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Agenda

Extraordinary Planning and Transportation Policy Working Group Meeting

Date: Thursday, 22 January 2026
Time 7.00 pm
Venue: Council Chamber, Swale House, East Street, Sittingbourne, ME10 3HT

Membership:

Councillors Mike Baldock, Monique Bonney, Hayden Brawn (Vice-Chair), Ann Cavanagh, Charles Gibson (Chair), Kieran Golding, Alastair Gould, James Hunt, Peter MacDonald, Julien Speed and Mike Whiting.

Quorum = 3

Pages

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Members who are in any doubt about interests, bias or predetermination should contact the monitoring officer for advice prior to the meeting.

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Issued on Wednesday, 14 January 2026

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Chief Executive, Swale Borough Council,
Swale House, East Street, Sittingbourne, Kent, ME10 3HT

Planning and Transportation Policy Working Group	
Meeting Date	22 January 2026
Report Title	Housing Economic Land Availability Assessment 2025 findings, Local Plan growth strategy and sites for allocation discussion
EMT Lead	Emma Wiggins Director of Regeneration and Neighbourhoods
SMT Lead	Joanne Johnson Head of Place
Lead Officer	Stuart Watson Project Manager, Planning Policy
Classification	Open
Recommendations	• Members of PTPWG are asked to note the findings of the Housing and Economic Land Availability Assessment (HELAA) 2025. • Members of PTPWG are asked to confirm their preferred growth strategy for drafting of the Regulation 19 submission version of the Local Plan for recommendation to Policy and Resources Committee. • Members of PTPWG are asked to recommend to Policy and Resources Committee non-strategic sites for the drafting of the Regulation 19 submission version of the Local Plan including: o Non-strategic housing allocations. o Gypsy and Traveller sites. o Employment land allocations.

1. Introduction and Executive Summary

1.1 As part of drafting the Regulation 19 version of the Local Plan, it is now timely for members to discuss and agree their preferred growth approach for the Plan and the non-strategic sites for allocation. Agreeing these matters will enable officers to prepare the relevant parts of the Regulation 19 consultation document that is scheduled in the Council's Local Development Scheme 2025 (LDS) for the summer of this year. A link to the LDS is contained in section 8 below.

1.2 This report sets out three main issues:

- The agreed approaches to the Local Plan Review housing and employment need;
- HELAA draft findings on housing sites (including Gypsy and Travellers) and new employment sites; and,
- selection of a growth approach and non-strategic sites for allocation in the Regulation 19 consultation version of the Local Plan.

1.3 Setting out the preferred growth approach and non-strategic sites for the Regulation 19 Local Plan document for consultation will enable officers to draft non-strategic site allocation policies. Noting the findings of the HELAA draft and selection of a preferred growth approach and non-strategic site allocations will also enable complex evidence work to progress on matters like transport modelling and the Plan's Sustainability Appraisal and Habitats Regulations Assessments.

2. Background

Agreed approaches to Local Plan housing and employment land need

Housing land need

2.1 In terms of agreeing an approach to setting a Local Plan housing target and what the balance of housing need is for site allocations in a Regulation 18 draft Plan consultation Full Council at its meeting on 29 January 2025 resolved:

> *(1) That the approach to setting a Local Plan housing target, as set out in paragraphs 3.1 and 3.2 of the Planning and Transportation Policy Working Group report on Housing Targets, including the 5% buffer for consultation and examination resilience be considered.*
>
> *(2) That the proposed growth within the draft Plan Regulation 18 consultation of 7,990 dwellings, including the review of the remaining Local Plan Bearing Fruits (1,703 dwellings), as well as the balance of housing need (6,287 dwellings) be considered, and that the Planning and Transportation Policy Working Group consider prior to delegation being given to the Head of Place to amend figures, with the Policy and Resources Committee Chair and Vice-Chair, solely in line with any additional planning permissions granted, new dwellings completed, annual changes in government published statistics and any evidence which concluded previously granted or allocated sites that were no longer deliverable.*

2.2 The resolutions made by the Council provided officers with a clear steer towards the balance of housing need that will require site allocations as part of the Local Plan drafting. A link to the Planning and Transportation Policy Working group (PTPWG) report that informed the Council resolutions is provided below in Section 8. In summary, that PTPWG report set out the approach to setting a Local Plan housing target, what the balance of need would be after known supplies like

existing consents had been considered, where within the Borough housing growth has occurred and where consented supply would occur.

2.3 Since the Full Council decision on January 2025 that dated information within it at a base date of 1 April 2024 a further year's worth of housing land supply monitoring has been completed. The monitoring updated the Council's supply of consented sites for housing and the remaining Local Plan allocations without planning consent. Following the approach agreed through the Full Council decision on 25 January 2025 the balance of housing need requiring allocation through the Regulation 19 version of the Local Plan is 8,068 (Table 1). The balance of need as previously set out includes the review of the remaining Local Plan Bearing Fruits allocations (6,365+1,703 = 8,068 dwellings). Whilst there may be slight fluctuations in this requirement as elements of the housing supply are updated after Spring of this year, the approach that was agreed by Full Council allows for a 5% buffer for any potential fluctuations.

Table 1. Local Plan Housing target and balance of need requiring allocation update 1 April 2025

A	**Local Plan Housing need target 2026 to 2042** (Local housing need 1,064 x16 years +5% resilience buffer)	**17,875**	
B	Extant planning consents		7,167
C	Remaining LP 2017 allocations (to be reviewed		1,703
D	Neighbourhood Plan allocations		231
E	Small windfall sites allowance 78 dwellings x 13 years (monitoring 2025)		1,014
F	Large windfall sites allowance Large sites 186/50% years 8 to 10 (3 years) Large sites 186 years 11 to 16 (6 years) (monitoring 2025)		1,395
G	**Known supply and allowance (B to F)**	**11,510**	
	Dwellings requiring new land allocation (A-G)	**6,365**	

2.4 It is acknowledged that a strategic growth approach for the Local Plan Review has not yet been agreed with Full Council due to the ongoing Public Inquiry into the two planning applications for a strategic level new development commonly known as Highsted Park. There are additionally, three other strategic sites with live

planning applications that if they were consented, or not, would impact on the Council's strategic growth. The details, location and potential planning timings of the live planning applications are set out below (Table 2).

Table 2. Live strategic level planning applications

Planning reference	Address	Development potential (homes)	Planning status
21/503914 21/503906	Highsted (south) (north)	7,150 1,250	Awaiting SoS decision (Q2 2026)
23/505533	South East Faversham	2,500	Planning committee (Q2 2026)
22/503654	Land to the west of Bobbing	2,500	Planning committee (Q2 2026)
23/501071	Winterbourne Fields	1,740	Planning committee (Q3 2026)

2.5 Whilst the issue of live planning applications for strategic sites has yet to be determined, to inform the sites for allocation in the Regulation 19 document for consultation in the summer, members will need to set out a preferred growth approach. To enable this decision making, paragraphs 2.55 to 2.60 below sets out the previously discussed growth approaches including the known development potentials where there is a live application, and the residual balance of housing need that would need to be met on non-strategic site allocations. For the non-strategic site selection process for housing and employment land, high level summary tables of the HELAA findings are provided at appendices IV and IX. The high level summary table sets out the sites by the Borough's settlement hierarchy, HELAA site assessments, specific housing provision (for example self-build and park homes) and previous informal site selection discussion with members.

2.6 In terms of the historical delivery of housing across the borough and existing planning consents for housing, the report *Local Plan Review - Historic Delivery and Housing Targets* that was taken to PTPWG in August 2024 (link to report in section 8) sets out this information in detail and so is not duplicated in this report. In summary that report stated that housing delivery against the existing Local Plan targets had been positive however falls short against the Government's mandated local housing needs approach brought in since the Local Plan's adoption. In terms of growth within the borough, that report briefly summarises the historical housing performance as:

> *"When comparing the location of completed dwellings and those consented and not built out against the LPBF 2017 growth targets it can be identified that growth in Sittingbourne and Queenborough and Rushenden are falling considerably short of target by 16.8% and 11.2% respectively whilst growth in other non Plan target areas has been considerable, in excess of 21.7%. This means that whilst lower tier settlements' targets have been broadly met, targets for two of the Borough's highest settlements have been considerably missed."*

Gypsy and Traveller pitch need

2.7 Gypsy and Traveller (G&T) need is considered as part of the wider housing need for overall housing supply purposes, but also has its own specific National Planning Policy requirements including assessment of the specific need for pitches for the G&T community and supply of pitches. Planning Policy for Traveller Sites (PPTS 2024) at paragraphs 9 and 10 sets out that:

> *9. Local planning authorities should set pitch targets for gypsies and travellers as defined in Annex 1 and plot targets for travelling showpeople as defined in Annex 1 which address the likely permanent and transit site accommodation needs of travellers in their area, working collaboratively with neighbouring local planning authorities.*
>
> *10. Local planning authorities should, in producing their Local Plan:*
> *a) identify and update annually, a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against their locally set targets;*
> *b) identify a supply of specific, developable sites, or broad locations for growth, for years 6 to 10 and, where possible, for years 11-15;*
> *c) consider production of joint development plans that set targets on a cross authority basis, to provide more flexibility in identifying sites, particularly if a local planning authority has special or strict planning constraints across its area (local planning authorities have a duty to cooperate on planning issues that cross administrative boundaries);*
> *d) relate the number of pitches or plots to the circumstances of the specific size and location of the site and the surrounding population's size and density; and*
> *e) protect local amenity and environment.*

2.8 The Council's evidence on Gypsy and Traveller pitch need is set out in the Gypsy and Traveller Accommodation Assessment (GTAA 2023). A link to this document is provided in section 8 below. This evidence has determined that at a base date of the monitoring year 2022/23 for a plan period the need for pitches is 114 and that for the purposes of PPTS 2024 paragraph 10a that there is an immediate 5 year need for 80 pitches. Whilst the supply of pitches to meet need from years 6 of a plan period should be identified where possible, the immediate 5 year need should be identified within a Local Plan. An immediate 5 year need works differently to a 5 year supply in that it is the need for pitches within in the community in the 5 years from the base date of the evidence. Whilst a 5 year supply assessment determines whether there is 5 years worth of supply throughout the Plan period.

2.9 The GTAA 2023 sets out that much of the immediate 5 year need (72 to 78 of the 80 pitches) could be met through authorising intensification and expansion of

existing sites identified in the evidence. Further to this evidence, 1 additional site for G&T was submitted through the Council's last call for sites (CFS) exercise in the autumn of 2024.

2.10 In addition, some of the identified immediate 5 year need will have already been met through windfall permissions since the base date of the GTAA 2023 evidence. The Council's monitoring between 1 April 2022 (base date of GTAA evidence) and 31 December 2025 has identified 23 pitches have been consented (Appendix X). This means for the purposes of meeting the immediate 5 year need the balance is 57 pitches and there is a residual Local Plan need of 91 pitches.

2.11 It is now necessary to determine whether the G&T sites identified in the HELAA as potentially suitable should be considered for allocation in the Regulation 19 version of the Local Plan.

