

## Appendix D - Site Assessment

<b>Lidl Car Park</b>		<b>1</b>	
<b>Overview of Site Constraints</b>			
Flood Zone 2&3		Public Open Space	
Conservation Area		Listed Building	
Green Corridor			
Comments - No constraints within the site - adjoining, Listed building and conservation area			
<b>Current</b>			
Current Use	Half the site is made up of Lidl food-store and Fitness first, both in active use. The rest of the site is the operational car park serving these uses.		
Policy Context	No policy content noted		
Site Status	Parking Strategy identifies this area as a suitable location for a multi-storey car park, given its proximity to the Town Centre, its location on a radial route into the Centre and that it falls outside the ring road area		
Accessibility	Site is on key entrance into the Town centre, particularly for vehicles. The site is also on main pedestrian route into the town centre, serving the north west residential areas of the Town.		
Physical and Environmental Constraints and opportunities	The site is in a fairly visually prominent position in the Town Centre, given its key entrance location. The conservation area to the NW and Listed building, and the residential properties to the West are all considerations, in relation to the acceptable scale of development here.		
Landscape impact / Conservation impact			
Deliverability / Phasing	Given the active uses currently on site, the site may take time to be delivered comprehensively, but this is likely to be achievable in the Plan period. Given this, and given that the Car park, referred to in the Parking Strategy would be needed around the 2018 this site may come forward in the later stages of the Plan. Having said that there is no reason, in principle, why this site shouldn't come forward earlier, should the market want to.		

## Appendix D - Site Assessment

<b>Lidl Car Park</b>		<b>1</b>
Summary	Site is suitable for development, needed to deliver a car park, and should come forward in the Plan period.	

<b>Farm Foods and Car Park</b>		<b>2</b>	
<b>Overview of Site Constraints</b>			
Flood Zone 2&3		Public Open Space	
Conservation Area		Listed Building	
Green Corridor			
Comments - no constraints noted within the site - conservation area adjacent to the NE			
<b>Current</b>			
Current Use	Currently in active use as a Frozen food-store. The remaining 2 retail units are vacant.		
Policy Context	Allocated site (S3) in the Local Plan for mixed use development		
Site Status	Prominent Brownfield site on the entrance to the Town Centre.		
<b>Accessibility</b>			
Accessibility	Site is on key entrance into the Town centre, particularly for vehicles. The site is also on main pedestrian route into the town centre, serving the north east residential areas of the Town.		
<b>Physical and Environmental Constraints and opportunities</b>		The site is in a fairly visually prominent position in the Town Centre, given its key entrance location. The conservation area to the NE and the residential properties to the East are considerations, in relation to the acceptable scale of development here.	
<b>Landscape impact / Conservation impact</b>			
Deliverability / Phasing	There are no known, significant, constraints as to why this site couldn't come forward for re-development within the Plan period. The current building is largely vacant and any redevelopment could releases more development potential from the site, and a larger lettable floor area.		

## Appendix D - Site Assessment

<b>Farm Foods and Car Park</b>	<b>2</b>
Summary	Site is suitable for development, and should come forward in the Plan period.

<b>Mace Lane Ind Estate</b>	<b>3</b>
<b>Overview of Site Constraints</b>	
Flood Zone 2&3	Public Open Space
Conservation Area	Listed Building
Green Corridor	
Comments - no constrains noted	
<b>Current</b>	
Current Use	An active industrial estate.
Policy Context	Part of the site allocation in the Local Plan (S8) for employment use.
Site Status	Parking Strategy identifies this area to delivery a multi-storey car park, around 2021. This area falls on the periphery of the ring road and on a main radial route into the Town Centre, Hythe road. The site also offers opportunities to park and shop in the Town Centre.
Accessibility	A peripheral, yet accessible Town Centre location, particularly for vehicles given its location next to a main radial route into the Town Centre. The site is also within walking distance of the Stations, along the green corridors. Pedestrian movements are limited, at present, given its more commercial surroundings and traffic dominated nature.
Physical and Environmental Constraints and opportunities	Limited constraints to this site, however, given the higher level land, care would be needed to ensure development coming forward towards the NW of this site is well related to its environs. The site is also clearly visible along Hythe road so develop should reflect this frontage positively and provide an attractive entrance to the Town centre.
Landscape impact / Conservation impact	

