

HELAA Reference	Previous HELAA Reference	Location	Post Code	Settlement	Parish	Ward	Site size (ha)	Agreed Housing Number	G or PDL	Site_Origin	Origin_Ref	Suitability	Suitability Assessment	Availability
STA010	STA012	Land between Fairview and Chapel Lane, Lower Road/Fleming Road, Barnsole	CT3 1LH	Staple	Staple	Little Stour & Ashstone	1.11	30	G	SHLAA	SUT04	Suitable	Suitable site: - To be taken forward in conjunction with STA003 - No high level policy constraints - Access appears achievable. A Transport Assessment will be required - Self contained site with limited impact - Development here would form a logical extension to the settlement.	Unavailable
STA011	STA013	Land adjoining the Rookery, Durlock Road, Staple	CT3 1JU	Staple	Staple	Little Stour & Ashstone	0.71	25	G	HELAA	HELAA221	Unsuitable	Unsuitable site: - Development here would have a poor relationship to the settlement and would not be in keeping with the character of the village - Unacceptable landscape impact - Access concerns	Not taken forward to the next stage of assessment as site is unsuitable
STA012	STA007	The Three Tuns, The Street, Staple	CT3 1LN	Staple	Staple	Little Stour & Ashstone	0.5	9	PDL	Brownfield	BR35		Site has planning permission and will not be taken forward in the HELAA.	Site has planning permission
STM001	STM001	Land adjacent to Sea Street and backing onto rear of properties at Lighthouse Rd	CT15 6JA	St Margaret's at Cliffe	St Margarets	St Margaret's at Cliffe	2.65	80	G	HELAA	HELAA16	Unsuitable	Unsuitable Site: - Unacceptable landscape impact and impact on the setting of the AONB - Unacceptable impact on the character and identity of the settlement through the erosion of this important green wedge between St Margaret's at Cliffe and St Margaret's Bay.	Not taken forward to the next stage of assessment as site is unsuitable
STM002	STM002	Land adjacent to junction of Station Road and Dover Road	CT15 6EP	St Margaret's at Cliffe	St Margarets	St Margaret's at Cliffe	1.7	50	G	HELAA	HELAA17	Unsuitable	Unsuitable site: - Unacceptable impact on the AONB - high landscape sensitivity - Unacceptable heritage impact in relation to views of the Grade I Listed church of St Margaret of Antioch. - Constrained access	Not taken forward to the next stage of assessment as site is unsuitable
STM003	STM003	Land adjacent to Reach Road bordering Reach Court Farm and rear of properties on Roman Way	CT15 6AH	St Margaret's at Cliffe	St Margarets	St Margaret's at Cliffe	3.53	40	G	HELAA	HELAA18	Part Suitable/ Part Unsuitable	Suitable Site (only the part adjacent to the existing settlement): - The development of this site forms a logical extension to the settlement. - The section of the site adjacent to the existing settlement is considered suitable, as it has medium landscape sensitivity, and whilst it is partly in the AONB, the landscape impact can be mitigated through good screening. - The rest of the site is fully in the AONB with medium-high landscape sensitivity - Vehicle access would be achievable from Reach Road and appropriate connection to the existing footway network could also be achieved. - The local road network is constrained during the peak hours, Reach Road / Junction with High Street is currently subject to on street parking which reduce effective carriageway width. Any removal of parking would have an impact on residents parking amenity. Upper Road, JW A258 Castle Hill Road is subject to a moderate level of vehicle delay during peak hours. - It is unlikely that 40 dwellings would generate a severe harm on the surrounding highway network once distributed within all available traffic routes, however there is general concern over traffic levels within the Village given the constrained nature of the High Street so this should be considered in tandem with other potential sites within the locality.	Available
STM004	STM004	Land adjacent to Seaways, Bay Hill	CT15 6DU	St Margarets Bay	St Margarets	St Margaret's at Cliffe	0.28	2	G	HELAA	HELAA27	Unsuitable	Unsuitable site: - Unacceptable access - Unacceptable impact on the conservation area - Unacceptable landscape impact.	Not taken forward to the next stage of assessment as site is unsuitable
STM005	STM005	South Goodwin House, 69 Granville Road, St Margarets	CT15 6DT	St Margaret's	St Margarets	St Margaret's at Cliffe	0.29	5	Mixed	HELAA	HELAA61	Unsuitable	Unsuitable site: - Unacceptable landscape impact - Unacceptable impact on the setting of the AONB and heritage coast - Coastal Change Management Area.	Not taken forward to the next stage of assessment as site is unsuitable