Employment land need

2.12 In terms of the Local Plan Review employment target and the selection of sites to be allocated in a Regulation 18 draft Plan consultation Full Council at its meeting on 4 December 2024 resolved:

> *(1) That the potential employment sites available for allocation through the Local Plan be noted.*
> *(2) That the employment sites recommended by the Policy and Resources Committee on 11 September 2024 for consultation through the Regulation 18 Local Plan be agreed.*

2.13 The Policy and Resources Committee on 11 September 2024 recommended employment sites excluding CSF30, CSF47, and CSF50, if no housing development be put forward on the sites, for consultation through the Regulation 18 Local Plan. A link to the PTPWG report of 8 August 2024 that sets out the agreed employment land need of 73ha for the Local Plan Review and the employment sites considered is contained in section 8 below. The PTPWG report set out that removing sites CSF30, CSF47, and CSF50 would leave a total of 72.8ha against a target of 73ha.

2.14 Since these employment sites were agreed by the Council new employment sites were identified from a call for sites exercise that was carried out in the autumn of 2024 and through a review of existing sites in the HELAA. The HELAA draft findings in paragraphs 2.46 to 2.50 below go on to set out how the new employment sites can be considered alongside those that have been agreed by Council for the Regulation 19 Local Plan.

HELAA Draft Findings

2.15 The HELAA draft findings are presented in three sub sections that reflect their specific land supply and approach to assessment. The sub sections are:

- Housing sites;
- Gypsy and Traveller sites; and,
- Employment sites.

HELAA Housing sites

2.16 The methodology for the HELAA regarding housing sites has previously been presented to members and so is not replicated in this report. Previous member engagement has included:

- presented informally to members in February 2024 whilst the HELAA was being prepared;
- formally at the PTPWG meeting on 13 March 2025; and,
- informally again for new members of PTPWG in December 2025.

2.17 A link to the March 2025 report that covered the Autumn 2024 call for sites and progress on the HELAA is contained in section 8 below. The findings of the HELAA stage 2 detailed assessment have been presented as a series of appendices attached to this report. Also the sites can be viewed through an interactive mapping layer on the Councils website. The link: HELAA draft Interactive mapping layers will take you to the interactive map and the layers are contained within the menu tab labelled HELAA draft for PTPWG January 2026. Each HELAA layer can be viewed or turned off by clicking the blue tick box to the right of the layer name.

2.18 The initial draft findings of the HELAA were presented informally to members in August 2024 and a selection of the sites were considered appropriate for allocation within a Regulation 18 draft Plan consultation. However members felt that there were not enough appropriate sites to meet the balance of housing need for the Local Plan. As a result members asked officers to carry out additional work to:

1. identify sites in Sittingbourne town centre for additional homes;
2. identify sites for rural older persons housing;
3. review specific sites for densification potential; and,
4. review draft HELAA allocations from the perspective of alternative transport solutions (given the perceived direction of travel of national government in that regard).

2.19 To address work streams 1 and 2 a further call for sites exercise was carried out in the autumn of 2024 that amongst seeking any type of site (as is required), made clear the Council were specifically interested in sites within Sittingbourne town centre and for rural older persons housing. For work stream 3, the HELAA sets residential densities assumptions (paragraphs 2.35 to 2.36 below) that seeks higher densities in central and wider urban areas than would be appropriate in greenfield locations. For work stream 4 engagement has been carried out with Kent County Council (KCC) Highways on HELAA sites both existing and those received in the last call for sites. Feedback from KCC has focused on sites' suitability from an existing highways sustainability perspective'. To further inform

transport solutions, the transport modelling work for the Regulation 19 Local Plan stage will also include an additional piece of work on a 'Mode Share Strategy'. The strategy will inform the development of traffic modelling scenarios for the sites for allocation and provide a justification for assumed mode shares[1] and trip rate reductions[2]. It will also identify and assess practical, sustainable transport interventions that can help mitigate the impacts of the proposed Local Plan growth on the transport network through assessing the sites for allocation.

2.20 The HELAA has assessed 423 sites taken from numerous different sources, including from the Council's various "call for sites" where landowners and developers were asked to put forward any sites they wanted to promote for development. Other sources included Local Plan allocations still not consented and Council-owned land.

2.21 The HELAA methodology set out in National Planning Practice Guidance (NPPG) requires sites to be assessed in three categories:

- Suitability;
- Availability; and
- Achievability.

2.22 Sites need to be considered suitable or potentially suitable (with mitigation), available and achievable to be considered appropriate for allocation in a Local Plan. Any sites which fail in any of the above categories receive an overall rating of "unsuitable." It should be stressed that the HELAA does not recommend sites for allocation, it simply provides a list of sites which allocations can be selected from. The selection of sites for allocation is a separate exercise from the HELAA, but it does need to take into account the HELAA findings.

HELAA Suitability

2.23 To assess suitability, an initial sieve of sites was carried out at Stage 1 of the HELAA, which removed sites that did not conform with the objectives of paragraph 11 of the National Planning Policy Framework (NPPF 2024) that concerns sustainable development and highest national policy constraints. Sites were removed for example where sites were over 400m (a standard walking distance measure) from any designated settlement built up area confine; sites were within the Special Protection areas/Sites of Special Scientific Interest or flood zone 3b; and sites that were below the HELAA site size threshold or had gained planning consent by the time of publishing the HELAA findings. The results of Stage 1 of

[1] Transport mode share refers to the percentage of travellers using a particular type of transportation or the number of trips made by a specific mode. It is a key measure used to assess the relative importance of different transportation modes in relation to total traffic volume.

[2] Transport trip rate reductions refer to the assessment of how new development impacts transport demand and connectivity. These assessments help in planning and managing transport infrastructure to accommodate future growth and reduce traffic impacts.

the HELAA can be found in Appendix I. This lists all the sites which were found unsuitable at Stage 1, and provides a brief summary of the reason.

2.24 A Stage 2 detailed assessment was then carried out on the remaining 252 sites. This involved officer site visits and an assessment of a variety of constraints sat under five planning topic areas that included:

- Environment;
- Biodiversity;
- Heritage;
- Landscape; and
- Sustainability.

2.25 Sites obtained a rating of either “suitable”, “potentially suitable”, or “unsuitable” against each of the above five headings. If any of these five assessments were unsuitable, the overall result was that the site is considered unsuitable. If mitigation could potentially solve any issues then a site was considered “potentially suitable.”

2.26 To help inform the assessment of stage 2 sites that had been evaluated by officers as “suitable” and “potentially suitable” informal engagement has been carried out with external organisations. This has included Kent County Council Highways and PROW teams, the Environment Agency, Kent Downs National Landscape Team and Historic England. The feedback received is contained within the HELAA stage 2 findings housing sites summaries housing site summaries (Appendix II) relevant planning topic areas attached to this report.

HELAA Availability

2.27 Due to the variety of sources used to identify sites and particularly old call for sites exercises an availability survey was carried out in Spring 2024 to reconfirm if sites were still available for the Local Plan Review. The availability of sites was considered by contacting the current owners/promoters of each site to check that the site was still available. Further, promoters were asked to confirm what 5 year timeframe of a 15 year plan period would the site be deliverable in. As part of this process where email addresses had previously been supplied, three attempts were made and one further attempt by post using land registry records where there had been no email response. Where there was no email address available, a minimum of two postal attempts were made.

2.28 Any sites where the owners/promoters indicated that they were not available, were considered “unavailable” which then resulted in the overall site rating of being “unsuitable”. For the autumn 2024 call for sites promoters of new sites at that time were asked to confirm availability and to specify the deliverability timeframe. The results of the availability assessment are contained within the HELAA stage 2 findings housing sites summaries at Appendix II.

HELAA Achievability

2.29 The Whole Plan Viability Assessment (WPVA), that was presented to PTPWG in November 2025, has been used to assess the achievability of sites. The Viability Assessment uses different typologies of sites to assess the likelihood of them being viable to develop against potential policies for the Local Plan. For example it considers greenfield versus brownfield, and small sites versus medium and large sites etc. It also considers land values in particular areas within the Borough.

2.30 One element of the Viability Assessment which was particularly heavily caveated in the evidence was the assessment of strategic sites. The Viability Assessment found that only three strategic sites SHELAA/012 Land west of existing Bobbing village, SHELAA/114 south east Faversham and SHELAA/118 Land East of Faversham expansion, were viable, but the assessment was done at such a high level, without taking into account any site specifics, that rejecting all the strategic sites when choosing strategic site allocations on this basis would most likely leave the Council open to potential legal challenge from the promoters of those sites. As 2 of the 3 of the strategic sites that are assessed as viable are the subject of current planning applications, it is apparent that those promoting those sites are persuaded that they are viable.

2.31 Another finding from the WPVA which officers consider should be looked at more closely is that all brownfield sites were unviable. There are sustainable planning reasons why we would not want to discount all brownfield sites. One of the most concerning implications of rejecting all brownfield sites would be that a number of the remaining adopted Local Plan allocations would need to be removed and not carried forward. Whilst we do need to check that all previous Local Plan allocations remain robust and are still likely to come forward for development, we would expect the majority of them to remain, particularly as some of the larger sites have the benefit of Homes England funding.

2.32 The WPVA generally found greenfield sites to be achievable, whereas brownfield sites were found to be unachievable against a draft policy requirement of 30% of homes to be for affordable housing. To address the achievability of brownfield sites the WPVA recommends a policy amendment to a 10% affordable housing requirement. Sites that are only unsuitable due to brownfield achievability are recorded in the overall HELAA assessment as “Unsuitable (brownfield only)” and with the policy amendment to 10% affordable housing those sites should be treated as potentially suitable sites.

HELAA stage 2 housing findings

2.33 From the 423 sites considered within the HELAA, 171 sites did not pass the high level stage 1 assessment. This resulted in 252 sites in the HELAA being subjected to a detailed stage 2 assessment consisting of:

- 15 Strategic sites with a gross capacity of 1,500 dwellings or more,
- 170 major sites of greater than 1ha but less than 1,500 dwellings, and
- 67 sites of less than 1ha in size.

2.34 The HELAA stage 2 found 77 sites were potentially suitable, 16 sites were unsuitable (brownfield only) and 164 sites were unsuitable. In dwelling numbers this equates to 19,276 dwellings as potentially suitable, 1,512 dwellings unsuitable (brownfield only) and 40,547 dwellings as unsuitable. Sites assessed as potentially suitable could, through the Local Plan drafting, then be made suitable. For example where HELAA recommended assessments have been satisfactorily carried out and site allocation specific policy criteria has been set within the Local Plan (e.g. landscape design and environmental mitigation).

2.35 Site capacities in the HELAA were determined through the use of the previous Strategic Housing and Land Availability Assessment (SHLAA) approach, an approach that was also used in the latest Whole Plan Viability Assessment and is set out in the two tables below. For greenfield sites officers have applied the lower position of 30 dwellings per hectare due to requirements for the Council's 20% Biodiversity Net Gain objective. The methodology below has also been deviated from where:

- Strategic sites - 60% of the area is considered developable with a density of 25 dwellings per hectare to allow for large scale infrastructure;
- Use of dwellings referenced in a live planning application differs from assumptions;
- Existing Local Plan allocation with a set out capacity; and,
- Site areas amended where a significant constraint inhibits part of the site, but the site is of such scale the remainder could be delivered.

