

# **Appendix 1**

## **Site Analysis Tables**

Site Address	Nickolls Quarry, Dymchurch Road, Hythe	
Nearest Postcode	CT21 6NS	
Grid Reference (site centre)	613131 133314	
Site Area (approximate)	67.3 hectares (entire site)	
Land Status and Current Use	1.1 hectares (community use allocation)	
	Previously Developed Land (former quarry)	
	Under re-development for mixed use (residential/employment/community uses)	
Adjacent/surrounding land uses	Agriculture, Residential, Military Training Area	
Specific policy provisions/allocations	Non-allocated Development Site – Policies SS1/ CSD7	See Appendix 2
Relevant Planning History	Extant Permissions:	See Appendix 3
	Y06/1079/SH - Outline Planning Permission for Mixed Use Development	
	Y13/0736/SH – Reserved Matters for Phase 1	
	Y13/0981/SH – Phase 1 Highway Work	
<b>Accessibility</b>		
Direct access from the Public Highway?	Direct access to A259	
Bus network	Within 800m to bus routes	See Appendix 4
	Route no’s 101, 102, 111	
Railway station	Approx. 6km (Westenhanger)	
	Proposed Halt on-site serving Light Railway	
Nearest cycle route	Within cycling distance of Sustrains Route 2 - Dover to St Austell	
Footpath Connectivity	Within 800m of public footpath network	
<b>Landscape &amp; Ecological Designations</b>		
Is the Site in or near:		
Waterbody	Adjacent to former quarry lakes	

An Area of Outstanding Natural Beauty (AONB)	No	
An Site of Special Scientific Interest (SSSI)	No	
Ancient Woodland	No	
National Nature Reserve	No	
Special Area of Conservation (SAC)	No	
<b>Environmental</b>		
Flood Risk Data	Flood Zone 3 Defences in place Climate Change - 'significant' implications	Appendix 5
Contamination?	Yes – in part (clearance as part of redevelopment proposals)	
Is the site located in or near:		
A Conservation Area	No	
Listed Buildings/structures	No	
A Scheduled Monument	RMC approx. 250m to north of site	
Public Open Space	No	
Registered Park/Garden	No	
Area of Archaeological Importance	Not designated	
<b>Utilities</b>		
Identified Issues	Southern Water and BT have infrastructure present on the site. Development proposals will ensure relevant mitigation and provision.	

<b>Site Address</b>		<b>The Green, Portland Road, Hythe, Kent</b>
Nearest Postcode	CT21 6JD	
Grid Reference (site centre)	615672 134516	
Site Area (approximate)	6.7 hectares	
Land Status and Current Use	Green Field Site - Public Open Space	
Adjacent/surrounding land uses	Residential, Industrial, Education, Community/Recreation	
Specific policy provisions/allocations	Protected Open Space – Policy LR9	See Appendix 2
Relevant Planning History	No Extant Permissions	See Appendix 3
<b>Accessibility</b>		
Direct access from the Public Highway?	Connection required to: <ul style="list-style-type: none"> <li>• St Nicholas Road, and/or</li> <li>• Portland Avenue, and/or</li> <li>• Cinque Ports Avenue</li> </ul>	
Bus network	Within 800m to bus routes Route no's 10, 10A, 16, 16A, 18, 19, 101, 102, 111, 160	See Appendix 4
Railway station	Approx 4km (Sandling)	
Nearest cycle route	Close to Sustrains Route 2 Dover to St Austell	
Footpath Connectivity	Within 800m of public footpath network	
<b>Landscape &amp; Ecological Designations</b>		
Is the site in or near:		
Waterbody	Royal Military Canal approximately 100m to the north	

An Area of Outstanding Natural Beauty (AONB)	No	
An Site of Special Scientific Interest (SSSI)	No	
Ancient Woodland	No	
National Nature Reserve	No	
Special Area of Conservation (SAC)	No	
<b>Environmental</b>		
Flood Risk Data	Flood Zone 1, 2 & 3 Defences in place Climate Change - 'Low' implications	Appendix 5
Contamination?	Unknown	
Is the site located in or near:		
A Conservation Area	Adjacent to Hythe Conservation Area	
Listed Buildings/structures	Nearest listed buildings approx. 50m to north of site on boundary of site	
A Scheduled Monument	RMC located approx. 100m to north of site	
Open Space	Open space – Policy LR9	
Registered Park/Garden	No	
Area of Archaeological Importance	Not designated	
<b>Utilities</b>		
Identified Issues	Southern Water and Southern Gas Network pipelines running throughout The Green.  Southern Gas Networks Medium and Intermediate Pressure pipes run across the proposed site, from the junction of Boundary Road and St Nicholas Road (to St Leonards Road).  Southern Water has a combined sewer running approx 12 metres to the north of the southern boundary of The Green at a depth of approximately 6-6.5m below ground level.	

