

Figure 4.12 Map of Site Allocations in St Margaret's-at-Cliffe

St Margaret's



Legend

Reg19 Housing Allocations

Table 4.9

Site Name (HELA ref)	Policy Number	Development type proposed
Land adjacent to Reach Road bordering Reach Court Farm and rear of properties on Roman Way (STM003)	SAP38	Housing
Land to the west of Townsend Farm Road (STM007 & STM008)	SAP39	Housing
Land at New Townsend Farm, Station Road (STM006)	SAP40	Housing
Land located between Salisbury Road and The Drove Way (STM010)	SAP40	Housing

SAP38 - Land adjacent to Reach Road bordering Reach Court Farm, St Margarets-at-Cliffe (STM003)

4.247 The site is located on the south western edge of the northern St Margaret's at Cliffe settlement confines. To the north west of the site is a St Margaret's Bay holiday park and to the north Langdon Close containing detached bungalows. Adjoining this site to the east is Roman Way a residential road that consists of semi detached bungalows. There are arable fields that form part of the open countryside to the south and west.

4.248 The site is an elongated quadrilateral shape and is currently part of a series of agricultural fields. The site is bounded by a thick tall hedgerow along Reach Road to the west, a tree line that extends part of the way from the rear of Roman Way towards the Reach Court Farm in the south, and another tree line along the site's south-western boundary.

4.249 The western half of the site falls within the Kent Downs AONB and Dover Heritage Coast. A short distance to the south lies the Dover to Kingsdown Cliff SSSI and SAC. A small area of contaminated land is situated within the western half of the site.

SAP38 - Land adjacent to Reach Road bordering Reach Court Farm and rear of properties on Roman Way, St Margaret's at Cliffe (STM003)

The site Land adjacent to Reach Road bordering Reach Court Farm and rear of properties on Roman Way, St Margaret's at Cliffe as shown on the policies map, is allocated for an indicative capacity of 40 dwellings.

Development proposals for the site must meet the following criteria:

- a The design, form, materials, colour palette and heights of buildings must be sensitive to the site's location within the Kent Downs AONB and South Foreland Heritage Coast;
- b The landscaping scheme should:
 - i Be designed to mitigate the impact of the development on the Kent Downs AONB and transition to the rural landscape, including the retention of existing trees/hedgerows along the north western boundary, and provision of a landscaped buffer to the south-western and south-eastern boundaries through enhancement to the existing trees/hedgerows and to include additional tree planting.
 - ii Provide opportunities for biodiversity habitat creation and enhancement to support the Dover and Folkestone Cliffs and Downs Biodiversity Opportunity Area.
 - iii Include provision for advanced tree planting. This should be undertaken on-site at the time the development of the site commences, to ensure trees are established and have reached maturity prior to the completion of the development, to mitigate the impact on the AONB.
- c Vehicular access is to be provided from Reach Road. Trees which need to be removed to enable the access to be provided, shall be kept to the minimum needed to provide the access and any necessary visibility, and will be required to be replaced on-site;
- d A footway connection must be provided with the existing footway on the southern side of Reach Road;
- e Off-site pedestrian improvements (pram crossings) required at Roman Way, Reach Close, Royston Gardens and across Reach Road must be provided;
- f A site-specific Flood Risk Assessment must be submitted and should consider the impacts of climate change over the lifetime of the development; and
- g An assessment of land contamination for the site shall be carried out and submitted as part of the planning application and appropriate mitigation measures must be implemented prior to development commencing.

SAP39 - Land to the west of Townsend Farm Road, St Margarets-at-Cliffe (STM007/ STM008)

4.250 The site is located on the north western edge of St. Margarets at Cliffe settlement confines. To the east of the site is Ash Grove, a residential area consisting of collection of modern two storey terraced dwellings and immediately beyond is Townsend Farm Road consisting of large two storey detached dwellings. To the north west, west and south west of the site is open arable fields that form the rural countryside beyond.