Residential Density Assumptions (WPVA Table 9.1 page 153)

Situation	Density Assumption
Central Urban Areas	60 dwelling per ha
Wider Urban Areas	50 dwellings per ha
Greenfield Sites	30 to 40 dwellings per ha

Net Developable Area Assumptions (WPVA Table 9.2 page 153)

Site Size	Net Developable Area
0.15ha to 0.4ha	100%
0.4ha to 2.0ha	80%
2.0ha and above	70%

2.36 There may be opportunities for higher site densifications than those set out in the methodology above. The Council will have the opportunity to determine this

through discussions with promoters of the sites chosen for allocation in Plan drafting. The discussions would include development of site-specific evidence as set out in the HELAA that may then adjust site capacities and delivery rates. However, it is worth noting that seeking higher densities on the site may reduce the available non developed areas of the site that would be used to enable better layout design and for mitigating landscape impacts. This site-specific evidence gathering will ensure realistic and timely delivery of sites in the Local Plan.

2.37 An overall assessment of the HELAA stage 2 housing sites findings is provided at Appendix II, that provides greater detail on the site's ratings. This appendix includes additional information such as site size, address etc, and provides various facts about each site based on GIS identified constraints. It also includes a summary of officer site visits and informal key stakeholder engagement against the planning topic areas, and includes all the various ratings in each section. A brief totals summary of the HELAA housing findings by settlement is presented in Table 3 below.

2.38 Table 3 below organises the settlements where sites have been submitted in the HELAA according to the settlement hierarchy, with Tier 1 being the largest, most sustainable settlement, down to the smaller, less sustainable settlements in Tier 5. The HELAA does not dictate which sites the Council selects for allocation. It is for members to provide a steer towards sites they consider appropriate for allocation from those presented in the HELAA. Those selected sites would then be tested through Plan making including formal consultation and accompanying whole Plan evidence base studies

2.39 Generally, when considering where to allocate sites, the approach is to propose larger developments at the larger settlements, and smaller ones at the smaller settlements. In that instance, the HELAA is simply telling us that there are more potentially suitable sites made available at that settlement than at others in that tier.

Table 3. HELAA Stage 2 findings dwellings summary by settlement

Settlement	Potentially suitable	Unsuitable (brownfield)	Unsuitable	Total
Tier 1				
Sittingbourne	468	301	9,868	10,637
Tier 2				
Faversham	6,028	0	8,817	14,845
Sheerness	152	0	797	949
Tier 3				
Minster & Halfway	3,017	0	2,392	5,409
Queenborough & Rushenden	0	1,015	3,071	4,086
Tier 4				
Boughton	44	0	194	238

Eastchurch	96	0	1,752	1,848
Iwade	1,641	0	3,810	5,451
Leysdown	197	133	16	346
Newington	459	63	1,435	1,957
Teynham	1,402	0	1,344	2,746
Tier 5				
Bapchild	0	0	833	833
Bayview	21	0	0	21
Borden	94	0	453	547
Bredgar	0	0	42	42
Dunkirk	0	0	2,567	2,567
Hartlip	26	0	151	177
Kingsborough Manor	0	0	440	440
Lewson Street	0	0	190	190
Lower Halstow	16	0	34	50
Lynsted	61	0	103	164
Neames Forstal	0	0	246	246
Oare	68	0	0	68
Upchurch	436	0	690	1,126
Warden	139	0	114	253
Tier 6 open countryside				
Bobbing	4,911	0	1,043	5,954
Tunstall	0	0	145	145
Overall Total	19,276	1,512	40,547	61,335

HELAA Gypsy and Traveller sites

2.40 As set out in paragraphs 2.7 to 2.11 above Gypsy and Traveller (G&T) pitch need is part of the overall housing requirement within plan making. However, it also has its own specific national policy to determine the need and supply of land for pitches. To address these specific G&T requirements, sites have been assessed using both the methodology for housing sites as set out above and also against the Planning Policy for Traveller Sites 2024 (PPTS) criteria set out in paragraph 2.7 above. Taking this combined approach will ensure that for the purposes of the Local Plan's sustainability appraisal all sites will have been subject to detailed constraints analysis and for G&T sites only they will be further tested against the requirements of the PPTS 2024.

2.41 There are 14 G&T sites identified in the HELAA with 13 coming from the GTAA 2023 previously discussed and 1 further site that was submitted through the autumn 2024 call for sites. All 14 G&T sites have been subject to the HELAA stage

1 testing as set out above. It was found that 13 sites met the criteria to progress to stage 2. Of the existing sites for intensification, one was found unsuitable at stage 1 due to ongoing enforcement action for a large number of unauthorised additional pitches on site far in excess of the potential considered in the HELAA.

HELAA Stage 2 Gypsy and Traveller site findings

2.42 The 13 sites subjected to a detailed stage 2 assessment consisted of:

- 1 new major site
- 12 existing G&T sites for intensification

2.43 The G&T HELAA stage 2 found that the one major site was unsuitable due to its scale, unsustainable location (being in a rural setting with sporadic non G&T uses), and landscape impacts. The remaining 12 existing sites for intensification are considered potentially suitable and if agreed for inclusion in the Regulation 19 Local Plan would provide 35 pitches.

2.44 For the purposes of plan making and being considerate that no one G&T site is exactly the same as another a capacity approach has been taken of 15 pitches per hectare, approximately half of that for homes. The lower density is considered appropriate to allow more land for the pitches to contain a mobile, tourer and parking of vehicles and landscaping. Full details on the G&T sites and their assessment can be found in appendix V and VI below. A brief totals summary of the HELAA G&T findings by settlement is presented in table 4 below.

Table 4. HELAA Stage 2 findings G&T pitches summary by settlement

Settlement	Potentially Suitable	Unsuitable	Total
Tier 1			
Sittingbourne	6	8	14
Tier 3			
Minster & Halfway	5	0	5
Tier 4			
Eastchurch	4	0	4
Newington	2	0	2
Tier 5			
Hartlip	6	0	6
Lower Halstow	5	0	5
Upchurch	7	37	44
Overall Total	35	45	80

2.45 If all 12 potentially suitable G&T sites were included in the Regulation 19 Local Plan they would provide 35 pitches. Taking these 35 pitches and including the 23 consented pitches since the GTAA base period as set out above there would be a shortfall of 22 pitches against the identified immediate 5 year need and a shortfall

of 56 pitches for the Local Plan period. This shortfall would place a heavy reliance on the remaining need for pitches being met through windfall planning permissions. It may also be appropriate for members to consider an alternative approach to address the need for pitches that could include a separate Development Plan Document for G&T that would include specific strategies seeking to meet need and supply. Alternatively, the Council could ask neighbouring authorities whether they have capacity within their land supply to meet any unmet need from Swale. However, before this second option the Council will have needed to explore all potential opportunities for meeting its own need for pitches.

HELAA Employment sites

2.46 The HELAA process has identified 24 sites for employment or a mix of uses that include employment and that had not been identified and assessed in the Council's Employment Land Review update 2024 (ELR). A link to the ELR is contained within section 8 below. From the 24 sites, 9 were identified from reviewing what site promoters had submitted existing sites in the HELAA for and the remaining 15 were identified through the Autumn 2024 call for sites exercise.

2.47 The 24 sites were subjected to the methodology of the housing sites set out above and found to be suitable for Stage 2 assessment. Further, as it is for Full Council amongst other matters to choose the land use for sites should they move forward for allocation, the sites have also been tested for employment or mixed use, using the assessment criteria of the ELR. Taking this combined approach of the HELAA and ELR will ensure that for the purposes of the sustainability appraisal for the Local Plan all sites will have been subject to the same detailed analysis and for employment and mixed use sites have been further tested against the methodology of the ELR.

2.48 Whilst the ELR assessment has similarities to the HELAA housing assessment in terms of planning topic matters, it goes further. This includes considering the suitability of the site against employment market factors, the strength of employment land market where the site is located and the prominence of the site's access to the local and strategic road network for commercial vehicle movements. The assessment conclusions of the ELR also differ in that sites are found to be either a 'yes', 'no' or 'possible' for allocation

HELAA stage 2 findings employment sites

2.49 As set out, in paragraphs 2.12 to 2.13 above, the Council has already agreed enough employment sites to meet its need of 73ha of land. However, the need has only just been met and the new sites identified through the HELAA may be more appropriate for allocation. The new employment sites offer members the opportunity to replace some of the existing sites and / or to build resilience into the employment land supply by allocating beyond the evidence need. For example, the housing land approach has a 5% resilience buffer agreed by members.

2.50 From the 24 new employment sites, 5 have been found as a yes for allocation, 6 possible allocation and 13 are a no for allocation. Should the sites assessed as yes be considered for allocation on top of the employment sites already agreed with members then this would result in an additional 6.62ha of land for employment use. In terms of the 6 sites for possible allocation that would include a further 16.67ha for consideration. In total from existing and new sites there is 70.72ha that are a yes for allocation and 112.67ha for possible allocation. A brief totals summary of the employment findings for the new and existing sites is presented in Tables 5 and 6 below. Full details on the employment sites including their location and assessment can be found in appendices VII and VIII.

Table 5. New employment sites capacity summary by settlement

Settlement	Yes	No	Possible
Tier 1			
Sittingbourne	0.07	20.035	4.3
Tier 2			
Faversham	0	3.75	0
Sheerness	0	22.46	0
Tier 3			
Minster & Halfway	0	49.55	0
Queenborough & Rushenden	1.45	149.04	0
Tier 4			
Eastchurch	0	10.85	0
Iwade	0	0	2.3
Newington	0	0	4.86
Tier 5			
Dunkirk	0	61.06	0
Tier 6 open countryside			
Bobbing	5.1	2.95	5.21
Overall Total	6.62	319.695	16.67

Table 6. Existing ELR sites capacity summary by settlement

Settlement	Yes	No	Possible
Tier 1			
Sittingbourne	25	81.4	51.6
Tier 2			
Faversham	23.8	32.7	20
Sheerness	3.7	111.5	0
Tier 3			
Minster & Halfway	0	0	5.6
Tier 4			
Boughton	0	2	0
Iwade	0	65	2.9

Newington	2	0	0
Tier 5			
Bapchild	0	3.8	3
Dunkirk	0	3.4	0
Hartlip	5.9	0	0
Tier 6 open countryside			
Bobbing	0	0.3	0
Dargate	3.7	0	12.9
Milstead	0	0.8	0
Overall Total	64.1	300.9	96

Selecting sites for the Regulation 19 Local Plan consultation

2.51 To enable adequate time for necessary work to be completed for the Regulation 19 Local Plan, it is now timely for members to agree the sites for testing through whole plan evidence development and consultation in the summer of this year. Failure to agree the sites for housing and employment now would make delivering a Regulation 19 Local Plan for consultation in the summer extremely challenging for both officers and members.

2.52 Appendix XII sets out the High level timetable for the Local Plan including the committee lead in times for a summer Regulation 19 consultation and the substantive work streams of reviewing and reporting the current Regulation 18 consultation feedback, updating the HELAA (and other remaining evidence base studies) and drafting the Regulation 19 consultation document.

2.53 Sites need to be agreed now so that enough time is given to consultants to produce technical studies and then for officers to review the findings that form the Local Plan approach on matters like transport, flooding, air quality and the sustainability appraisal and habitat regulation assessment. Much of these evidence pieces of work will require up to 4 months to complete once site allocations have been selected and this will need to be followed by a period of time for officers to consider the outputs of evidence. This means there is very little time to reconsider site options for a summer Regulation 19 consultation should they not be agreed now.