## Appendix D - Site Assessment

<b>Mace Lane Ind Estate</b>		<b>3</b>	
Deliverability / Phasing	This site is unlikely to come forward till the very end of the Plan period as there are a number of commercial active occupiers in the Industrial Estate which would take time to re-locate. The Car park is needed by 2021, the end of the Plan period.		
Summary	Suitable site for re-development, but unlikely to be available until the end of the Plan period		

<b>Land Adjacent to Mace Lane</b>		<b>4</b>	
<b>Overview of Site Constraints</b>			
Flood Zone 2&3	X	Public Open Space	
Conservation Area		Listed Building	
Green Corridor	X		
Comments - This site wholly falls within the identified green corridors and is largely affected by flooding.			
<b>Current</b>			
Current Use	Green Corridor		
Policy Context	The site is protected against development, as it falls within the Green Corridor. Also, other, more suitable sites, are available within the Town Centre which don't fall within the floodplain, and are deliverable.		
Site Status			
Accessibility	Relatively accessible location, within close walking distance from the Stations and located near a key radial route into the Town Centre.		
Physical and Environmental Constraints and opportunities	Would have a detrimental impact on the function, visual attractiveness and role of the Green Corridor.		
Landscape impact / Conservation impact			
Deliverability / Phasing	N/A		
Summary	This site is not considered suitable for development, primarily given its location within the Green Corridor.		

## Appendix D - Site Assessment

<b>Park Mall</b>		<b>5</b>	
<b>Overview of Site Constraints</b>			
Flood Zone 2&3		Public Open Space	
Conservation Area	X	Listed Building	
Green Corridor			
Comments - Partially located within the Conservation area, and adjacent to some listed buildings.			
<b>Current</b>			
Current Use	Active retail mall		
Policy Context	Partially within, the conservation area. The remaining site area adjoining the Conservation Area.		
Site Status			
Accessibility	A highly accessible location within the Town Centre Core area. Is a key entrance into the Town Centre from the North and is located off the upper high street, where footfall movements are high.		
Physical and Environmental Constraints and opportunities	The site is a key entrance into the Town Centre from New St and the residential properties from the North. The site is also clearly visible all along Somerset road. Development has the opportunity to provide a positive contribution to the Town- Scape of the Town Centre. Careful consideration is needed to protect and enhance the Conservation Area, adjacent listed buildings and views of the Church.		
Landscape impact / Conservation impact			
Deliverability / Phasing	This site could come forward as part of a comprehensive re-development or as a refurbishment / extension of the existing uses on site. In either circumstance, development here could make better use of the land and offer more lettable floor-space. This should provide an attractive offer to the Malls operators.		
Summary	A suitable development site within the Town Centre, and likely to come forward within the Plan period.		

<b>Charter House</b>		<b>6</b>	
<b>Overview of Site Constraints</b>			

## Appendix D - Site Assessment

Charter House		6	
Flood Zone 2&3		Public Open Space	
Conservation Area		Listed Building	
Green Corridor			
Comments - no constraints noted			
<b>Current</b>			
Current Use	Largely vacant office block		
Policy Context	None		
Site Status	In 2008 permission was granted to convert and extend the building to provide 224 flats and 9,880 sq m of flexible commercial floorspace which will be used as offices. The proposals also include constructing two new buildings providing a further 110 flats including associated parking and landscaping.		
Accessibility	An accessible location within the former ring road.		
Physical and Environmental Constraints and opportunities			
Landscape impact / Conservation impact			
Deliverability / Phasing	See site status above		
Summary	See site status above		

Park St		7	
<b>Overview of Site Constraints</b>			
Flood Zone 2&3		Public Open Space	
Conservation Area	X	Listed Building	
Green Corridor			
Comments - Site is partially within the conservation area. Listed buildings adjacent, to the south.			

## Appendix D - Site Assessment

<b>Park St</b>		<b>7</b>	
<b>Current</b>			
Current Use	Service area,for the units fronting Lower High St.		
Policy Context	Site Policy 7 in the Local Plan - for mixed use development with a focus on retail uses		
Site Status	The eastern end of this site is under construction for flatted accommodation		
Accessibility	Accessible location within the former ring road, links available onto the Lower high st		
Physical and Environmental Constraints and opportunities	Visible frontage along Park St which currently is an unattractive area, given the access and service nature of this site. The site has a relatively enclosed feel to it, with Charter house and the buildings fronting Lower high street either side. Development would not be particularly visible from the majority of the Town Centre. Development would need to respect and enhance the conservation area in which the majority of the site is located.		
Landscape impact / Conservation impact			
Deliverability / Phasing	Land assembly is an issue for this site as it is likely to be under several ownerships. The site is largely used to access and service the commercial buildings which front the Lower high St, which are all still in use.		
Summary	Suitable development site, but questions over how land assembly would be achieved within the Plan period		

<b>BT Building</b>		<b>8</b>	
<b>Overview of Site Constraints</b>			
Flood Zone 2&3		Public Open Space	
Conservation Area		Listed Building	
Green Corridor			
Comments - no constraints noted			
<b>Current</b>			
Current Use	An active office use		
Policy Context	none		

## Appendix D - Site Assessment

<b>BT Building</b>		<b>8</b>
Site Status		
<b>Accessibility</b>		
Accessibility	An accessible location within the former ring road	
Physical and Environmental Constraints and opportunities	Part of the site is clearly visible from Somerset road. Development would also need to take into account the residential properties to the South and adjacent conservation area to the North.	
Landscape impact / Conservation impact		
Deliverability / Phasing	The current building is in active commercial use and is of high density, making an appropriate use of valuable Town Centre land.	
Summary	Suitable development site, although currently in active commercial use	

<b>Vicarage Lane Car Park</b>		<b>9</b>	
<b>Overview of Site Constraints</b>			
Flood Zone 2&3		Public Open Space	X
Conservation Area	X	Listed Building	X
Green Corridor			
Comments - Wholly within the conservation area and parts of the site designated as open space which abuts the listed graveyard.			
<b>Current</b>			
Current Use	Car park and mecca bingo hall (active)		
Policy Context	Policy S4 of the Local Plan - mix of town centre uses		
Site Status	Parking strategy suggest that once Vic Way multi-storey car park is built, this site is released for development		
<b>Accessibility</b>			
Accessibility	A highly accessible location, within the former ring road.		

## Appendix D - Site Assessment

<b>Vicarage Lane Car Park</b>	<b>9</b>
Physical and Environmental Constraints and opportunities	This site is visually prominent along Station road. Development here would need to make a positive contribution to the Town Centre town scape. It would also need to take into account views of the church (most of which are blighted by the existing Meca Bingo development), and the conservation area in which it sits.  Care should also be taken to make a positive contribution to the adjoining public open space and to ensure the residential amenity of the properties to the SW of the site are not harmed.
Landscape impact / Conservation impact	
Deliverability / Phasing	This site will only become available once the Victoria Way multi-storey car park is operational. (early stages of the Plan period). Comprehensive redevelopment the mecca bingo will release more development potential for the site and also allow for a better framing of the Church. Alternative locations for this building should be sought. The Council are currently in discussion with the proprietors to facilitate such re-location.
Summary	Suitable development site, likely to come forward within the Plan period subject to Victoria Way multi storey car park being delivered

*NB- Site 10 is under construction and site 11 has been built*

<b>Magistrates Court - Police Station</b>	<b>12</b>
<b>Overview of Site Constraints</b>	
Flood Zone 2&3	Public Open Space
Conservation Area	X
Green Corridor	Listed Building
Comments - wholly within the conservation area	
<b>Current</b>	
Current Use	An active magistrates court and policy station
Policy Context	None
Site Status	
Accessibility	An accessible location at the heart of the Town Centre
Physical and Environmental	Development on this site would be clearly visible along Vicarage Lane and church road. Views of the church, and ensuring development would enhance and protect the

## Appendix D - Site Assessment

<b>Magistrates Court - Police Station</b>		<b>12</b>
Constraints and opportunities	conservation area in which it sits, are key considerations. The residential properties to the south of the site would also need to be considered.	
Landscape impact / Conservation impact		
Deliverability / Phasing	Currently these two buildings are in active use and are serving the needs of the Town. No formal views have been submitted to the Council from the respective proprietors in relation to their relocation or expansion. Any re-development could only come forward should the current uses be re-provided elsewhere.	
Summary	Suitable development site, although currently in active use, serving the needs of the Town	

<b>Ashford Library</b>		<b>13</b>	
<b>Overview of Site Constraints</b>			
Flood Zone 2&3		Public Open Space	
Conservation Area	X	Listed Building	
Green Corridor			
Comments - wholly within the conservation area			
<b>Current</b>			
Current Use	Ashford Library		
Policy Context	none		
Site Status	KCC are seeking to promote a Gateway Plus Library facility on this site, as part of their wider commitment to the Growth Agenda.		
Accessibility	An accessible location within the former ring road		
Physical and Environmental Constraints and opportunities	Visually prominent position in the Town Centre, particularly from Memorial Gardens, Church Road, Queen St and Vicarage Lane. Development should respect and enhance the conservation area and the important views and vistas of the church.		

## Appendix D - Site Assessment

<b>Ashford Library</b>	<b>13</b>
Landscape impact / Conservation impact	
Deliverability / Phasing	See site status above
Summary	See site status above

<b>Land adj to Mem Gardens</b>	<b>14</b>
<b>Overview of Site Constraints</b>	
Flood Zone 2&3	Public Open Space
Conservation Area	X
Green Corridor	Listed Building
Comments - site wholly within the conservation area	
<b>Current</b>	
Current Use	A variety of active commercial uses, most of which sit under the public sector.
Policy Context	none
Site Status	
Accessibility	Highly accessible location within the former ring road
Physical and Environmental Constraints and opportunities	Visually prominent site all along Station road, and the entrance of Tannery Lane. Development would need to conserve and respect the conservation area and the views and vistas of the church.
Landscape impact / Conservation impact	
Deliverability / Phasing	All the proprietors along this site appear to be commercially active. No formal views have been submitted to the Council from the respective proprietors in relation to their relocation of expansion. Land assembly may also be an issue, given that the area is likely to have multiple land owners.
Summary	Suitable development site, although currently in active use, with issues of land assembly

## Appendix D - Site Assessment

Land Adj Station rd and Tannery Lane		15	
<b>Overview of Site Constraints</b>			
Flood Zone 2&3		Public Open Space	
Conservation Area		Listed Building	
Green Corridor			
Comments - none noted			
<b>Current</b>			
Current Use	A mixture of commercial buildings, largely in use		
Policy Context	none		
Accessibility	An accessible location, just outside the former ring road within easy walking distance of the Core and Stations		
Physical and Environmental Constraints and opportunities	Visually prominent location along Station road and Tannery Lane. Development would need to respect and enhance views and vistas of the church.		
Landscape impact / Conservation impact			
Deliverability / Phasing	Most of the buildings on this site are in active use and are high density, making reasonable use of town centre land. In addition, the site falls within numerous land owners, so land assembly is an issue.		
Summary	Suitable development site, although land assembly is an issue.		

Land adj to Tannery Lane		16	
<b>Overview of Site Constraints</b>			
Flood Zone 2&3	X	Public Open Space	
Conservation Area		Listed Building	
Green Corridor	X		
Comments - within the green corridor			
<b>Current</b>			

## Appendix D - Site Assessment

Current Use	Private playing fields, belonging to the School
Policy Context	The site is protected against development, as it falls within the Green Corridor. Part of the site is also within the floodplain so would need to conform to policy CS19 of the Core Strategy
Site Status	
Accessibility	An accessible location within the Town Centre, in close proximity to the Stations along the Green Corridors.
Physical and Environmental Constraints and opportunities	Development likely to have a detrimental impact on the function, visual attractiveness and role of the Green Corridor.
Landscape impact / Conservation impact	

Deliverability / Phasing	N/A
Summary	This site is not considered suitable for development, primarily given its location within the Green Corridor.