<b>Site Address</b>	<b>Land at South Road, Hythe, Kent</b>	
Nearest Postcode	CT21 6AR	
Grid Reference (site centre)	616566 134404	
Site Area (approximate)	4.8 hectares	
Land Status and Current Use	Green Field Site - Public Open Space	
Adjacent/surrounding land uses	Residential, Community, Informal and Formal Recreation	
Specific policy provisions/allocations	Protected Open Space – Policy LR9	See Appendix 2
Relevant Planning History	No Extant Permissions	See Appendix 3
	Y06/1207/SH – for the erection of a sports pavilion	
<b>Accessibility</b>		
Direct access from the Public Highway?	Yes – South Road	
Bus network	Within 800m to bus routes Route no's 10, 10A, 16, 16A, 18, 19, 101, 102, 111, 160	
Railway station	Approx 4.1km (Sandling)	
Nearest cycle route	On Sustrains Route 2 Dover to St Austell	
Footpath Connectivity	Direct access to public footpaths	
<b>Landscape &amp; Ecological Designations</b>		
Is the site in or near:		
Waterbody	Within 200m of Royal Military Canal and 100m of coast	

An Area of Outstanding Natural Beauty (AONB)	No	
An Site of Special Scientific Interest (SSSI)	No	
Ancient Woodland	No	
National Nature Reserve	No	
Special Area of Conservation (SAC)	No	
<b>Environmental</b>		
Flood Risk Data	Flood Zone 3 Defences in place Climate Change – ‘Low’ to ‘Moderate’ implications	Appendix 5
Contamination?	Unknown	
Is the site located in or near: A Conservation Area	In Hythe conservation area	
Listed Buildings/structures	Nearest listed buildings approx. 200m to west of site	
A Scheduled Monument	RMC approximately 200m north of site	
Public Open Space	Open Space – Policy LR9	
Registered Park/Garden	No	
Area of Archaeological Importance	Not designated	
<b>Utilities</b>		
Identified Issues	There are no known services present on this site.	

<b>Site Address</b>	<b>Hythe Swimming Pool, South Road, Hythe, Kent</b>	
Nearest Postcode	CT21 6BA	
Grid Reference (site centre)	616704 134336	
Site Area (approximate)	0.48 hectares	
Land Status and Current Use	Previously Developed Land - Assembly and Leisure	
Adjacent/surrounding land uses	Residential, Public Open Space, Formal and Informal Sport and Recreation	
Specific policy provisions/allocations	n/a	
Relevant Planning History	No Extant Permissions (Y05/0850/SH – Residential Development)	See Appendix 3
<b>Accessibility</b>		
Direct access from the Public Highway?	Yes	
Bus network	Within 800m to bus routes Route no's 10, 10A, 16, 16A, 18, 19, 101, 102, 111, 160	
Railway station	Approx 4.2km (Sandling)	
Nearest cycle route	On Sustrains Route 2 Dover to St Austell	
Footpath Connectivity	Direct access to public footpaths	
<b>Landscape &amp; Ecological Designations</b>		
Is the site in or near:		
Waterbody	Adjacent to the coast Royal Military Canal approximately 320m to north	



An Area of Outstanding Natural Beauty (AONB)	No	
An Site of Special Scientific Interest (SSSI)	No	
Ancient Woodland	No	
National Nature Reserve	No	
Special Area of Conservation (SAC)	No	
<b>Environmental</b>		
Flood Risk Data	Flood Zone 3 Defences in place Climate Change – ‘Moderate’ to ‘Significant’ implications	Appendix 5
Contamination?	Unknown	
Is the site located in or near: A Conservation Area	Adjacent to Hythe conservation area	
Listed Buildings/structures	Nearest listed buildings approx. 500m to west of site	
A Scheduled Monument	RMC approx. 320m north of site	
Public Open Space	No	
Registered Park/Garden	No	
Area of Archaeological Importance	Not designated	
<b>Utilities</b>		
Identified Issues	There are no known issues with services within this site. Infrastructure belonging to Southern Water and Southern Gas Networks presently on site.	

<b>Site Address</b>		<b>Land at Princes Parade, Hythe, Kent</b>
Nearest Postcode	CT21 6AQ	
Grid Reference (site centre)	618334 134802	
Site Area (approximate)	10.07 hectares	
Land Status and Current Use	Previously Developed Land – No Lawful Use	
Adjacent/surrounding land uses	Residential, Public Open Space, Private Recreation	
Specific policy provisions/allocations	Adopted Policy TM8	See Appendix 2
Relevant Planning History	No Extant Permissions	See Appendix 3
<b>Accessibility</b>		
Direct access from the Public Highway?	Yes – Princes Parade	
Bus network	Within 800m to bus routes Route no's 10, 10A, 16, 16A, 18, 19, 101, 102, 111, 160	
Railway station	Approx. 4.7km (Folkestone West) Approx 5.1km (Sandling)	
Nearest cycle route	On Sustrains Route 2 Dover to St Austell	
Footpath Connectivity	Direct access to public footpaths	
<b>Landscape &amp; Ecological Designations</b>		
Is the site in or near:		
Waterbody	Adjacent to Royal Military Canal and the coast	

An Area of Outstanding Natural Beauty (AONB)	No	
An Site of Special Scientific Interest (SSSI)	No	
Ancient Woodland	No	
National Nature Reserve	RMC designated as Site of Nature Conservation	
Special Area of Conservation (SAC)	No	
<b>Environmental</b>		
Flood Risk Data	Flood Zone 3 Defences in place Climate Change – no implications	Appendix 5
Contamination?	Yes	
Is the site located in or near: A Conservation Area	No	
Listed Buildings/structures	Nearest listed buildings approx. 320m to north-west of site	
A Scheduled Monument	RMC adjacent	
Public Open Space	Open Space – Policy LR9	
Registered Park/Garden	No	
Area of Archaeological Importance	Not designated	
<b>Utilities</b>		
Identified Issues	Southern Water rising main is located along the entire southern boundary of the site.  Affinity water has a water main running through the site - situated in the tow path to the north of the site.	