STM006	STM006	Land at New Townsend Farm, Station Road, St Margarets	CT15 6ES	St Margaret's	St Margarets	St Margaret's at Cliffe	13.34	10	G	HELAA	HELAA192/HELAA239	Part Suitable/ Part Unsuitable	Site Suitable (only a small part of the site is suitable for development): - Site sits prominently in the landscape and the development of the whole site would have an unacceptable impact on the AONB - A small part of this site is suitable for development, due to the high landscape sensitivity of this site - Site could be taken forward for executive homes - An effective scheme of landscape mitigation would be required - Development here may impact on archaeology and an Archaeological Assessment will be required. - In isolation 10 dwellings is unlikely to have a severe impact on the surrounding road network. - There are two potential access points into this site (north and south of Cliff Place Cottage). The northern most access point would likely require the removal of the existing layby, suitable sightlines are likely to be achievable. A right turn lane is likely to be needed to be provided at site access in this location (to manage potential rear end shunts), however there is unlikely to be enough space available to provide one without the use of third-party land. The southern access is unable to provide the necessary required visibility sightline in the southern direction. Therefore, in the absence of speed survey data, access in this location may not be suitable. - This site is located some distance away from the services and amenities within the village, which could lead to an increase in demand for parking within the village as residents are likely to drive rather than walk or cycle. - A2 Duke of York roundabout is another significant constraint for travel travelling to/from Dover. A mitigation strategy will be required for this junction in line with cumulative local plan growth forecasts. - A Transport Assessment will be required	Available
STM007	STM007	Land to the west of Townsend Farm Road, St Margarets (Site B)	CT15 6JE	St Margaret's	St Margarets	St Margaret's at Cliffe	0.63	30	G	HELAA	HELAA196	Potentially Suitable	Potentially Suitable site: - Site provides a logical extension and is well connected to the settlement. To be only taken forward in conjunction with STM008 - Medium landscape sensitivity - The site is adjacent to a Conservation Area, Listed Buildings and the AONB. Any development here would therefore need to be sensitively designed to address heritage and landscape concerns and a landscape buffer to be provided. A Heritage Impact Assessment would be required. - Appears access is achievable from end of Townsend Farm Road, but would need to provide suitable visibility within the site for drivers emerging from Ash Grove and pedestrians crossing the junction. The southern section of Townsend Farm Road would need widening in places and the existing footway would need to be extended into the site. Some parking restrictions may be required in the northern section to provide passing places. - A Transport Assessment will be required	Available
STM008	STM008	Land to the west of Townsend Farm Road, St Margarets at Cliffe (site A)	CT15 6EP	St Margaret's	St Margarets	St Margaret's at Cliffe	0.63	30	G	HELAA	HELAA196	Potentially Suitable	Potentially Suitable site: - Site provides a logical extension and is well connected to the settlement. To be only taken forward in conjunction with STM007 - Medium landscape sensitivity - The site is adjacent to a Conservation Area, Listed Buildings and the AONB. Any development here would therefore need to be sensitively designed to address heritage and landscape concerns and a landscape buffer to be provided. A Heritage Impact Assessment would be required. - Appears access is achievable from end of Townsend Farm Road, but would need to provide suitable visibility within the site for drivers emerging from Ash Grove and pedestrians crossing the junction. The southern section of Townsend Farm Road would need widening in places and the existing footway would need to be extended into the site. Some parking restrictions may be required in the northern section to provide passing places. - A Transport Assessment will be required	Available
STM009	STM011	DDC owned site - Land on west side, south of Portal School, Sea Street, St Margarets	CT15 6AW	St Margarets	St Margarets	St Margaret's at Cliffe	0.56	17	G	SHLAA	SHL043	Unsuitable	Unsuitable Site: - Unacceptable landscape impact and impact on the setting of the AONB - Unacceptable impact on the character and identity of the settlement through the erosion of this important green wedge between St Margaret's at Cliffe and St Margaret's Bay.	Not taken forward to the next stage of assessment as site is unsuitable