4.251 The western and northern half of the site falls within the Kent Downs AONB. St Margarets at Cliffe Conservation Area lies immediate to the east of the site and King George V playing field, a designated open space, is to the south. There is a PROW that runs a long a track to the west that adjoins the north west of the site. The trees that are in the northeast of site are covered by a TPO.

4.252 The site is roughly rectangular in shape and consists of a field and part of a larger field that are arable and form a small ridge on the edge of the settlement. The site slopes gently downwards from the centre towards the northwest and benefits from tree/hedge cover along its much of it boundary with only the west exposed to the larger part of the field beyond.

SAP39 - Land to the west of Townsend Farm Road St. Margaret's at Cliffe (STM007 & STM008)

The site Land to the west of Townsend Farm Road, St Margaret's at Cliffe, as shown on the policies map is allocated for an indicative capacity of 36 dwellings.

Development proposals for the site shall include the following:

- a The design, form, materials, colour palette and heights of buildings must be sensitive to the site's location within the Kent Downs AONB;
- b A sensitive landscaping scheme and appropriate landscape buffer along the northern and western boundary, as determined by a Landscape Visual Impact Assessment, is required to mitigate the impact of development on the AONB;
- c Consideration will be to be made regarding the quality and condition of trees and hedgerows within the site. Detailed proposals should aim to protect those of importance and incorporate them in the overall design of the development and to provide opportunities for biodiversity habitat creation and enhancement;
- d Primary vehicular, pedestrian and cycle access to the site shall be provided from Townsend Farm Road;
- e Provide localised widening to Townsend Farm Road and reconfiguration of existing highway junction with Ash Grove;
- f Provide pedestrian crossing improvements (Pram crossings) at Townsend Farm Road near the Junction with the High Street;
- g The design and layout of the site should provide connections to the PROW to the west;
- h A site-specific Flood Risk Assessment is required to address the issue of surface water flooding and consider the impacts of climate change over the lifetime of the development;
- i A Heritage assessment, to include appropriate archaeological investigations must be carried out in accordance with Policy HE1 and Policy HE3, the results of which should inform the layout and design of the development which is necessary to avoid harm to any heritage assets identified through the assessment; and
- j Layout is planned to ensure future access to existing wastewater infrastructure for maintenance and upsizing purposes.

SAP40 - St Margaret's-at-Cliffe Small Housing Sites

4.253 In addition to the Strategic Housing Allocations and Non Strategic Housing Allocations identified in the Plan, the following small sites, as defined on the policies map, are allocated for housing in St Margaret's-at-Cliffe.

SAP40 - St Margaret's-at-Cliffe Small Housing Sites

Planning permission will be granted for proposals that:

- a Accord with the policies in the Local Plan; and
- b Address the site-specific issues and requirements for the site set out below.

Site	Estimated Dwelling Number	Site-specific issues
STM006 Land at New Townsend Farm, Station Road, St Margarets	10	Speed Survey required. Site is suitable for executive homes. The site is in the AONB and any scheme coming forward on this site should be designed to be appropriate to the sites sensitive location within the Kent Downs AONB in respect of scale, form, materials and colour palette. Existing trees and hedgerows should be retained and enhanced and an appropriate landscape buffer provided along the northern and eastern boundary to mitigate the impact of development on the AONB. Archaeological Assessment. Flood Risk Assessment required, due to risk of surface water flooding. As part of this the Sequential Approach should be applied to the layout of the site. SuDs should be provided.
STM010 Land located between Salisbury Road and The Drove way, St Margarets-at-Cliffe	10	The site is in the AONB and any scheme coming forward on this site should be designed to be appropriate to the sites sensitive location within the Kent Downs AONB in respect of scale, form, materials and colour palette. Existing trees and hedgerows should be retained and enhanced and an appropriate landscape buffer provided to mitigate the impact of development on the AONB. The site is within a Biodiversity Opportunity Area. Archaeological Assessment. Flood Risk Assessment required. As part of this the Sequential Approach should be applied to the layout of the site. SuDs should be provided.

Wingham

4.254 The following site allocations are proposed in Wingham: