

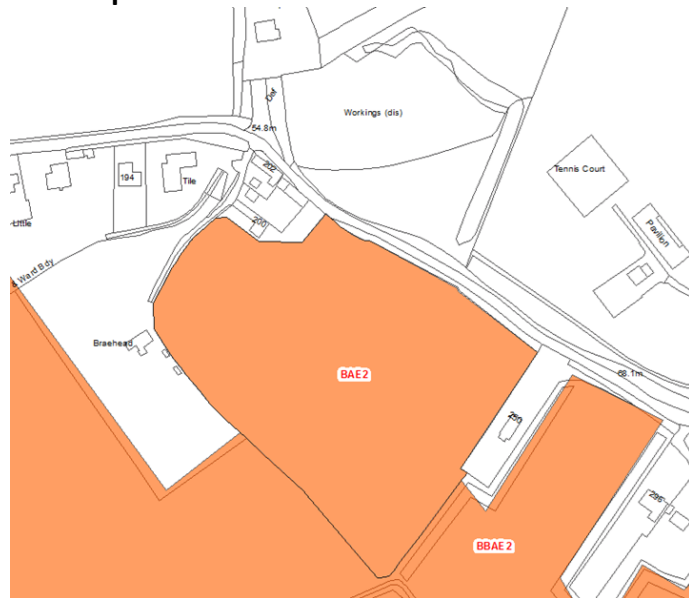
BOUGHTON ALUPH & EASTWELL NEIGHBOURHOOD PLAN

Site Ref: BAE2

Site Name: FORMER SANDPIT, SANDYHURST LANE

Date of Site Visit: 30/09/2016

Site Map:



Site Description:

This site is located along the southern edge of Sandyhurst Lane, a rural road with linear development of mainly large detached properties along its southern edge in this location, of which this is a gap. The site is rural in nature, with agricultural fields to the north-west. To the north east is the Sandyacres Sports ground and to the north is woodland. To the south east the site is adjoined by a single property, below that the site adjoins the S20 site, with another potential site BAE12 along the top NW side.

The site is a former sand quarry. It is grassed, with tree and hedgerow boundaries along Sandyhurst lane and next to Braehead. The central land is relatively flat, rising steeply to west, south and eastern boundaries. The site is of approx. 2.00ha.

No.	Site Assessment/ Screening Question	Assessment of effects, mitigation, uncertainties, assumptions	SCORE
Objective 1: Biodiversity			
1.1	Is the site located within or adjoining a designated habitat?	Within 120m of Tile Lodge Wood, an LWS covering Ancient Woodland. The site is on a potential wild life corridor from this woodland to south west. It is within a Biodiversity Opportunity Area.	-1
1.2	Would development of the site be likely to have a significant effect on a Local Wildlife Site?	See above.	-1
1.3	Would development of the site result in the loss of key components in the habitat network, such as woodland, trees/hedgerows, wetland, ponds, streams and ditches or other features supporting protected species or biodiversity?	Centre of site thinly grassed with trees and hedgerows to the NE and NW boundaries. Biodiversity would be lost. The proposed development is designed to minimise adverse impact on the landscape.	0
1.4	Would development of the site enable the creation of new habitat and/or components in the habitat network?	No	0
1.5	Is the site located within or adjoining the green corridor?	No	0
Objective 2: Landscape			
2.1	Is the site within or in the setting of an Area of Outstanding Natural Beauty?	The site is within an area of landscape character; it is outside of the Kent Downs AONB but within its general setting which includes the Eastwell Estate to the north.	-1
2.2	Could development of the site respond sensitively to the existing scale, character and quality of the existing landscape and streetscapes?	The nearest residential development is of large, detached properties in linear form. Large scale, dense development would be out of keeping with this. The proposed development is designed to work with rather than against the landscape. The site is self-enclosed and the intention is for a restrained density, high quality build.	0
2.3	Would there be an identifiable and cumulative visual impact from the development?	Sandpit itself creates problems in design with the central area flat and edges rising steeply. It is not visible from Sandyhurst Lane or the S20 site. The proposed aim is to create an exemplar site with dwellings integrated into the landscape. There could be a positive impact.	1