2.54 As discussed, the Councils Local Development Scheme in July 2025 set out the option of not submitting a Local Plan for examination under the current Plan making transition arrangements and that the option had been rejected. Report link: PTPWG 15 July LP Timetable.pdf.

Growth approach for the Local Plan

2.55 In September 2024 the Policy and Resources Committee made a recommendation to Full Council on the growth approach for the Local Plan Review, report link: PR report Local Plan Review Vision Objectives Growth Options Final.pdf . A link to

that committee report is contained within section 8 below and the recommendation was:

> *(2) That Growth Option 6 be progressed to regulation 18 consultation stage as the Council's preferred option, with a requirement for a Member briefing on all six options being progressed, prior to Full Council.*

2.56 Full Council chose to defer the growth decision in the Autumn of 2024 due to the Secretary of State (SoS) calling in the two Highsted Planning applications (as set out in paragraphs 2.4 to 2.5 above) before the Council could make its own decision on them. Whilst a decision from the SoS is awaited on the Highsted applications, a steer towards the Local Plan growth approach is required to enable key evidence to progress and drafting of the Regulation 19 Local Plan document to commence to a schedule which allows the Plan to be submitted within the transition window (i.e. before December 2026).

2.57 Should the Highsted applications be granted by the SoS they would have substantial implications for the growth of the borough due to the scale of the schemes proposed. Through discussions with the Councils Development Management officer who has been dealing with the planning applications for Highsted, the development is likely to have deliverability of infrastructure issues that will prevent early delivery of the scheme. It is likely the smaller application known as Highsted Park north could be built out in a 15 year Plan period whilst Highsted South has a number of infrastructure matters that need to be addressed should the scheme be granted and that delivery expectations from this site should be cautious and towards the end of a 15 period. It is unlikely therefore that development from Highsted would have an impact on the early or middle years of a Local Plan time period. Subsequently, the Highsted scheme will not enable the Council to demonstrate a 5 year housing land supply, a key requirement for a Local Plan to be found sound at examination, neither will it likely to provide a level of supply substantial enough to demonstrate a strategy to meet all the boroughs housing and employment needs for the Local Plan time period. This means there is no value in the Council considering triple tracking Regulation 19 versions of a Local Plan as previously discussed with members that would consider the scenarios of Highsted should it be granted or not, or one or the other of parts of the be granted as the contribution from the scheme would be limited over a 15 year Plan period.

2.58 This means that, despite the proposed housing numbers within the Highsted development exceeding the Local Plan housing requirement, comparably few of the units would be delivered during this period. Further, should the scheme not be granted or suffer subsequent legal challenges that stall, or the scheme not being granted, then an alternative or supplementary growth approach would need to be considered as part of Plan making.

2.59 A brief summary of the growth options previously considered by members is provided in Table 7 below. The table sets out the likely delivery expectations from known strategic sites with live planning applications and the residual housing need

required from non-strategic site allocations during the 15 years of a Plan period. However, members as part of considering strategic sites could also choose alternatives as set out in the HELAA. In terms of Highsted for option 5 in the table it is considered that all of the northern site would be deliverable within a Plan period and a small contribution of 750 dwellings from the southern site. The figures in the table 7 below are considerate of the balance of housing need of 8,068 dwellings from the Local Plan target as set out in paragraph 2.3 above.

2.60 Once a steer towards a preferred growth approach has been given, the approach will then be tested as part of the Local Plans sustainability appraisal and as part of this process 2 or 3 reasonable alternatives to the preferred growth approach will be tested alongside it. To reiterate, a Regulation 19 Local Plan document is a version of the Plan that the Council considers meets the requirement of a Plan examination and so should clearly set out what the development needs of the borough are, and what the strategy and sites are to meet those needs.

2.61 Members are being asked once again to provide their steer for a preferred growth approach from those set out below. Once a growth approach has been agreed then members will need to select the non-strategic sites to meet the residual housing need. Logically the consideration and selection of the employment allocations should then follow the growth approach.

Table 7. Growth options – strategic and non-strategic housing contributions

	Growth option	Strategic contribution (potential dwellings)	Potential strategic site options	Residual required from non strategic sites
1	Continue Bearing Fruits Local Plan approach	0	N/A	8,068
2	Strategic site in west of Borough/settlement hierarchy hybrid	2,500	22/503654 Land to the west of Bobbing (2,500 dwellings)	5,568
3	Strategic site in east of Borough/settlement hierarchy hybrid	2,500	23/505533 South East Faversham (2,500 dwellings)	5,568
4	Strategic sites in east and west of Borough/settlement hierarchy hybrid	5,000	23/505533 South East Faversham (2,500 dwellings) 22/503654 Land to the west of Bobbing (2,500 dwellings)	3,068

5	Strategic scale new settlement/settlement hierarchy hybrid	2,500	21/503914 Highsted (south 750 dwellings) 21/503906 highsted (north 1,250 dwellings)	5,568
6	Very large strategic site in east of Borough/settlement hierarchy hybrid	4,000	23/505533 South East Faversham (2,500 dwellings(+one or two major sites totalling 1,500 dwellings	4,068

Non-strategic site selection

2.62 The HELAA stage 2 housing sites that are both potentially suitable and brownfield sites that are only unsuitable on viability matters of affordable housing contributions have been presented in a high level table at appendix IV. Alongside the HELAA summaries for each site the table also sets out where sites had been informally discussed and supported by members in August 2024 and sites that maybe suitable for specialist housing like park homes and self build.

2.63 In a similar approach the employment sites are also presented in a high level table at Appendix IX that shows sites that are a “yes” and “possible” for allocation alongside information on the sites agreed by Full Council for allocation in December 2024.

2.64 Finally, with regards to the Gypsy and Traveller sites for consideration members are directed to Appendix V that is the HELAA stage 2 finding G&T summary. A high level table has not been produced for these sites due to the small number of them for consideration.

2.65 When members discuss the non-strategic sites it should be remembered that all growth options, apart from the first state that the residual development needs should be met against the settlement hierarchy strategy. Whilst selecting sites is not an exact science the settlement hierarchy strategy has the objective of selecting sites that meet much of the development need from settlements at the top of the hierarchy, with moderate levels of development at the middle order settlements with only minimal levels of development at settlements at the lowest tiers. This follows the key principles of sustainable development and the planning system as higher order settlements have a larger range services and facilities and sustainable and active transport options.

2.66 Members choosing a preferred growth approach and then a selection of non-strategic sites will enable key evidence to commence that will test those allocations to identify growth impacts across the whole borough and where mitigation can be

accomplished. Whilst a growth approach has not been agreed with Full Council, as set out above, due to the tight timetable for the Regulation 19 a steer is required from members now. By enabling the Regulation 19 drafting and final stages of evidence production to proceed, officers will then be able to commission and present evidence findings and how they are considered within the Regulation 19 consultation document. Taking this approach will allow members to consider all matters holistically rather than reviewing growth approaches or sites for allocation in isolation and subsequently not having all the detail before them to determine the Local Plan.

Removing unsuitable existing Local Plan Allocations

2.67 Unfortunately as part of reviewing the existing Local Plan Bearing Fruits allocations as part of the HELAA some existing allocations are not selected for the site allocation process. This is due to them having been found through the HELAA overall to be unsuitable. The details of those sites including the number of dwellings and reasons for removal are contained within appendix XI. In summary there are 16 sites not selected for continued allocation totaling 429 dwellings. The reasons for those sites not being selected range from identified policy constraints to sites no longer being available or not meeting the HELAA assessment thresholds. For example a site being below 0.25 hectares in size or unable to deliver 5 or more dwellings, as sites of this size fall within the housing land supply small sites windfall allowance.

Conclusion

2.68 The HELAA set before members is considered a robust document having used a mixture of methods including GIS mapping constraints, officer site surveys, independent viability assessment, availability questionnaires and informal comments from key stakeholders. Where appropriate for G&T and employment sites additional assessment criteria have been used specific to those land uses and evidence bases.

2.69 The HELAA has been stringent in following national planning policy and guidance requirements including removing sites where there is national and a significant local policy constraint/s whilst seeking realistic delivery of those housing sites that are potentially suitable. To help refine officers' assessments and potential mitigation of sites, informal engagement with key stakeholders has also been carried out.

2.70 The HELAA provides a suite of sites for housing, G&T and employment which can now be used to for discussion on the potential sites for testing through allocation in the Regulation 19 Local Plan consultation document. For the discussion on the non-strategic housing sites to be considered a table has produced that sets out sites by the includes the Borough's settlement hierarchy and includes the sites HELAA assessments, sites previously agreed informally with PTPWG and other specialist development matters including park homes and self build is presented in

appendix IV. For employment uses sites discussion a similar approach is set out in appendix IX.

2.70 To enable an additional, simpler to way to navigating the HELAA stage 2 findings for housing, Gypsy and Traveller and employment sites, an interactive map has been built link to: HELAA draft Interactive mapping layers. The layers in this link are contained within the menu tab labelled HELAA draft for PTPWG January 2026. Each HELAA layer can be viewed or turned off by clicking the blue tick box to the right of the layer name . As part of formally publishing the HELAA on the website the interactive map will then be supplemented through a linking to an interactive webpage that will enable readers to search the HELAA details in webpage format. The interactive map allows the reader to navigate the sites by the geographical location, see all sites collectively and their overall assessment. The version of the HELAA interactive map at this stage is for the purposes of this report.

2.72 Members are now asked to provide a steer towards the growth approach for the Local Plan and then select non-strategic sites for allocation. This is essential so that officers can commence drafting site allocation policies for the Regulation 19 consultation scheduled for summer of this year and so that key evidence can be undertaken and finalised. If agreement on these matters is delayed, a summer Regulation 19 consultation would become extremely challenging due to the time and resources required to draft the Plan in advance of the consultation.

2.73 If a decision is made by the Secretary of State before the Regulation 19 consultation in the summer that grants the two planning applications that form the Highsted Park, then officers will bring back to members the discussion on strategic growth options and its implications for Local Plan preparation. However, whether the Highsted Park applications are granted or not, there is likely to be a legal challenge to any decision made and that process would likely go beyond the transitional window deadline for submitting a Local Plan for examination by 31 December 2026. As part of any potential judicial review, it would be beneficial for the Councils case to set out through Plan making what its preferred approach to strategic growth should be within the borough.

3. Recommendations

3.1 That Members of PTPWG are asked to note the findings of the Housing and Economic Land Availability Assessment (HELAA) 2025.

3.2 Members of PTPWG are asked to confirm their preferred growth strategy for drafting of the Regulation 19 submission version of the Local Plan for recommendation to Policy and Resources Committee.

3.3 Members of PTPWG are asked to recommend to Policy and Resources Committee non-strategic sites for the drafting of the Regulation 19 submission version of the Local Plan including:

- Non-strategic housing allocations
- Gypsy and Traveller sites
- Employment land allocations

4. Alternative Options Considered and Rejected

4.1 Members can choose not to provide a steer towards the Local Plan growth approach and not select enough non-strategic sites for allocation in the Regulation 19 draft Plan consultation. However, this should be rejected as choosing this option will result in the Council being unlikely to complete the Regulation 19 Local Plan documentation in time for the intended Summer consultation. Failure to carry out the Summer consultation would then require a further revision to the adopted Local Development Scheme at which point the Council will need to notify the Government on how it will proceed with Plan making.

4.2 Should revisions to the Local Development Scheme set out that there is not enough time to submit a Local Plan for examination under the transitional windows of the existing Plan making system. Then the Council would need to commence Plan making under the Governments new system. Whilst the new system seeks to make Plan making simpler to understand and use, the detailed development of any Local Plan under this system will likely occur after the Government proposed reorganisation of local government. Subsequently, Swale Borough Council would not exist as the decision making authority on any detailed drafting or adoption of a Local Plan under the new system.

5. Consultation Undertaken or Proposed

5.1 No formal consultation has been undertaken on the HELAA as it forms part of the evidence base to inform drafting of the Local Plan Review. The Regulation 19 Local Plan will be subject to a period of formal consultation at which point comments will be invited on the Plan, its policies and the supporting evidence base including the HELAA.

5.2 The Call for Sites exercise from Autumn 2024 that informs part of the HELAA was subject to detailed consultation that included:

- The exercise ran for six weeks between 3rd October and 14th November 2024;
- In addition to established publicity approaches of advertising on the Council's website and social media channels and letters/emails to interested parties from the Policy contacts database, the following new approaches were used:

    - Town centre surveys were conducted by officers to identify vacant commercial units, followed by land registry searches so that letters could be sent to those property owners;
    - Targeted emails were sent to the Council's business contacts from the Economic Development team;
    - Targeted emails were sent to charitable organisations with landholdings;
    - Targeted emails were sent to local property auctioneers;
    - Targeted emails were sent to identified Park Homes companies (both local and national operators);
- Nearly 3,000 communications consisting of letters and emails were sent out advertising the exercise.
- Site submissions were directed towards a portal on the Council website. However, it was also possible to submit by email or letter submissions. Of the 101 submissions 93 were via the portal and 8 via email.

5.3 The Local Plan Regulation 19 consultation documents will be subject to scrutiny with members when they are considered by the Planning and Transportation Policy Working Group early in the summer of this year, then further at Policy and Resources committee and subsequently by Full Council where the decision will be made regarding consultation.

6. Implications

Issue	Implications
Corporate Plan	The proposals in the report align with the following Corporate Plan action: • A Local Plan with local needs and capacity at its heart.
Financial, Resource and Property	The Local Plan work program is fully funded across a combination of base budget, committed reserves and a contribution from the Government's Local Plans Delivery Fund.
Legal, Statutory and Procurement	The timetable for the consultation is set out in the Council's Local Development Scheme (LDS) that was adopted in July 2024. The LDS is a legal requirement of Council and must be kept up to date. It notifies key stakeholders, interested parties and members of the public the Council's intentions toward Local Plan making. Not providing a growth and sites steer at this time will make completing the documentation for Summer consultation unlikely and this would require an update to the Council's LDS.

	Should revisions to the LDS set out that there is not enough time to submit a Local Plan for examination under the transitional windows of the existing Plan making system. Then the Council would need to commence Plan making under the Governments new system. Swale Borough Council would not exist under the local government reorganisation proposals and subsequently would not be the decision making authority on any detailed drafting or adoption of a Local Plan under the new system.
Crime and Disorder	No implications identified at this stage.
Environment and Climate/Ecological Emergency	No implications identified at this stage.
Health and Wellbeing	No implications identified at this stage.
Safeguarding of Children, Young People and Vulnerable Adults	No implications identified at this stage.
Risk Management and Health and Safety	No implications identified at this stage.
Equality and Diversity	No implications identified at this stage.
Privacy and Data Protection	No implications identified at this stage.
Local Government Reorganisation	No implications identified at this stage.

7. Appendices

Appendix I: HELAA stage 1 sites not suitable

Appendix II: HELAA stage 2 findings housing sites summaries

Appendix III: HELAA stage 2 housing sites maps

Appendix IV: Housing sites for allocation discussion

Appendix V: HELAA stage 2 findings G&T sites summaries

Appendix VI: HELAA stage 2 G&T sites maps

Appendix VII: HELAA stage 2 findings employment sites summaries

Appendix VIII: HELAA stage 2 Employment sites maps

Appendix IX: Employment sites for allocation discussion

Appendix X: Consented Gypsy and Travellers pitches 1 April 2022 to 31 December 2025

Appendix XI: Non selected existing Local Plan allocated sites

Appendix XII: Local Plan Review high level timetable to December 2026

8. Background Documents

8.1 Local Development scheme 2025
Local_Development_Scheme_July_2025.pdf

8.2 PTPWG report Local Plan Review historic delivery and housing target
Local Plan Review Housing historic delivery and housing target report PTPWG 8th August 2024.pdf

8.3 Gypsy and Traveller Accommodation Assessment 2023
https://swale.gov.uk/__data/assets/pdf_file/0004/463027/Swale-GTAA-Final-Report-December-2023-AA.pdf

8.4 PTPWG report Local Plan Potential Employment Sites Discussion
Formal PTPWG Potential Local Plan Employment Sites Discussion 080824 Final.pdf
Formal PTPWG Emp Sites discussion Appendix I FINAL.pdf
Formal PTPWG Emp sites discussion maps Appendix II Final

8.5 HELAA draft interactive mapping layers for PTPWG January 2026
HELAA draft Interactive mapping layers

8.6 Employment Land Review update 2024
https://swale.gov.uk/__data/assets/pdf_file/0003/463215/ELR-Update-2024-002-AA.pdf

8.7 Call for sites and HELAA progress report March 2025
Call for Sites and HELAA Progress PTPWG Covering Report-Final 003.pdf

8.8 Local Plan Review - Timetabling and Way Forward July 2025
PTPWG 15 July LP Timetable V2 JJ.pdf

8.9 Local Plan Review – Vision and Objectives, and Growth Options September 2024
PR report Local Plan Review Vision Objectives Growth Options Final.pdf

Appendix I: HELAA stage 1 sites not suitable

Reference	Source	Site_address	Ward	Parish	Site Area (ha)	Stage 1 Assessment Suitable for SHELAA?	Stage 1 Not suitable summary
SHELAA/003	Call for Sites 2017	Land Rear of The Street and Hempstead Lane		Bapchild	3.80	Not suitable	LGS 94.42%
SHELAA/004	Call for Sites 2017	Tonge Country Park, Hempstead Lane		Bapchild/Tonge	5.77	Not suitable	LGS 99.62%
SHELAA/005	SHLAA_16	45 Key Street	Grove	Bobbing	0.21	Not suitable	Below SHELAA threshold
SHELAA/014	Call for Sites 2017	Bowl Reed, Oad Street	Borden & Grove Park	Borden	2.00	Not suitable	Isolated in the countryside
SHELAA/015	Call for Sites 2017	Land Adjacent to Bowl Reed, Oad Street	Borden & Grove Park	Borden	1.75	Not suitable	Isolated in the countryside
SHELAA/016	Call for Sites 2017	Land Adjacent The Chapel, Oad Street		Borden	0.17	Not suitable	Isolated in the countryside
SHELAA/017	Call for Sites 2017	Land Adjacent Hope Cottage, Oad Street		Borden	0.06	Not suitable	Below SHELAA threshold
SHELAA/018	Call for Sites 2017	Oad Street Farmyard, Oad Street		Borden	0.21	Not suitable	Isolated in the countryside
SHELAA/019	Call for Sites 2017	Land Adjacent Wren's Oast, Sutton Baron Road		Borden	0.52	Not suitable	Isolated in the countryside
SHELAA/020	Call for Sites 2017	Land Adjacent Sunnyside, Wren's Road (Site A)		Borden	0.54	Not suitable	Isolated in the countryside
SHELAA/023	Call for Sites 2017	Land at Danaway, Maidstone Road		Borden	1.27	Not suitable	Isolated in the countryside
SHELAA/025	Call for Sites 2018	Land at The Nurseries, Pond Farm Road		Borden	2.71	Not suitable	Isolated in the countryside
SHELAA/029	Local Plan Allocation	Land West of Wises Lane	Borden	Borden	33.69	Not suitable	Site has planning consent
SHELAA/030	Call for sites 22	Eyehorn Farm, Munsgore Lane, Oad Street		Borden	46.42	Not suitable	Isolated in the countryside
SHELAA/031	REG19	Land at Cryalls Lane		Borden	3.91	Not suitable	LGS 99.93%
SHELAA/032	Call for sites 2020	Land to the rear of Oad Street Craft Centre, Oad Street	Borden & Grove Park	Borden	0.48	Not suitable	Isolated in the countryside
SHELAA/034	REG18	Land at Oad Street, Borden		Borden	3.13	Not suitable	Isolated in the countryside
SHELAA/035	Local Plan Allocation	Land at Manor Farm, Key Street	Borden	Borden	2.23	Not suitable	Site has planning consent
SHELAA/040	Call for Sites 2018	Wellbrook Farm (Site A)	Boughton & Courtenay	Boughton-under-Blean	3.12	Not suitable	Isolated in the countryside
SHELAA/041	Call for Sites 2018	Wellbrook Farm (site B)	Boughton & Courtenay	Boughton-under-Blean	17.05	Not suitable	Isolated in the countryside
SHELAA/042	Call for sites 22	Land r/o Queens Head P.B, Boughton		Boughton-under-Blean	0.10	Not suitable	Below SHELAA threshold
SHELAA/043	Call for sites 22	Land r/o White Horse P.H, Boughton		Boughton-under-Blean	0.11	Not suitable	Below SHELAA threshold
SHELAA/045	Local Plan Allocation	Land at Bull Lane	Boughton & Courtenay	Boughton-under-Blean	0.52	Not suitable	Site has planning consent
SHELAA/048	Call for Sites 2017	Land at Parsonage Farm, The Street		Bredgar	0.39	Not suitable	AONB 100%

