

Appendix 2

Sites to be removed from the Site Assessment Process			
Ref	Address	Existing or Proposed Site	Final Reason for Screening and Final Recommendation
GT4	Land at Dargate	Proposed site	The access to the site is hazardous which cannot be successfully mitigated and surrounding highways cause potential harm to highway & pedestrian safety. Final Recommendation – Remove Site from Site Assessment Process
GT6	Tootsie Farm, Elverland Lane	Existing site	Site is within AONB and landscape impact cannot be successfully mitigated; the site compromises the designation of the AONB. Final Recommendation – Remove Site from Site Assessment Process
GT12	Ashley, Cellar Hill, Lynsted	Existing site	The access to the site is hazardous and cannot be successfully mitigated. Final Recommendation – Remove Site from Site Assessment Process
GT13	Pheasant Farm, Sheppey Way	Proposed Site	Significant noise and disturbance from adjacent industrial uses and significant potential for land contamination. Final Recommendation – Remove Site from Site Assessment Process
GT14	Land adj. To Four Gun Field, Otterham Quay Lane	Proposed Site	Significant noise and disturbance from adjacent industrial uses and significant potential for land contamination. Final Recommendation – Remove Site from Site Assessment Process
GT16	Land at Minster, The Broadway	Proposed Site	Site is within floodzone 2 & 3 and suffers from surface water flooding and site allocation would pose an unacceptable risk to life. Site has significant changes in land levels affecting access; this topography is a

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			<p>fundamental barrier to delivery. Site has the potential for harm to residential amenity as a fundamental barrier to delivery</p> <p>Final Recommendation – Remove Site from Site Assessment Process</p>
GT18	Land at Wing Road, Leysdown	Proposed Site	<p>Site is leased to multiple occupiers and securing its release would be extremely difficult. Furthermore its allocation would also conflict with any future plans to develop the coastal park for leisure activities. The site is considered undeliverable because of these reasons</p>
GT19	Grace's Place, Homestall Road, Doddington	Existing Site	<p>Site is within AONB and landscape impact cannot be successfully mitigated; the site compromises the designation of the AONB.</p> <p>Final Recommendation – Remove Site from Site Assessment Process</p>
GT23	The Old Bindery, Throwley Forstal	Existing Site	<p>Site is within AONB and landscape impact cannot be successfully mitigated; the site compromises the designation of the AONB.</p> <p>Final Recommendation – Remove Site from Site Assessment Process</p>
GT24	Orchard Place, Ashford Road, Badlesmere	Existing Site	<p>Site is within AONB and landscape impact cannot be successfully mitigated; the site compromises the designation of the AONB.</p> <p>Final Recommendation – Remove Site from Site Assessment Process</p>
GT26	Horseshoe Farm, Elverland Lane	Existing Site	<p>Site is within AONB and landscape impact cannot be successfully mitigated; the site compromises the designation of the AONB.</p> <p>Final Recommendation – Remove Site from Site</p>

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Existing means caravans on site; including sites with temporary planning permission, personal permission, current application or no permission at all.

GT4 – Land at Dargate

The assessment of this site gave it a score of 18, the lowest, and included the following summary “Site is opposite industrial and distribution uses. Heavy traffic using the road, possible problems if high levels of children present. Utilities not in place and bund in middle of the site. Not within a settlement and services only accessible by car.”

Highway safety is raised in the site assessment and this affected the level of the score given. Following responses received detailing road speeds, usual parking patterns of HGV’s and hazardous access the site was re-visited. The combination of the concerns is assessed as amounting to a fundamental barrier to delivery in terms of highway safety. Therefore the final recommendation for this site is

“The access to the site is hazardous which cannot be successfully mitigated and surrounding highways cause potential harm to highway & pedestrian safety.

Final Recommendation – Remove Site from Site Assessment Process”

GT13 - Pheasant Farm, Sheppey Way

As a response to the consultation the landowner submitted a contamination report which was analysed by Environment Protection Team, their response in summary is that the report is insufficient to confirm that the entire site is free from contamination or that the site is suitable for the proposed change of use. There is potential for noise and light pollution from existing industrial units adjacent to the site and complaints on this matter have been received from nearby residential area. There is therefore potential for this to occur at this site. Based on this professional advice it is recommended that this site remain in the list of sites to be removed from the Site Assessment process and that this recommendation and advice is treated as a material consideration for planning purposes.

GT16 – Land at Minster Cliffs, The Broadway, Minster

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In the interests of clarity the location is changed to 'Land at Minster, The Broadway'. The location map is also amended to show land in Council ownership as small parcels within the site outline are in private ownership.

There has been significant response to this site, including a Facebook campaign; however many of the responses do not reflect the Council's position in the consultation that the site was screened-out and considered unsuitable. Therefore the responses confirm our assessment and have conformity with the final recommendation to remove this site from the Site Assessment process.

Responses received raise fundamental barriers to delivery that would be considered sufficient to remove the site at Stage 3 of the screening process. Whilst the current assessment removes the site at Stage 1, meaning it would not pass to stages 2 & 3, due to floodrisk this only applies to part of the site and surface run-off. It is therefore considered prudent to include within the reasons for screening the additional factors and Stage 3 screening-out.

The proposed reason for Screening to be changed to

"Site is within floodzone 2 & 3 and suffers from surface water flooding and site allocation would pose an unacceptable risk to life. Site has significant changes in land levels affecting access; this topography is a fundamental barrier to delivery. Site has the potential for harm to residential amenity as a fundamental barrier to delivery"

Final recommendation is that this site is removed from the Site Assessment process.

GT26 Horseshoe Farm, Elverland Lane

The location plan was slightly amended after Local Development Framework Panel 27th January during the production of the consultation document. This was to ensure all land shown on the relevant undetermined planning application was included within the Site Assessment. Final recommendation is that the site boundary within the document, including the caravan and buildings, is removed from the Site Assessment process.