<b>Godinton Rd Ind estate</b>		<b>17</b>	
<b>Overview of Site Constraints</b>			
Flood Zone 2&3		Public Open Space	
Conservation Area		Listed Building	
Green Corridor			
Comments - no constraints noted			
<b>Current</b>			
Current Use	Existing industrial estate, largely vacant		
Policy Context	none		
Site Status			
Accessibility	A peripheral Town Centre location		

## Appendix D - Site Assessment

<b>Godinton Rd Ind estate</b>		<b>17</b>
Physical and Environmental Constraints and opportunities	Careful consideration would be needed to ensure existing residential properties of Godinton Way were not harmed by development. In addition, railway lines and associated noise vibrations will need to be taken into account.	
Landscape impact / Conservation impact		
Deliverability / Phasing	The market has shown desire to bring this site forward, within the Plan period. Re-location of the existing businesses should be sought.	
Summary	Suitable development site, likely to come forward within the Plan period.	

<b>Elwick Place</b>		<b>18</b>	
<b>Overview of Site Constraints</b>			
Flood Zone 2&3		Public Open Space	
Conservation Area		Listed Building	
Green Corridor			
Comments - none noted			
<b>Current</b>			
Current Use	Vacant Brownfield site		
Policy Context	Local Plan policy S1 - Mixed use development		
Accessibility	Highly accessible locations, withing the former ring road and adjacent to the Stations.		
Physical and Environmental Constraints and opportunities	Visually prominent position in the Town Centre, located on a key entrance, Elwick Road. Development would need to add positively to the Centres Town-scape, compliment the pioneering shared space that is in place, and make the best use of Brownfield land.		
Landscape impact / Conservation impact			

## Appendix D - Site Assessment

<b>Elwick Place</b>		<b>18</b>
Deliverability / Phasing	Developers are working with the Council and its partners to work up a detailed design brief for the area, with a view to submitting a planning application in the near future.	
Summary	See above	

<b>SKC &amp; KCC buildings</b>		<b>19</b>	
<b>Overview of Site Constraints</b>			
Flood Zone 2&3		Public Open Space	
Conservation Area	X	Listed Building	
Green Corridor			
Comments - part of the site falls within the conservation area. It also abuts memorial gardens			
<b>Current</b>			
Current Use	Large area of the site is a retaining wall. Villas on site are currently in active use. The SKC building is considered to be in dis-repair and vacant		
Policy Context	Part of the site covered by Local Plan policy S2 - educational / art facility with mixed use development on upper floors		
Site Status			
Accessibility	Highly accessible location, adjacent the Stations.		
Physical and Environmental Constraints and opportunities	Visually prominent gateway into the Town Centre, on the corner of Elwick Road and Station road. Development would need to respond positively to the conservation area and memorial gardens. The Villas, currently on site are considered to add positively to the area.		
Landscape impact / Conservation impact			
Deliverability / Phasing	The landowners (both public sector bodies) have expressed a desire to see development on this site and in a comprehensive way. Currently, the site is underused and fails to make best use of land and is largely vacant on what is a very prominent site within the Town Centre.		

## Appendix D - Site Assessment

<b>SKC &amp; KCC buildings</b>	<b>19</b>
Summary	Suitable development site, likely to come forward within the Plan period.

<b>Commercial Quarter</b>		<b>20</b>	
<b>Overview of Site Constraints</b>			
Flood Zone 2&3	X	Public Open Space	
Conservation Area		Listed Building	X
Green Corridor	X		
Comments - largely unconstrained area. The far western part of the site is affected by flooding and the green corridor. Two listed buildings are also located here.			
<b>Current</b>			
Current Use	Small scale commercial units and a large office block.		
Policy Context	Policy S3 in the Local Plan - mixed use development		
Site Status			
Accessibility	Highly accessible location, next to the Stations and the Town Centre Core		
Physical and Environmental Constraints and opportunities	Development here would need to consider the flooding and green corridor issues alongside the existing listed buildings. The low lying nature of much of the site means that development may be able to be of a higher scale than elsewhere in the Town Centre, reflected by the existing International House. However views and vistas of the Church need to be considered.		
Landscape impact / Conservation impact			
Deliverability / Phasing	This site is underdeveloped and fails to make best use of land in the Town Centre, particularly given its excellent location to the Train stations. SEEDA own a large proportion of this site and are working with the other landowners / existing commercial operators, to release the development potential here.		
Summary	See above		