Appendix I: HELAA stage 1 sites not suitable

Reference	Source	Site_address	Ward	Parish	Site Area (ha)	Stage 1 Assessment Suitable for SHELAA?	Stage 1 Not suitable summary
SHELAA/049	Call for Sites 2017	Land at Gibbens Farm, The Street		Bredgar	6.49	Not suitable	AONB 100%
SHELAA/050	Call for Sites 2017	Land West of Bredgar, Wrens Road		Bredgar	9.63	Not suitable	AONB 100%
SHELAA/051	Call for Sites 2017	Land Adjacent Westfield, Swanton Street		Bredgar	1.59	Not suitable	AONB 100%
SHELAA/052	Call for Sites 2018	Lime Kiln Shaw, Lime Kiln Road		Bredgar	0.29	Not suitable	AONB 100%, isolated in countryside
SHELAA/053	REG18	Land at Bexon Lane		Bredgar	0.57	Not suitable	AONB 100%
SHELAA/054	REG18	Land west of the Street		Bredgar	11.07	Not suitable	AONB 100%
SHELAA/055	Call for Sites 2017	Firs Farm, Deans Hill Road		Bredgar	0.40	Not suitable	AONB 100%
SHELAA/056	Call for Sites 2017	Former Doddington Primary School, The Street	East Downs	Doddington	0.91	Not suitable	AONB 100%
SHELAA/057	Call for Sites 2017	Land at Home Farm, The Street	East Downs	Doddington	0.38	Not suitable	AONB 100%
SHELAA/058	Call for Sites 2017	Land at Former Gas Yard, The Street	East Downs	Doddington	0.29	Not suitable	AONB 100%
SHELAA/059	REG19	Land south of The Street		Doddington	1.75	Not suitable	AONB 100%
SHELAA/060	Call for Sites 2017	Land at Hopes Hill	East Downs	Doddington	0.59	Not suitable	AONB 100%
SHELAA/061	Call for Sites 2018	Oakside Park, London Road	Boughton & Courtenay	Dunkirk	0.33	Not suitable	Isolated in the countryside
SHELAA/063	Call for sites 22	Former Military Base at land known as Brotherhood and Poundfall Woods		Dunkirk	26.73	Not suitable	94.5% LWS
SHELAA/065	REG19	Land at Canterbury Road		Dunkirk	0.19	Not suitable	Site has planning consent
SHELAA/066	REG18	New House Nursery, London Road		Dunkirk	0.56	Not suitable	Isolated in the countryside
SHELAA/069	Call for Sites 2018	Bossenden Farm Frontage Land	Boughton & Courtenay	Dunkirk	0.81	Not suitable	Isolated in the countryside
SHELAA/072	REG18	Land at Range Road		Eastchurch	1.69	Not suitable	Isolated in the countryside
SHELAA/073	Local Plan Allocation	Land north of High Street	Sheppey East	Eastchurch	0.76	Not suitable	Site has planning consent
SHELAA/075	Local Plan Allocation	Preston Fields, Canterbury Road	Watling	Faversham	14.33	Not suitable	Site has planning consent
SHELAA/079	Local Plan Allocation	Opposite 1, New Creek Road	Abbey	Faversham	0.15	Not suitable	Below SHELAA threshold
SHELAA/080	Call for Sites 2017	Swan Quay, Belvedere Road	Abbey	Faversham	0.25	Not suitable	96.5% FLZ3b
SHELAA/082	Call for Sites 2017	Land at Brent Road	Priory	Faversham	2.81	Not suitable	Faversham NP allocation
SHELAA/083	Call for Sites 2017	(NOT ASSESSED) Old Green Sheds, Standard Quay	Abbey	Faversham	0.07	Not suitable	Below SHELAA threshold

Appendix I: HELAA stage 1 sites not suitable

Reference	Source	Site_address	Ward	Parish	Site Area (ha)	Stage 1 Assessment Suitable for SHELAA?	Stage 1 Not suitable summary
SHELAA/084	Local Plan Allocation	Land at Lady Dane Farm, Love Lane	Graveney	Faversham	10.67	Not suitable	Site has planning consent
SHELAA/086	Call for sites 22	Former Faversham Church Hall, 7-13 Partridge Lane		Faversham	0.07	Not suitable	Below SHELAA threshold
SHELAA/088	Call for sites 22	Corner Cottage, Canterbury Road		Faversham	0.15	Not suitable	Below SHELAA threshold
SHELAA/091	REG19	Land to the rear of 97 Ashford Road	Watling	Faversham	0.47	Not suitable	Site has planning consent
SHELAA/094	REG19	Land at Love Lane		Faversham	9.40	Not suitable	Site has planning consent
SHELAA/099	REG18	Land at Bysing Wood, Faversham (residential)		Faversham	1.35	Not suitable	LWS 99.7%
SHELAA/100	REG18	Land at Bysing Wood Road, Faversham (employment)		Faversham	1.21	Not suitable	LWS 99.3%
SHELAA/101	REG18	Land at Lady Dane Farm, Love Lane		Faversham	13.48	Not suitable	Site has planning consent
SHELAA/103	REG18	Land at Lady Dane Farm, Love Lane (phase 2)		Faversham	5.47	Not suitable	Site has planning consent
SHELAA/104	REG18	Kiln Court & Osborne Court, Lower Road		Faversham	2.80	Not suitable	Faversham NP allocation
SHELAA/107	REG18	The burned-out building next to the KCC Depot, London Road		Faversham	0.05	Not suitable	Below SHELAA threshold
SHELAA/108	REG18	Cains Amusements (assumed 28-29 Preston Street)		Faversham	0.02	Not suitable	Below SHELAA threshold
SHELAA/109	REG18	The Oare Gravel Works, Ham Road		Faversham	5.06	Not suitable	Site has planning consent
SHELAA/110	SHLAA_16	(NOT ASSESSED) Flood Lane	St Ann's	Faversham	0.15	Not suitable	LGS 67.19%
SHELAA/115	REG18	Part Homestall Farm		Graveney with Goodnestone	16.95	Not suitable	Isolated in the countryside
SHELAA/116	REG18	Land at Seasalter Road		Graveney with Goodnestone	1.68	Not suitable	Isolated in the countryside
SHELAA/117	REG18	Head Hill Road (Park Homes)		Graveney with Goodnestone	3.70	Not suitable	Isolated in the countryside
SHELAA/123	REG18	Land at Pond Farm, Newington		Newington	12.80	Not suitable	Site has planning consent
SHELAA/124	Call for Sites 2017	Hartlip Industrial Estate	Hartlip, Newington and Upchurch	Hartlip/Upchurch	5.92	Not suitable	Isolated in the countryside
SHELAA/125	Call for Sites 2017	Land West of Mount Farm Cottages, Staplestreet	Boughton & Courtenay	Hernhill	0.41	Not suitable	Isolated in the countryside
SHELAA/126	Call for Sites 2017	Church Farm, Kays Lane	Boughton & Courtenay	Hernhill	0.90	Not suitable	Isolated in the countryside
SHELAA/127	Call for Sites 2017	Land off Dargate Road	Boughton & Courtenay	Hernhill	2.05	Not suitable	Isolated in the countryside
SHELAA/128	Call for Sites 2018	Land at Lamberhurst Farm (Large area)		Hernhill	22.54	Not suitable	Isolated in the countryside
SHELAA/129	REG19	Land at Lamberhurst Farm		Hernhill	4.54	Not suitable	Isolated in the countryside

Appendix I: HELAA stage 1 sites not suitable

Reference	Source	Site_address	Ward	Parish	Site Area (ha)	Stage 1 Assessment Suitable for SHELAA?	Stage 1 Not suitable summary
SHELAA/130	REG18	(Option 1) Lamberhurst Farm		Hernhill	4.97	Not suitable	Isolated in the countryside
SHELAA/131	REG18	(Option 2) Lamberhurst Farm		Hernhill	17.00	Not suitable	Isolated in the countryside
SHELAA/132	REG18	(Option A-E), Lamberhurst Farm		Hernhill	24.42	Not suitable	Isolated in the countryside
SHELAA/133	Call for Sites 2017	Monkshill Farm, Monkshill Road	Boughton & Courtenay	Hernhill	26.63	Not suitable	Isolated in the countryside
SHELAA/138	Local Plan Allocation	Land East of Iwade	Bobbing, Iwade & Lower Halstow	Iwade/Sittingbourne	66.52	Not suitable	Site has planning consent
SHELAA/139	Call for Sites 2017	Land Adjacent St Clements School, Leysdown Road	Sheppey East	Leysdown	3.96	Not suitable	LGS 99.93%
SHELAA/145	Call for Sites 2017	Land South of School Lane	Bobbing, Iwade & Lower Halstow	Lower Halstow	0.51	Not suitable	Site has planning consent
SHELAA/150	Call for sites 22	Callum Park, Basser Hill (Site B)		Lower Halstow	1.12	Not suitable	Isolated in the countryside
SHELAA/151	Call for Sites 2017	Callum Park, Basser Hill (Site A)	Bobbing, Iwade & Lower Halstow	Lower Halstow	1.75	Not suitable	Site has planning consent
SHELAA/170	Call for Sites 2017	Land at Bluetown, Downcourt Road		Milstead	0.12	Not suitable	Below SHELAA threshold
SHELAA/171	Call for Sites 2017	Milstead Manor Farm, Manor Road		Milstead	0.82	Not suitable	AONB 100%, isolated in countryside
SHELAA/172	Call for Sites 2017	Land at Hollybushes, Manor Road		Milstead	0.18	Not suitable	AONB 100%, isolated in countryside
SHELAA/173	Local Plan Allocation	Plover Road (Thistle Hill)	Sheppey Central	Minster-on-Sea	3.83	Not suitable	Site has planning consent
SHELAA/175	Call for Sites 2017	Danley Farm, Drove Road	Minster Cliffs	Minster-on-Sea	51.16	Not suitable	FLZ3a 99%, LWS 76.64%
SHELAA/180	REG19	Land at Plough Road (north)		Minster-on-Sea	1.08	Not suitable	LGS 77.97%
SHELAA/187	REG18	Windy Gap, Chequers Road		Minster-on-Sea	13.41	Not suitable	LGS 99.82%
SHELAA/188	REG18	Land at Chequers Road		Minster-on-Sea	0.69	Not suitable	Site has planning consent
SHELAA/189	Local Plan Allocation	Land at Minster County Primary School, Preston Skreens, Minster Road	Minster Cliffs	Minster-on-Sea	0.29	Not suitable	Site has planning consent
SHELAA/190	Call for Sites 2017	High Oak Hill Farm, High Oak Hill, Iwade Road	Hartlip, Newington and Upchurch	Newington	0.53	Not suitable	Isolated in the countryside
SHELAA/192	Call for Sites 2017	Land South of Oak Hill	Hartlip, Newington and Upchurch	Newington	0.59	Not suitable	Isolated in the countryside
SHELAA/195	REG19	Land Adj Newington Primary School (Site B)	Hartlip, Newington and Upchurch	Newington	2.00	Not suitable	Site has planning consent
SHELAA/198	REG18	Land to the rear of Eden Meadows (Site A)		Newington	1.41	Not suitable	Site has planning consent
SHELAA/201	REG18	Land at 111 High Street	Hartlip, Newington and Upchurch	Newington	0.75	Not suitable	Site has planning consent
SHELAA/203	REG18	Keycol Farm, Keycol Hill		Newington/Bobbing	7.30	Not suitable	Site has planning consent