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STM010	STM015	Land located between Salisbury Road and The Droeway, St Margarets-at-Cliffe	CT15 6DL	St Margarets	St Margarets	St Margaret's at Cliffe	2.60	35	G	SHLAA	SAD28	Potentially Suitable	<p>Potentially suitable site:</p> <ul style="list-style-type: none"> - Site to only be taken forward with STM011 - Site adjacent to the AONB and Heritage Coast - Medium landscape sensitivity - Site would need to be sensitively designed, with low density housing that respects the character of the area. - Generous landscaping would be also required to screen the site to reduce the impact on residential amenity - Direct access to the highway is achievable from either The Droeway or Salisbury Road, However Salisbury Road is private as such it should be checked that the land promotor has rights of access. Notwithstanding this, the Junction of Salisbury Road/The Droeway is poor with insufficient sightlines with very limited scope for improvement. The Droeway geometrically constrained and is subject to a large amount of on street parking which reduces effective width, whilst in theory waiting restrictions could be imposed, this would have a significant impact on local parking amenity. The junction of The Droeway/Sea Street is subject to constrained visibility (southbound), as such an increase in turning movements at this junction will increase the likelihood of vehicle conflict and there is limited scope to provide meaningful improvements. - General concern over traffic levels within the Village given the constrained nature of the High Street which is subject to narrow sections and on street parking, this would need to be considered in tandem with other potential allocation sites in the locality. - A Transport Assessment will be required 	Potentially Available
STM011	STM016	Land to the north of Salisbury Road, St Margarets-at-Cliffe	CT15 6DP	St Margarets	St Margarets	St Margaret's at Cliffe	0.30	5	G	SHLAA	STM09	Potentially Suitable	<p>Potentially suitable site:</p> <ul style="list-style-type: none"> - Site to only be taken forward with STM010 - Site adjacent to the AONB and Heritage Coast - Medium landscape sensitivity - Site would need to be sensitively designed, with low density housing that respects the character of the area. - Generous landscaping would be also required to screen the site to reduce the impact on residential amenity - Direct access to the highway is achievable from either The Droeway or Salisbury Road, However Salisbury Road is private as such it should be checked that the land promotor has rights of access. Notwithstanding this, the Junction of Salisbury Road/The Droeway is poor with insufficient sightlines with very limited scope for improvement. The Droeway geometrically constrained and is subject to a large amount of on street parking which reduces effective width, whilst in theory waiting restrictions could be imposed, this would have a significant impact on local parking amenity. The junction of The Droeway/Sea Street is subject to constrained visibility (southbound), as such an increase in turning movements at this junction will increase the likelihood of vehicle conflict and there is limited scope to provide meaningful improvements. - General concern over traffic levels within the Village given the constrained nature of the High Street which is subject to narrow sections and on street parking, this would need to be considered in tandem with other potential allocation sites in the locality. - A Transport Assessment will be required 	Potentially Available
SUT001	SUT002	Land at Homestead Farm, Waldershare Road	CT15 5JA	Ashley	Sutton by Dover	Eastry	0.21	5	G	HELAA	HELAA42	Unsuitable	<p>Unsuitable site:</p> <ul style="list-style-type: none"> - Development here would have a poor relationship to the settlement and would not be in keeping with the character of the village - Unacceptable landscape impact 	Not taken forward to the next stage of assessment as site is unsuitable
SUT002	SUT003	Land adjacent to The Follies, Downs Road, East Studdal	CT15 5DB	Sutton	Sutton by Dover	Eastry	2.57	15	G	HELAA	HELAA72	Part Suitable/ Part Unsuitable	<p>Suitable site (in part):</p> <ul style="list-style-type: none"> - Frontage development along here is considered to be in keeping with the character of the village; however the development of the whole site would be unacceptable. The development of this site should be brought forward in conjunction with SUT009 - Appears access with suitable visibility achievable onto Downs Road, however this would require alteration/relocation of existing parking areas along site frontage. - Unlikely on its own to have a severe impact on the highway network. Concern regarding cumulative impact from potential allocation sites on wider highway network, particularly rural lanes leading to site and routes/junctions leading to A256 and A258. - No footways serving the site. 	Available
