lost is subject to a wintering and breeding bird survey,	3 B	A	A	a) <57
Land at The Length, St Nicholas	S509	1	n	C	B	A	WNS	A	A	A	N	High	3 This site is largely arable with a little improved grassland to the west. Although unlikely to contain high species diversity, due to the quantum of development within agricultural land and the farmland and migratory bird interest within Thanet there is likely to be an overall in-combination impact on the bird populations within the district. For this reason KWT recommend that all agricultural land to be lost is subject to a wintering and breeding bird survey.	3 B	A	A	a) <57
Land at Shuart lane, St Nicholas	S510	1	n	C	P	A	WNS	A	A	A	N	High	3 This site contains agricultural land with fragmented boundary vegetation and grass margins. Although unlikely to contain high species diversity, due to the quantum of development within agricultural land and the farmland and migratory bird interest within Thanet there is likely to be an overall in-combination impact on the bird populations within the district. For this reason KWT recommend that all agricultural land to be lost is subject to a wintering and breeding bird survey,	3 B	A	A	a) <57
Land at Tothill St, Minster	S512	1	n	C	C	A	WNS	C Site is remote from village amenities.	B Access onto A253 would be contrary to TP12. Access possible onto Tothill Street	B Possible capacity problems at junction Tothill Street. T/A would be required for such a large site	N	High	3 This site is largely agriculture with some field boundaries. Although unlikely to contain high species diversity, due to the quantum of development within agricultural land and the farmland and migratory bird interest within Thanet there is likely to be an overall in-combination impact on the bird populations within the district. For this reason KWT recommend that all agricultural land to be lost is subject to a wintering and breeding bird survey,	2/3 C/B High potential on land around Minster in Thanet. May be areas of less sensitivity but evaluation generally needed.	B	A	b) <57-63
Land at (south of) The Street, Monkton	S521	1	n	C	B	A	WNS	C Infrequent bus route. Limited amenities in village.	A	A	N	High	3 This is identified as agricultural land on ARCH. Although unlikely to contain high species diversity, due to the quantum of development within agricultural land and the farmland and migratory bird interest within Thanet there is likely to be an overall in-combination impact on the bird populations within the district. For this reason KWT recommend that all agricultural land to be lost is subject to a wintering and breeding bird survey,	3 B	B	A	a) <57
Land at Millers Lane, Monkton	S519	1	n	C	B	A	WNS	C Infrequent bus route. Limited amenities in village.	B No new access to be provided onto A253 as this would be contrary to TP12. Access onto Willet's Hill possible	B Capacity of Willet's Hill OK, although road is narrow for HGVs. Crash record Monkton R/A. T/A would be required for size of site.	N	High	3 This site contains agricultural land with scattered trees and fragmented hedgerow along the boundaries. The hedgerow should be retained and restored as part of any development as it contributes to woodland connectivity within the area. In relation to the agricultural land, although unlikely to contain high species diversity, due to the quantum of development within agricultural land and the farmland and migratory bird interest within Thanet there is likely to be an overall in-combination impact on the bird populations within the district. For this reason KWT recommend that all agricultural land to be lost are subject to a wintering and breeding bird survey,	2/3 B/C High potential esp at north, may be less sensitive on Monkton fringe	B	A	a) <57

Land at Willetts Hill, Monkton	S520	1	n	C	C	A	WNS	C Infrequent bus route. Limited amenities in village.	B No new access to be provided onto A253 as this would be contrary to TP12	B Capacity of Willetts Hill OK, although road is narrow for HGVs. Crash record Monkton R/A. T/A would be required for size of site.	N	High	3 This site is largely agricultural with some boundary features. Although unlikely to contain high species diversity, due to the quantum of development within agricultural land and the farmland and migratory bird interest within Thanet there is likely to be an overall in-combination impact on the bird populations within the district. For this reason KWT recommend that all agricultural land to be lost is subject to a wintering and breeding bird survey.	2/3 B/C High potential esp at north, may be less sensitive on Monkton fringe	B	A	a) <57
Land at (north of) The Street, Monkton	S518	1	n	C	C	B	WNS	C No footways, no bus, no shop. Village school	B No new access to be provided onto A253 as this would be contrary to TP12. Access possible onto Monkton Street, but would expect Miller's Lane to be closed to traffic.	B Capacity of Monkton St could be issue	N	High	3 This site is agricultural. A hedgerow runs along the southern boundary which connects the woodland within R25-14 with the fragment in R25-98. Within any development the hedgerow on site should be retained and enhanced. In relation to the agricultural land, although unlikely to contain high species diversity, due to the quantum of development within agricultural land and the farmland and migratory bird interest within Thanet there is likely to be an overall in-combination impact on the bird populations within the district. For this reason KWT recommend that all agricultural land to be lost are subject to a wintering and breeding bird survey,	2/3 B/C High potential esp at north, may be less sensitive on Monkton fringe	B	A	a) <57