2.4	Would the development of the site impact the existing rural/urban boundary in the designated area?	No	0
Objective 3: Cultural Heritage and Archaeology			
3.1	Is the site within or adjoining an area of archaeology importance or a Conservation Area?*	Approx. a third of the site, the northern section, is covered by an area of Archaeological import.	-1
3.2	Does the site contain or does it adjoin a listed building, scheduled monument (SM) or registered Park/ garden?*	No. Sandpit Cottages are 100m to the north.	0
3.3	Will it respect and enhance the character and setting of Ashford's historic and/or cultural assets?	No	0
Objective 4: Water			
4.1	Is the site wholly or partially in Flood Zone 2 or 3?*	No	0
4.2	Is the site at risk from Surface Water Flooding: from the 1 in 100-year event and/or from the 1 in 30-year event?	No	0
4.3	Is the site suitable to use SuDs infiltration systems?	Yes	1
4.4	Is the site within a groundwater source protection zone?	No	1
Objective 5: Housing and Affordable Housing			
5.1	Does the site's size and proposed use meet the threshold for the provision of affordable housing? (currently over 15 units/ site area in excess of 0.5 ha)	Yes. But the site's topography will limit no. of units. Proposed use is for 14 units, but this is open to discussion, as is the provision of affordable housing.	1
Objective 6: Access to Services and Social Inclusion			
6.1	Will development of the site result in the loss or gain of onsite services and/ or facilities?	Neither	0

6.2	Is the site located in close proximity to a Local Centre/ Shop?	Approx. 600m by footpath and road. Measurement based on possible access from centre of site to the Eureka Development.	0
6.3	Is the site located in close proximity to a GP Surgery?	More than 1.6km	-2
6.4	Is the site located in close proximity to a Primary school?	A little over 600m by footpath and road. See 6.2	0
Objective 7: Health and Wellbeing			
7.1	Is the site located in close proximity to public green open space? (could include informal open space, accessible by the public)	Yes, Sandyacres sports ground.	1
7.2	Is the site located within close proximity of an equipped play area?	A little over 600m. See 6.2	0
7.3	Does the site have direct access to a footway (PROW or pedestrian pavement)?	No	0
7.4	Would development result in the loss or gain of local and/ or strategic open space?	Neither	0
7.5	Is the site close to landuse/s which may affect health and amenity?	Within former sandpit where some contamination has been found.	-1
7.6	Is the site situated in an area which is in the 20% most deprived nationally when measured against the Index of Multiple Deprivation 2010?	No	0
Objective 8: Sustainable Travel			
8.1	Is there direct access to the site from the public highway?	Yes, but access is narrow across privately owned land, and opens onto a dangerous bend on Sandhurst Lane with poor visibility. The road at this point is subject to seasonal flooding. Proposed plans include new access to Sandhurst Lane at a less dangerous point.	1
8.2	Is the site within 1.6km of an existing designated cycleway?	Yes Route 17	1
8.3	Is the site within 400m of a Railway station or bus stop that provides an hourly or more frequent bus service?	No bus stop at 600+m.	0
Objective 9: Infrastructure Delivery and Availability			

9.1	Is the site reliant on the delivery of large scale/significant infrastructure to make it deliverable?	No	0
9.2	Is the nearest GP surgery currently accepting new patients?	Yes	0
9.3	Does the local road have suitable capacity to provide for the proposed development?	At peak times this narrow road is congested and access onto it is potentially dangerous.	0
Objective 10: Land Use and Geology			
10.1	Is the site on previously developed land?	As a former quarry part is contaminated land.	1
10.2	Would development involve the reuse or redevelopment of derelict buildings?	No	0
Objective 11: Minerals and Waste and Soil			
11.1	Is the site located on existing, known mineral reserves?*	Folkestone Formation (southern parcel)	-1
11.2	Is the site designated as a Regionally Important Geological site (RIGS)?	No	0
11.3	Is the site on high quality grade agricultural land (1,2,3)	Grade 3	0
Objective 12: Sustainable Economic Growth, Employment and Skills			
12.1	Is the site being promoted for greater or less business/ employment space?	No	0
12.2	If the site is being promoted for business uses, does it have access to broadband?	Not applicable	-
12.3	Does the proposal include an educational component/ learning opportunities?	No	0
12.4	Would it help support sustainable tourism?	No	0
Objective 13: Town and District Centre Vitality			
13.1	Is the site within 400m of the nearest district centre?	No Goat Lees is at 600+m.	0
13.2	Would the site contribute to the regeneration and revitalisation of Ashford town centre?	No	0

13.3	Would the site result in the loss of shops/services?	No	0
<p>Conclusion:</p> <p>This site has potential for development due to its location on the edge of the urban area of Goat Lees. It is in walking distance of most services (if access is available through the Eureka development). Foot and cycle path access to the Eureka Park are proposed as part of the development.</p> <p>However, the impact on the rural landscape and amenity of existing residents must be considered further. This part of Sandyhurst Lane has a rural setting which will be changed by cluster development in this location.</p> <p>The position and topography of this site may cause a challenge. The sand pit itself would need to be stabilised and reinforced before building. Access from Sandyhurst lane would be problematic, so unless access from the proposed new Eureka site was factored into its development, the site could not be recommended.</p> <p>The proposed development seeks to minimise impact on the landscape, units are sited at a low level and would not be visible from the road or Eureka Park. New, safer access on to Sandyhurst Lane is intended.</p> <p>Site access on a dangerous bend is an issue.</p>			<p>Total</p> <p>0</p>