Appendix I: HELAA stage 1 sites not suitable

Reference	Source	Site_address	Ward	Parish	Site Area (ha)	Stage 1 Assessment Suitable for SHELAA?	Stage 1 Not suitable summary
SHELAA/205	Call for Sites 2017	Land at 18 The Courtyard, Seed Road		Newnham	0.38	Not suitable	AONB 100%
SHELAA/207	Call for Sites 2017	Rushett Farm Buildings, Rushett Lane		Norton	0.42	Not suitable	Isolated in the countryside
SHELAA/209	Call for Sites 2017	Land East of Painters Farm, Painters Forstal Road	East Downs	Ospringe	0.75	Not suitable	AONB 100%
SHELAA/210	Call for Sites 2017	Churchmans Farm, Stalisfield Road	East Downs	Ospringe	0.30	Not suitable	AONB 100%
SHELAA/215	Local Plan Allocation	Adj Manor Road	Queenborough & Halfway	Queenborough	0.09	Not suitable	Below SHELAA threshold
SHELAA/226	Call for Sites 2017	Land Adjacent Monica Close	Boughton & Courtenay	Selling	1.18	Not suitable	AONB 100%
SHELAA/229	Call for Sites 2018	Land at Forstal Farm (West), Selling Road	Boughton & Courtenay	Selling	11.06	Not suitable	AONB 100%
SHELAA/230	Call for Sites 2018	Land at Forstal Farm (East), Selling Road	Boughton & Courtenay	Selling	6.73	Not suitable	AONB 100%
SHELAA/231	REG18	Northam Farm, Selling Road		Selling	1.82	Not suitable	AONB 100%
SHELAA/232	Call for Sites 2017	Land West of Norham Farm, Selling Road	Boughton & Courtenay	Selling	0.79	Not suitable	AONB 100%
SHELAA/233	Call for Sites 2017	Land at Highfield Road	Queenborough & Halfway	Sheerness	1.53	Not suitable	Site has planning consent
SHELAA/235	Call for Sites 2017	Land adj. Allocation A12	Queenborough & Halfway	Sheerness	2.54	Not suitable	Site has planning consent
SHELAA/236	Call for Sites 2017	Land at Bartletts Close, Halfway	Queenborough & Halfway	Sheerness	0.57	Not suitable	Site has planning consent
SHELAA/247	Local Plan Allocation	Land at Cowstead Farm, Lower Road (was also SW/184)	Queenborough & Halfway	Sheerness/Minster-on-Sea	29.55	Not suitable	Site has planning consent
SHELAA/248	REG18	North Street Business Park		Sheldwich	1.53	Not suitable	Isolated in the countryside
SHELAA/249	Call for Sites 2017	Stocks Paddock, Lees Court Road		Sheldwich	0.30	Not suitable	AONB 100%
SHELAA/257	SHLAA_16	Sittingbourne Adult education , College Rd	Homewood	Sittingbourne	0.72	Not suitable	Site has planning consent
SHELAA/259	Call for Sites 2017	Land Rear of Bramblefield Lane and Grovehurst Road	Kemsley	Sittingbourne	0.87	Not suitable	Site has planning consent
SHELAA/260	Call for Sites 2017	Chilton Manor Farm, Highsted Road (Site A)	Woodstock / Roman	Sittingbourne	7.14	Not suitable	Site has planning consent
SHELAA/263	Local Plan Allocation	Crown Quay Lane	Chalkwell	Sittingbourne	7.74	Not suitable	Site has planning consent
SHELAA/266	Call for sites 2020	Land at 49 Pembury Street	Chalkwell	Sittingbourne	0.05	Not suitable	Below SHELAA threshold
SHELAA/269	REG18	Regents Quay, Crown Quay Lane		Sittingbourne	4.33	Not suitable	Site has planning consent
SHELAA/271	REG18	Land at Crown Wharf		Sittingbourne	0.69	Not suitable	99% Fldz 3b
SHELAA/282	Call for sites 22	Former Conyer Brickworks, Conyer Quay, Conyer		Teynham	2.85	Not suitable	LWS 93%

Appendix I: HELAA stage 1 sites not suitable

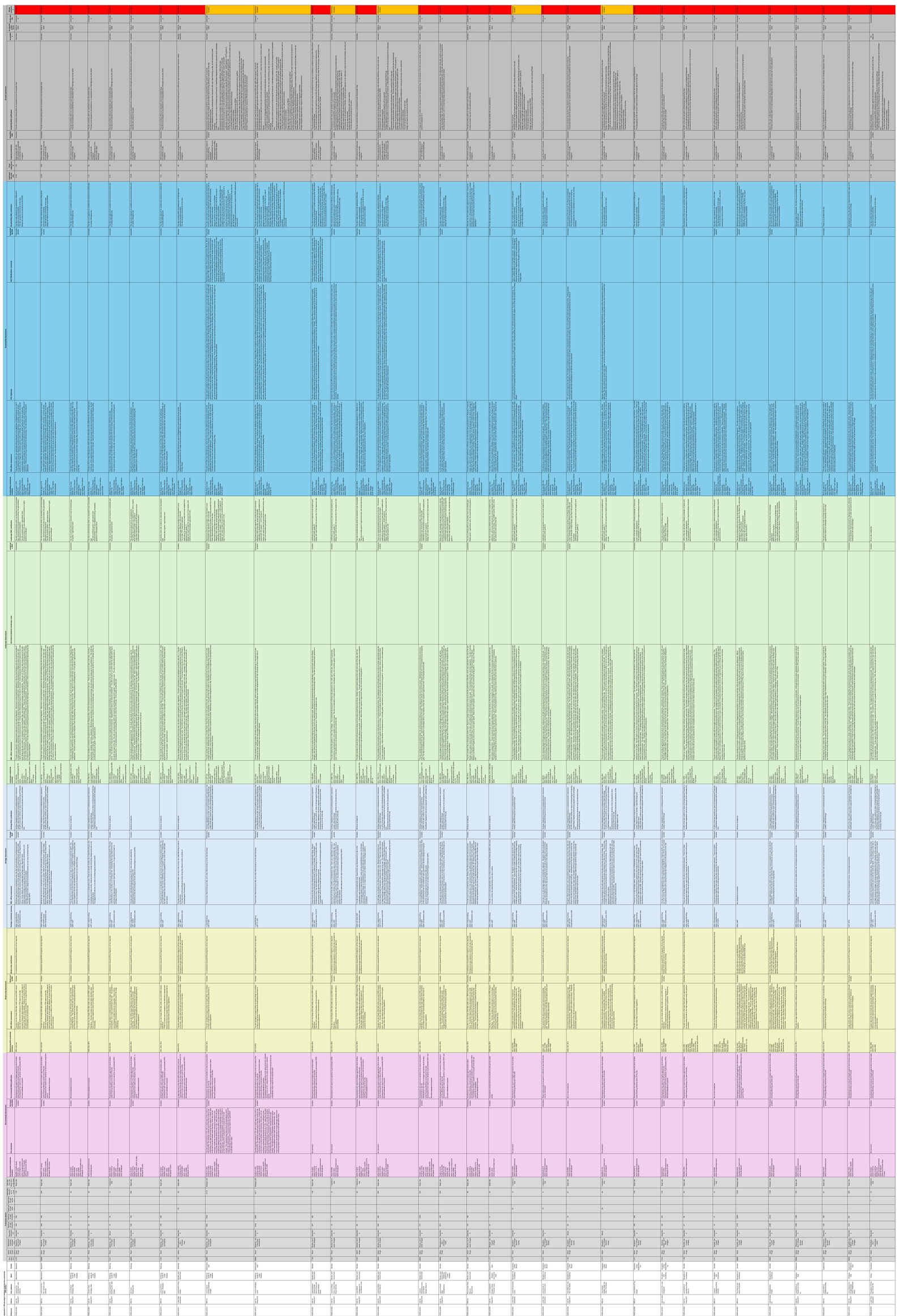
Reference	Source	Site_address	Ward	Parish	Site Area (ha)	Stage 1 Assessment Suitable for SHELAA?	Stage 1 Not suitable summary
SHELAA/283	REG19	Lower Road, Tonge (Site B)		Tonge	0.60	Not suitable	Isolated in the countryside
SHELAA/290	REG19	Fairview, Lower Road		Tonge	0.93	Not suitable	Isolated in the countryside
SHELAA/291	REG18	Land at north of Lomas Road	Teynham and Lynsted	Tonge	17.30	Not suitable	Site has planning consent
SHELAA/294	REG19	The Glebe, Hearts Delight Road		Tunstall	0.57	Not suitable	Isolated in the countryside
SHELAA/296	REG18	Land at Hearts Delight Road		Tunstall	6.87	Not suitable	Isolated in the countryside
SHELAA/297	Call for Sites 2017	Land South of Hearts Delight, Hearts Delight Road (Site C)		Tunstall	2.16	Not suitable	Isolated in the countryside
SHELAA/298	Call for Sites 2018	Land South of Hearts Delight, Hearts Delight Road (Site B)		Tunstall/Borden	5.17	Not suitable	Isolated in the countryside
SHELAA/302	Call for Sites 2017	Land at Wetham Green	Hartlip, Newington and Upchurch	Upchurch	0.54	Not suitable	Isolated in the countryside
SHELAA/303	Call for Sites 2017	Land at Otterham Quay Lane (Site A)	Hartlip, Newington and Upchurch	Upchurch	1.53	Not suitable	Site has planning consent
SHELAA/305	ELR_2017	Otterham Quay, Otterham Quay Lane	Hartlip, Newington and Upchurch	Upchurch	4.40	Not suitable	Isolated in the countryside
SHELAA/307	Call for sites 22	Land at Pear Tree House, Otterham Quay Lane		Upchurch	1.46	Not suitable	Isolated in the countryside
SHELAA/311	REG19	Milestone Farm		Upchurch	1.81	Not suitable	Isolated in the countryside
SHELAA/318	REG18	Land at Otterham Quay Lane (Site B)		Upchurch	11.73	Not suitable	Isolated in the countryside
SHELAA/320	Call for Sites 2017	Land West of Kaine Farm House, Breach Lane	Hartlip, Newington and Upchurch	Upchurch	0.69	Not suitable	Site has planning consent
SHELAA/322	Call for Sites 2024	Elm Lodge, Wardwell Lane, Lower Halstow, ME9 7ER	Bobbing, Iwade and Lower Halstow	Lower Halstow	0.1Ha	Not suitable	Below SHELAA threshold
SHELAA/328	Call for Sites 2024	Bowl Read, Oad Street, Borden, ME9 8JX	Borden and Grove Park	Borden	3,4ha	Not suitable	Isolated in the countryside
SHELAA/329	Call for Sites 2024	Land on corner of Hearts Delight Road and Doves Croft, ME9 8JB	West Downs	Tunstall	3.8ha	Not suitable	Isolated in the countryside
SHELAA/331	Call for Sites 2024	Sutton House, 5 London Road, Sittingbourne, ME10 1NQ	Homewood	Sittingbourne	0.1 ha	Not suitable	Below SHELAA threshold
SHELAA/333	Call for Sites 2024	Eyehorn Farm, Munsgore Lane, Borden, ME9 8JU	Borden and Grove Park	Borden	11.1ha	Not suitable	Isolated in the countryside
SHELAA/339	Call for Sites 2024	Home Farm, Sheppey Way, Bobbing, ME9 8PN	Bobbing, Iwade and Lower Halstow	Bobbing	3.3ha	Not suitable	Isolated in the countryside
SHELAA/340	Call for Sites 2024	Land Adjacent to Brook Hall House, Waterham Road, Hernhill, ME13 9JH	Boughton and Courtenay	Hernhill	1.2ha	Not suitable	Isolated in the countryside
SHELAA/347	Call for Sites 2024	Land North of Keycol Hill, Keycol Hill, ME9 8ND	Hartlip, Newington and Upchurch	Newington	6.8ha	Not suitable	Isolated in the countryside
SHELAA/349	Call for Sites 2024	Land South of A2 London Road/West of Water Lane, Ospringe, ME13 0RH	East Downs	Ospringe	7.7ha	Not suitable	Duplication of SHELAA/212
SHELAA/350	Call for Sites 2024	Twinney Acre Susans Lane, Upchurch, ME9 7HA	Hartlip, Newington and Upchurch	Upchurch	0.6ha	Not suitable	Isolated in the countryside