Rear of 59A High St, Minster	S523	1	n	C	C	A	WNS	A	A	A	N?	Urban	3 This site appears to be garden area with amenity grassland, hedges and trees. The site is adjacent to neutral grassland and has good connectivity to nearby semi-natural habitat. Ecological assessment will be necessary,	3 B	A	A	a) <57
Land south of Cliffsend railway crossing	S531	1	n	C	B	A	WNS	C Few amenities in village	A	B Capacity problems onto A253 and onto Sandwich Road	N	High	3 This site is mainly agricultural land with some improved grassland. Due to the quantum of development within agricultural land and the farmland and migratory bird interest within Thanet there is likely to be an overall in-combination impact on the bird populations within the district. For this reason KWT recommend that all agricultural land scrub and neutral grassland to be lost is subject to a wintering and breeding bird survey.	2 C Need for predetermination evaluation	B	A	a) <57
The Royal Exchange, Miller's lane, Monkton	S539	1	n	C	B	A	WNS	C Infrequent bus route. Limited amenities in village.	A Access would be possible onto The Street	A	N	Urban	2 This site is a scrubby wooded area with connectivity to the woodland present in site 014. There is potential for ecological interest and the site will require ecological surveys.	xxxx commentary based assessment suggest archaeology could be dealt with by condition. Xxxx	A	A	a) <57
Builders yard south of 116-124 Monkton Street, Monkton	S543	1	n	B	B	A	WNS	B Existing footways, school and limited bus service	C Visibility poor to the right and constrained by building. OK to left	A	Y?	Urban	2 This site is identified as scrub woodland on ARCH, with some hard standing and buildings. Due to the woodland scrub and hedgerow network in the area it will be important to retain or re-create the scrub habitat and connect this site into the wider network by hedgerow creation where possible. Ecological assessment will be necessary.	3 B	B	A	a) <57
Land at 66 Monkton Rd, Minster		1	n	B	B	A	WNS	B Within walking distance of village amenities and school. On a bus route, although not frequent.	C Site will require 43m x 2.4m x 43m sight lines to access and footway provision to site frontage	B TA and TP likely to apply even if less than 100 units, as capacity problems occurring on Tothill Street during peak times	P	Urban/High	3 This site is largely improved grassland with some buildings and mature hedgerows along the boundaries. While much of the site is of limited ecological interest, the boundary features and buildings will require ecological assessment.	2 C High potential in the area around Minster. Prehistoric findings inc early fields on adjacent site where PDE required	A	A	a) <57
Adj Chapman's Fields, Cliffsend		1	n	A	A	A	X	C Poor access to local amenities and infrequent bus services. Public footpath TR11 abuts the site.	B Access will require 43m x 2.4m x 43m sight lines which may be hampered by neighbouring boundary treatments.	A No highway capacity issues other than with site access	N	Urban	3 This site is improved grassland with trees. The trees will require assessment for their ecological value and should be retained where possible.	2 C Extremely high archaeological potential from site adjacent. PD eval needed to see if development appropriate	A	A	a) <57
116 Monkton St, Monkton St		1	n	B	B	A	WNS	B Access to some local amenities and infrequent bus service. No PROW exist over or about the site	C Existing access not suitable to support increased traffic movements. Inadequate turning facilities and width constrained by frontage development	A No highway capacity issues	P?	Urban	2 This site is identified as scrub woodland on ARCH, with some hard standing and buildings. Due to the woodland scrub and hedgerow network in the area it will be important to retain or re-create the scrub habitat and connect this site into the wider network by hedgerow creation where possible. Ecological assessment will be necessary.	3 B Previous advice 2010 – background potential	B	A	a) <57
Walled garden, Sun lane, St Nicholas			n	C	C	A	WNS	B Reasonable access to local amenities but infrequent bus service. No PROW exist over or about the site	C Sun Lane has inadequate turning facilities and poor sight lines with The Street	A No highway capacity issues	N	Urban	4 This site comprises improved grassland and therefore is unlikely to be of high biodiversity value. The tree belt / hedgerow along the boundaries presents bird nesting opportunities and should be retained within any development. If they can't be retained the constraint level will be raised.	3 B Cropmarks in general area – high potential around village	A	A	a) <57