SUT003	SUT004	Seaview, Downs Road, East Studdal	CT15 5DA	Sutton	Sutton by Dover	Eastry	0.63	10	G	HELAA	HELAA74	Unsuitable	<p>Unsuitable site:</p> <ul style="list-style-type: none"> - Development here would have a poor relationship to the settlement and would not be in keeping with the character of the village - Unacceptable landscape impact - Highways concerns 	Not taken forward to the next stage of assessment as site is unsuitable
SUT004	SUT005	Land adjacent ot 1 Downs Close, East Studdal	CT15 5BY	Sutton	Sutton by Dover	Eastry	0.71	10	G	HELAA	HELAA150	Unsuitable	<p>Unsuitable site:</p> <ul style="list-style-type: none"> - Development here would have a poor relationship to the settlement and would not be in keeping with the character of the village - Unacceptable landscape impact 	Not taken forward to the next stage of assessment as site is unsuitable
SUT005	SUT006	The Homestead, Homestead Lane, East Studdal	CT15 5BN	Sutton	Sutton by Dover	Eastry	1.76	30	G	HELAA	HELAA161		Site has planning permission and will not be taken forward in the HELAA.	Site has planning permission
SUT006	SUT007	Land adjacent to Stoneheap Road, East Studdal	CT15 5BU	Sutton	Sutton by Dover	Eastry	1.52	35	G	HELAA	HELAA162	Unsuitable	<p>Unsuitable site:</p> <ul style="list-style-type: none"> - Development here would have a poor relationship to the settlement and would not be in keeping with the character of the village - Unacceptable landscape impact - Highways concerns 	Not taken forward to the next stage of assessment as site is unsuitable
SUT007	SUT008	East Studdal Nursery, Downs Road, East Studdal	CT15 5DB	East Studdal	Sutton by Dover	Eastry	1	30	PDL	Unimplemented Allocation	LA35		Site has planning permission and will not be taken forward in the HELAA.	Site has planning permission
SUT008	SUT009	Land at Fieldings, Stoneheap Road, East Studdal (SUT06)	CT15 5BU	East Studdal	Sutton by Dover	Eastry	0.20	10	Mixed	SHLAA	SHL005	Unsuitable	<p>Unsuitable site:</p> <ul style="list-style-type: none"> - Development here would have a poor relationship to the settlement and would not be in keeping with the character of the village - Unacceptable landscape impact - Highways concerns 	Not taken forward to the next stage of assessment as site is unsuitable
SUT009	SUT010	Downs Road, East Studdal (SUT01)	CT15 5DA	East Studdal	Sutton by Dover	Eastry	1.24	5	G	SHLAA	SUT01	Part Suitable/ Part Unsuitable	<p>Suitable site (in part):</p> <ul style="list-style-type: none"> - Frontage development along here is considered to be in keeping with the character of the village; however the development of the whole site would be unacceptable. The development of this site should be brought forward in conjunction with SUT002 - Appears access with suitable visibility achievable onto Downs Road, however this would require alteration/relocation of existing parking areas along site frontage. - Unlikely on its own to have a severe impact on the highway network. Concern regarding cumulative impact from potential allocation sites on wider highway network, particularly rural lanes leading to site and routes/junctions leading to A256 and A258. - No footways serving the site. - A Transport Assessment is required 	Potentially Available
SUT010	SUT011	Land to the east of Homestead Farm, Ashley	CT15 5JA	East Studdal	Sutton by Dover	Eastry	1.64	50	Mixed	SHLAA	SUT05	Unsuitable	<p>Unsuitable site:</p> <ul style="list-style-type: none"> - Development here would have a poor relationship to the settlement and would not be in keeping with the character of the village - Unacceptable landscape impact - Highways concerns 	Not taken forward to the next stage of assessment as site is unsuitable
SUT011	SUT012	Chapel Lane, Ashley	CT15 5HS	East Studdal	Sutton by Dover	Eastry	1.75	50	G	SHLAA	NS02SUT	Unsuitable	<p>Unsuitable site:</p> <ul style="list-style-type: none"> - Development here would have a poor relationship to the settlement and would not be in keeping with the character of the village - Unacceptable landscape impact - Highways concerns 	Not taken forward to the next stage of assessment as site is unsuitable
SUT012	SUT014	Land adjacent to Fieldings, Stoneheap Road, East Studdal	CT15 5BX	East Studdal	Sutton by Dover	Eastry	0.40	10	G	HELAA	HELAA233	Unsuitable	<p>Unsuitable site:</p> <ul style="list-style-type: none"> - Development here would have a poor relationship to the settlement and would not be in keeping with the character of the village - Unacceptable landscape impact - Highways concerns 	Not taken forward to the next stage of assessment as site is unsuitable