

Beach hut option appraisal criteria, assessment and scoring

Site Number 27: Upper level of the split promenade

Criteria assessment

Planning - Any major constraints that would prevent beach huts from being considered. (note planning is also in the assessment matrix)

Coastal protection – the coastline of Canterbury district is complex and in need of defence from the sea, therefore beach huts should not undermine coastal protection.

The downs are a complex network of coastal protection and should not be developed

Legal issues – any restrictive legal issues or covenants that would prevent beach huts from being considered.

Should the site be considered for full option appraisal?

Planning concerns regarding Local Plan C24, C36 plus KAS7 and adjacent to SSSI site. No coastal protection issues on site and site was designed for beach huts and bathing huts. Could consider for full assessment but if went to feasibility study planning concerns would need to be fully addressed.

Assessment matrix and scoring

0 = very poor, 1 = satisfactory, 2 = good, 3 = very good

No	Matrix	Comment	Officer Score
1	Disability Access		
	Does the site meet or is it viable for DDA requirements	Discuss with Disability Access Group (Paul Swan)	3
2	Accessibility – private car		
	How well is the site served by road for cars and coaches?	Discuss with Kent Highway Services	1
	How adequate is the parking or potential parking?	Discuss with Kent Highway Services	3

3	Accessibility – public transport		
	How easily accessible is the site by walking or cycling?	Discuss with transport officers	2
4	Planning issues		
	Land classification in Local plan, can it be used for beach huts?	See local plan at meeting and discuss with planning policy officers.	1
	Planning constraints – are there any clear planning constraints e.g. flooding, conservation area etc	See Local Plan at meeting and discuss with planning policy officers	1
	National Land Designations i.e. SSSI site etc may place places restrictions or indeed rule out	Discuss with countryside officers and Planning policy officers.	0
5	Market impact		
	Benefit to economy, business etc	Discuss with Town Centre Manager and Economic Development	1
6	Access to services		
	Public toilets , Water, electric for site, refuse area for site	This can add value to the site	1
7	Community Safety		
	Impact of beach huts on local community safety.	Discuss with CSU	1
8	Links to other strategies / action plans		
	I.e. Open Space Strategy or Herne Bay Regeneration Action Plan, Whitstable Harbour Strategic Plan etc	Desk top research	0

Beach Hut option appraisal SWOT analysis

Site 27 - Upper split level of promenade Downs east

Strengths	Weakness
Established foundations Near facilities – kings hall Re-establishing use Close to sailing club Not directly overlooked by residents as at base of slopes	In protected open space and undeveloped coast Parking at Beacon Hill Opposite marine based RAMSAR site and SSSI site
Opportunities	Threats
New target audience sailing club etc	Within The Downs village green application area, decision pending