Land at 71-75 Monkton St	S240	1	n	A	A	A	WNS	C Poorly connected to local services and infrequent bus service. No PROW cross or about the site.	A Existing access could be upgraded to support further development	A No highway capacity issues	Y	Urban/High	3 This site comprises hard-standing, buildings and gardens and is unlikely to contain significant biodiversity interest. There is some potential for habitats that support protected species though and ecological assessment will be necessary. There are some trees and hedgerows within the site that should be retained and enhanced wherever possible to improve the connectivity of the woodland scrub and hedgerow habitats within the wider area.	3 B High potential to the north. Advice for evaluation	B	A	a) <57
Land at Manor Rd, St Nicholas		1	n	C	B	A	WNS	B Reasonably remote from village amenities and infrequent bus service. Public footpath TE10 abuts the site.	A Existing accesses could be upgraded to support further development	B No potential highway capacity issues but would require transport statement	P	Urban/High	3 This site contains rank neutral grassland and scrub with some more mature trees, and should be retained and managed for biodiversity if possible. Due to the quantum of development within agricultural land and the farmland and migratory bird interest within Thanet there is likely to be an overall in-combination impact on the bird populations within the district. For this reason KWT recommend that all agricultural land, scrub and neutral grassland to be lost is subject to a wintering and breeding bird survey.	3 B Cropmarks in general area – high potential around village – previous submission 2010	A	A	a) <57
Land adj Little Orchard, Canterbury Rd, St Nicholas at Wade	SS8	1	n	C	P Poor relationship with confines	B Potential to erode corridor between settlements	WNS	C The site is remote with few village amenities and low frequency of buses	B Access OK subject to sight lines being achieved	B Local junctions will require modelling and mitigation if necessary	P	Urban/High	2 The site comprises an unmanaged grassland field with buildings and a boundary hedgerow with trees. There is potential for ecological interest that will need to be assessed, including reptiles and bats and the site is also of value as it presents an area of semi-natural habitat within a wider arable setting.	2 C site may contain WWII pillbox; several cropmarks to south suggesting WW trenching; enclosure cropmarks to south., retention and conservation measures for the pillbox should be considered.	A	A	a) <57
Land south of Monkton Street, Monkton	SS30	3	n	C	B	A	WNS	B Walking distance of school and village amenities but infrequent bus service only	B Access likely to be achievable	B TA and TP required and mitigation on site generated impacts	N	High	3 The site is an arable field with hedgerows and trees surrounding, there is also a small wooded area within which OS maps indicate the presence of a pond. While the arable field is unlikely to have high species diversity, the potential for farmland birds will need to be considered. If the wooded area and hedgerows are not retained the potential ecological impacts will be increased.	4 A area of archaeological potential associated with prehistoric, Roman and Medieval remains	B	A	a) <57
Land east of Shuart lane, St. Nicholas	SS31	1	n	B	B	A	WNS	B Poor links by foot to village amenities but within walking distance, infrequent bus service to village	B Access onto Shuart Lane could be modified, Shuart Lane itself may need improvement	B Local junctions may need addressing	P?	Urban/High	3 The site comprises primarily buildings and hard standing with some trees and hedgerows and areas of rough grassland/rank vegetation. The buildings will need to be assessed for their potential to support roosting bats and there is also potential for reptiles. The adjacent churchyard is a Local Wildlife Site.	2 C Site contains Grade II listed Barn associated with the 16th century or earlier farm complex of Crumps Farm; Advice from District Conservation Officer needed; future development schemes should be informed by a full Desk based Archaeological and historic buildings Assessment.	A	A	a) <57
Land off Sun lane, S Nicholas	SS32	1	n	A	B	A	WNS	B Walking distance reasonable to school and local amenities but infrequent bus service only to village	B Access likely to be achievable	B Site is not big enough to generate capacity concerns	N	Urban/High	3 The site is a field of rough improved grassland with some rank vegetation and a hedgerow/trees along the eastern boundary. There is habitat available that could support protected species such as reptiles and foraging bats and ecological assessment will be required.	3 B nothing known but traditional local community footpath crosses site and in area of general medieval potential	A	A	a) <57