## Appendix D - Site Assessment

<b>Land Behind Civic Centre Car Park</b>		<b>21</b>	
<b>Overview of Site Constraints</b>			
Flood Zone 2&3	X	Public Open Space	X
Conservation Area		Listed Building	
Green Corridor	X		
Comments - within the Green Corridor and flood zone. A large proportion of this site is designated as open space.			
<b>Current</b>			
Current Use	Large area is covered by open space. The remainder houses the Stour Centre and Civic Centre, alongside associated car parks.		
Policy Context	None		
Site Status			
Accessibility	A peripheral, location within the Town Centre, with good links to the Stations		
Physical and Environmental Constraints and opportunities	Development likely to have a detrimental impact on the function, visual attractiveness and role of the Green Corridor, as well as the identified Public Open Space. However the station car park to the south of this site may offer some development potential.		
Landscape impact / Conservation impact			
Deliverability / Phasing	NA		
Summary	Not considered suitable for development given its Green corridor and public open space setting, however the existing station car park to the South may be suitable.		

<b>Former Powergen &amp; Gasworks Lane</b>		<b>22, 23</b>	
<b>Overview of Site Constraints</b>			
Flood Zone 2&3	X	Public Open Space	
Conservation Area		Listed Building	

## Appendix D - Site Assessment

<b>Former Powergen &amp; Gasworks Lane</b>		<b>22, 23</b>	
Green Corridor	X		
Comments - Located within the Flood zones, southern area partially affected by the green corridor			
<b>Current</b>			
Current Use	Largely vacant Brownfield land, northern part of site 22 an active gas works		
Policy Context	Local Plan policy S12 - employment		
Site Status	<p>The southern area of site 22, alongside most of site 23 was subject to planning permission in 2008 (won on appeal) for 1005 residential units, and a mix of commercial and retail use, including a 3,600 sqm food store.</p> <p>The north east part of site 23 has been identified as a location for a multi-storey car park. A 500 space multi storey car park was part of the planning permission in 2008.</p>		
Accessibility	An accessible location next to the stations with links to the Historic centre of the Town Centre.		
Physical and Environmental Constraints and opportunities	<p>The 2008 decision seems to suggest that the flooding issues for this area can be mitigated against. Other constraints include the proximity of the railway lines, a variety of contamination issues and underground cables.</p>		
Landscape impact / Conservation impact			
Deliverability / Phasing	<p>The developers could begin implementing the permission immediately, The northern part of site 22 is unlikely to come forward until after the gasworks is de-commissioned.</p> <p>Overall the permission seems to suggest that substantial development in this area, is acceptable, in principle, in planning terms. In addition the recent permission also suggests development could come forward within the early stage of the Plan. The delivery of Victoria way is also a factor for this area, as this is likely to stimulate development interest here.</p>		
Summary	Suitable development site likely to come forward in the Plan period		

## Appendix D - Site Assessment

<b>Victoria Way East</b>		<b>24,25,26</b>	
<b>Overview of Site Constraints</b>			
Flood Zone 2&3	X	Public Open Space	
Conservation Area		Listed Building	
Green Corridor	X		
Comments - The far southern part of this area is affected by flooding and the green corridor.			
<b>Current</b>			
Current Use	A variety of vacant Brownfield land, small commercial operators, residential properties and a Primary school		
Policy Context	Local Plan Policy S9 - mix of uses including hotel/conference centre & S10 - predominantly residential		
Site Status	<p>The eastern part of site 26 is subject to a recent planning permission, promoting 280 residential units.</p> <p>The eastern part of site 25 is subject to a recent planning permission promoting a 24,000sqm learning campus.</p>		
Accessibility	An accessible location next to the stations with links to the Historic centre of the Town Centre.		
Physical and Environmental Constraints and opportunities	The flooding issues, affecting site 24, would need to be addressed should development come forward on this site. Overall the residential amenity of the existing occupiers in this area, alongside the functional requirements of Primary School need to be considered. The School and associated buildings are considered to offer attractive local amenity value.		
Landscape impact / Conservation impact			
Deliverability / Phasing	Victoria way is likely to release the development potential of this area, particularly in relation to land parcels fronting this route. Large parts of this area are already subject to active, recent planning permissions		
Summary	Suitable development site likely to come forward in the Plan period		

## Appendix D - Site Assessment

Former B&Q, Beaver Rd		27	
<b>Overview of Site Constraints</b>			
Flood Zone 2&3	X	Public Open Space	
Conservation Area		Listed Building	
Green Corridor	X		
Comments - partially within the flood-zone, abutting the Green corridor			
<b>Current</b>			
Current Use	Current an active retail warehouse		
Policy Context	None		
Site Status			
Accessibility	A peripheral, yet accessible location within the Town Centre, with good links to the Stations		
Physical and Environmental Constraints and opportunities	A key gateway location for the Town Centre, clearly visible from Romney marsh Road and the Station area. Development would need to mitigate against flooding issues.		
Landscape impact / Conservation impact			
Deliverability / Phasing	The current building houses an active commercial use. However better use of land could be made through redevelopment and this would result in a variety of uses and more lettable floor area.		
Summary	Suitable development site, likely to come forward in the Plan period		

Land West of Int car park		28	
<b>Overview of Site Constraints</b>			
Flood Zone 2&3	X	Public Open Space	
Conservation Area		Listed Building	
Green Corridor			
Comments - within the floodplain and abutting the Green Corridor			

## Appendix D - Site Assessment

<b>Land West of Int car park</b>		<b>28</b>	
<b>Current</b>			
Current Use	Currently a range of commercial active units / warehouses		
Policy Context	none		
Site Status			
Accessibility	A peripheral location within the Town Centre		
Physical and Environmental Constraints and opportunities	Development would need to overcome flooding issues. Careful consideration is also needed in relation to harmful impact on the residential properties opposite.		
Landscape impact / Conservation impact			
Deliverability / Phasing	It appears that there may be several land owners in this relatively small site, so land assembly is an issue		
Summary	Unlikely to be available due to land ownership and flooding issues		

<b>East Stour Avenue</b>		<b>29</b>	
<b>Overview of Site Constraints</b>			
Flood Zone 2&3	X	Public Open Space	
Conservation Area		Listed Building	
Green Corridor	X		
Comments - within the floodplain and abutting the Green Corridor			
<b>Current</b>			
Current Use	A mix of existing residential properties and small scale commercial uses		
Policy Context	Local Plan site 42 - residential mix		
Site Status			
Accessibility	A peripheral location within the Town Centre		

## Appendix D - Site Assessment

East Stour Avenue		29
Physical and Environmental Constraints and opportunities	Development would need to overcome flooding issues and ensure it is well related to the residential properties to the South West.	
Landscape impact / Conservation impact		
Deliverability / Phasing	Likely to have multiple land ownership issues so land assembly maybe difficult. The flooding issues are also a constraint to this site coming forward.	
Summary	Unlikely to be available due to land ownership and flooding issues	

Int Station Service Car Park		30	
<b>Overview of Site Constraints</b>			
Flood Zone 2&3	X	Public Open Space	
Conservation Area		Listed Building	
Green Corridor	X		
Comments - within the floodplain and abutting the Green Corridor			
<b>Current</b>			
Current Use	A car park serving the International Station		
Policy Context	none		
Site Status			
Accessibility	A peripheral location on the edge of the Town Centre		
Physical and Environmental Constraints and opportunities	The site marks a key entrance into the Town Centre when entering from Romney Marsh Road and the Outlet Village. There are limited visual, physical or landscape constraints to this site coming forward, given its surroundings. Flooding issues would need to be addressed however.		
Landscape impact /			

## Appendix D - Site Assessment

<b>Int Station Service Car Park</b>	<b>30</b>
Conservation impact	
Deliverability / Phasing	It appears this car park serves the operational requirements of the International Station, and given the growth in the Town centre, this need is likely to increase
Summary	Unlikely to come available in the Plan period