adj Foxborough House, Foxborough Lane, Minster	ST4	1	n	B	B	A	WNS	xxx Commentary based assessment notes site is within reasonable walking distance of village amenities xx	xxx Commentary based assessment notes - Acceptability would depend on number of units proposed. Full transport assessment and travel plan likely to be needed. Access would need to be considered in light of any previous correspondence or evidence of vehicle speeds by way of a speed survey to accept 90m sight line within the derestricted speed limit side of the access xxx	xxx Commentary based assessment notes - Acceptability would depend on number of units proposed. Full transport assessment and travel plan likely to be needed. Access would need to be considered in light of any previous correspondence or evidence of vehicle speeds by way of a speed survey to accept 90m sight line within the derestricted speed limit side of the access. xxx	N	High	3) The site primarily comprises horse-grazed paddocks. Agricultural buildings are present at the northern end of the site and a mature hedgerow is present along the eastern and southern boundaries. There may also be a pond present along the eastern hedgerow. Reptile and bat potential will need to be assessed, and any cessation of the grazing is likely to lead to the site's ecological value increasing.	3 B Site lies within area of prehistoric Roman activity. There are numerous cropmarks in surrounding fields and Minster Roman Villa lies c320m to the south east. Minster Abbey complex lies to the south but medieval remains are recorded in the surrounding area too. there is nothing recorded on the site itself but this might reflect the lack of formal archaeological work rather than a lack of archaeology..	B	A	a) <57

Airport land north of B2050, Manston	ST5	1	n	C	D	B	CCP	C Not currently sustainable location and reliance on private car will be high unless development is large enough to accommodate a local centre	A Access could be easily achieved	B Site will require TA and TP and mitigate its own impacts on the road network	Y/P?	"Other land"	2) The site primarily comprises a mown field with some areas of hard standing for car and aeroplane parking. There are also several buildings present in the western part of the site. Trees and rough grassland are present along much of the western boundary. These features, along with the mowing regime amongst a largely intensively managed arable landscape suggest good potential for farmland birds, in addition to the presence of reptiles and use of the site for bat foraging.	1 / C There are no designated heritage assets within this site. The site was part of Manston Airport during the 20th century and it contains remains associated with WWII military defence with at least 3 known pillboxes. The heritage assets of the Manston Airfield which was important in both World Wars, the Cold War and as a civil airfield, help to explain its rich history. The site includes two important museums – the Spitfire and Hurricane Memorial Museum and the RAF Manston Museum. Before any allocation of this area there should be a thorough study undertaken of the heritage assets of the airfield and its defences, their vulnerabilities and opportunities for creating a historic sense of place. There are far more heritage assets than is shown on the HER. Any allocations and development proposals of this area must be fully informed by a good understanding of the heritage value of the area and the assets present and take into account the future airfield heritage including the museums to maintain the link with the airfield's past. The pillboxes and any other military structures or features would preferably need to be preserved in situ with consideration of their long term conservation and integration into any new development. The site also contains cropmarks of ring ditches, enclosures and trackway suggesting some levels of prehistoric or later activity on the site. Adjacent to the site is the complex of Manston Court, a medieval manor house with associated outbuildings and landscapes. However, the "chapel" building is considered to have been part of an Augustinian grange (monastic farm) dating from the 13th century. Remains associated with this medieval occupation may extend into site ST5. This site would be graded KCC 1: TDC C especially in view of the possible impact on the significance of the airfield's heritage.	B	A	b) 57-63
Land at Walter's hall Farm, north side of Monkton St, Monkton	ST6	1	n	C	C	B Potential to erode corridor between settlements	WNS	C Site is not sustainable and is without suitable footway connections. Reliance on private car is likely to be high.	B Access could be achieved subject to suitable sight lines being demonstrated	B Unlikely capacity issues	N?	High	3) The site comprises of farm buildings, hard standing and part of an arable field. Semi-natural habitats are also present, with thick hedgerows to the east and south of the farmyard area. Between the farmyard and the arable field is a hedgerow and an area of trees, scrub and well-maintained grass. The arable field is bounded to the west by a hedgerow and to the south by a small field margin. The potential for bats, reptiles and farmland birds will need to be assessed.	3 / B There are no designated heritage assets within this site. The site surrounds Walters Hall Farm which is a 17th century red brick building and is Listed Grade II. Walters Hall Farmhouse is part of a post medieval farm complex and some of the original farm buildings may survive below ground to the east of the current farmhouse. When considering mitigation for redevelopment of this site, the setting of the listed farmhouse would need to be assessed and it would be preferable to incorporate setting mitigation with preservation of any buried remains of the former post medieval farm complex. The site also lies south of some cropmarks which may represent prehistoric activity. One of the cropmarks forms a possible Neolithic long barrow and associated activity may extend southwards. This site would be graded KCC3: TDC B	B	A	