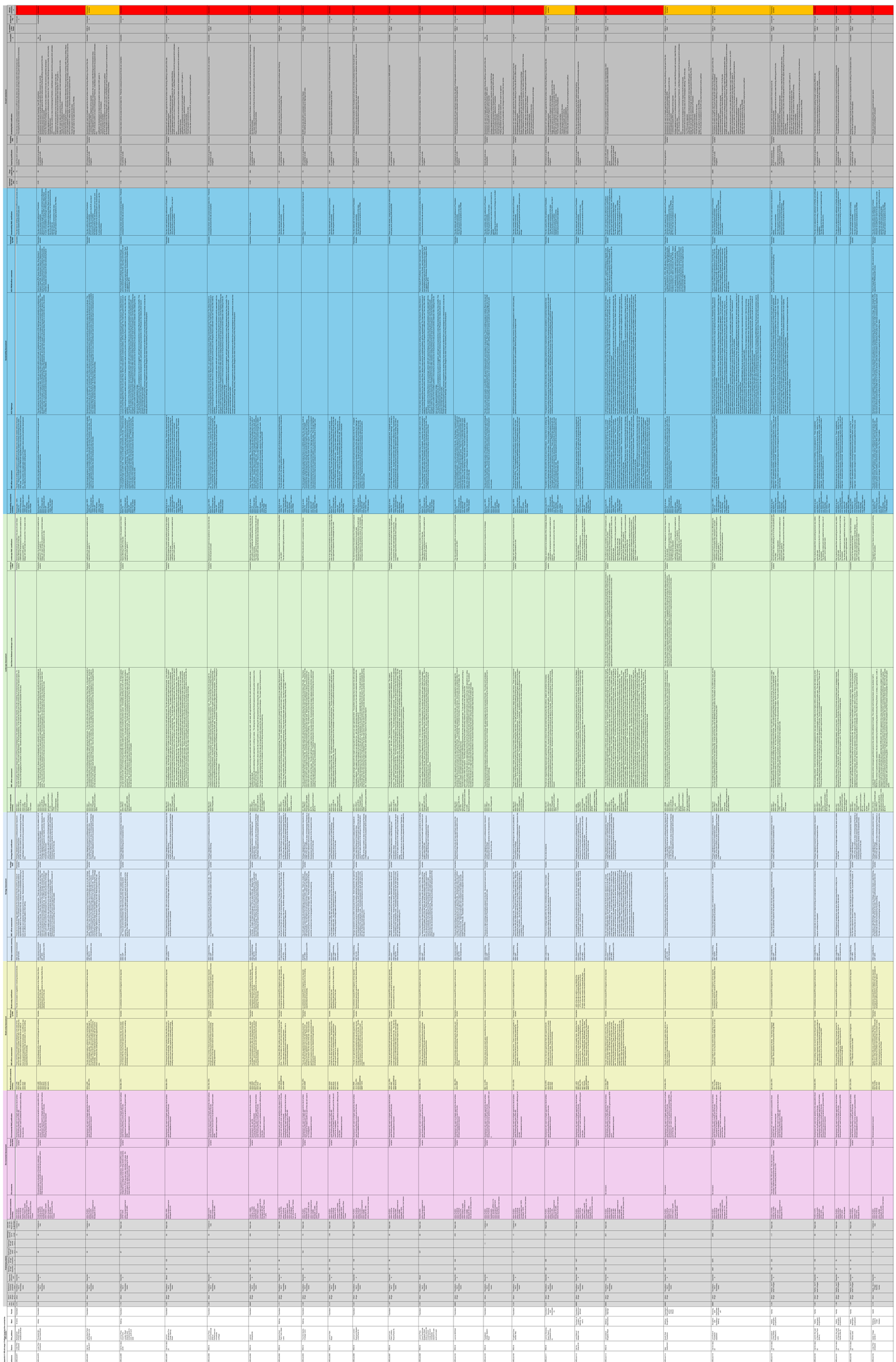
Appendix I: HELAA stage 1 sites not suitable

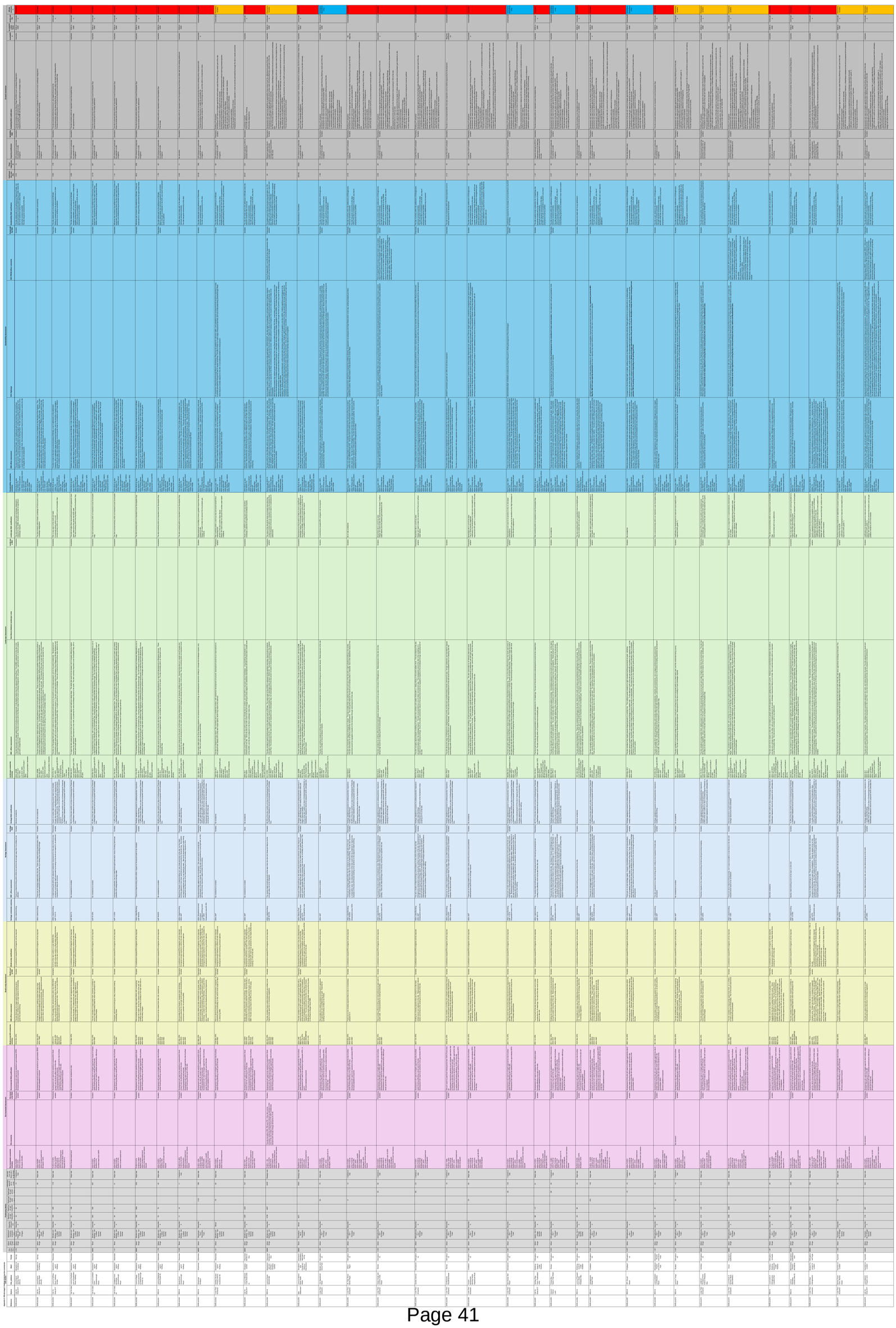
Reference	Source	Site_address	Ward	Parish	Site Area (ha)	Stage 1 Assessment Suitable for SHELAA?	Stage 1 Not suitable summary
SHELAA/352	Call for Sites 2024	Land on the East side of Sheppey Way, Iwade, ME9 8QX	Bobbing, Iwade and Lower Halstow	Sittingbourne	3.2ha	Not suitable	Duplication of SHELAA/392
SHELAA/354	Call for Sites 2024	Callum Park (Site A), Basser Hill, ME9 7TY	Bobbing, Iwade and Lower Halstow	Lower Halstow	0.9ha	Not suitable	Isolated in the countryside
SHELAA/355	Call for Sites 2024	Callum Park (Site B), Basser Hill, ME9 7TY	Bobbing, Iwade and Lower Halstow	Lower Halstow	0.55ha	Not suitable	Isolated in the countryside
SHELAA/362	Call for Sites 2024	Castlebarn, Box Lane, Ospringe, ME13 0RU	East Downs	Ospringe	0.01	Not suitable	Below SHELAA threshold
SHELAA/363	Call for Sites 2024	2 Little Kennaways, Stalisfield Road, Ospringe, ME13 8EZ.	East Downs	Ospringe	0.15	Not suitable	Below SHELAA threshold
SHELAA/367	Call for Sites 2024	Milestone Farm, Oak Lane, Upchurch, ME9 7FB	Hartlip, Newington and Upchurch	Upchurch	3ha	Not suitable	Isolated in the countryside
SHELAA/369	Call for Sites 2024	Thompson Hall, St Michaels Road, Sittingbourne, ME10 3DN	Chalkwell	Sittingbourne	0.016	Not suitable	Below SHELAA threshold
SHELAA/372	Call for Sites 2024	Land East of Cellar Hill, Lynsted, ME9 9QY	Teynham and Lynsted	Lynsted with Kingsdown	0.6	Not suitable	Duplication of SHELAA/164
SHELAA/373	Call for Sites 2024	New House Nurseries, London Road, Dunkirk, Faversham, ME13 9LL	Boughton and Courtenay	Dunkirk	0.46	Not suitable	Isolated in the countryside
SHELAA/375	Call for Sites 2024	Land between Oast Cottages and development at Breach House, Breach Lane,	Hartlip, Newington and Upchurch	Upchurch	2.47	Not suitable	Isolated in the countryside
SHELAA/376	Call for Sites 2024	Land to rear of 40 and 42 London Road, Lynsted, ME9 9QN	Teynham and Lynsted	Lynsted	0.1	Not suitable	Below SHELAA threshold
SHELAA/377	Call for Sites 2024	Land East of Queenborough, Sheerness and Land South West of Belgrave Road, Minster/Halfway	Queenborough and Halfway	Sheerness	27	Not suitable	Duplication of SHELAA/240
SHELAA/383	Call for Sites 2024	Land to the rear of 45 Key Street Sittingbourne ME10 1YX	Borden and Grove Park	Sittingbourne	0.21	Not suitable	Duplication of SHELAA/005
SHELAA/384	Call for Sites 2024	Site A, Lamberhurst Farm, Yorkletts, CT5 3AD	Boughton and Courtenay	Boughton	4.93	Not suitable	Isolated in the countryside
SHELAA/385	Call for Sites 2024	Land at Breach Farm	Hartlip, Newington and Upchurch	Upchurch	6	Not suitable	Isolated in the countryside Site withdrawn by email from the promoter September 2025
SHELAA/387	Call for Sites 2024	Site B, Lamberhurst Farm, Yorkletts,	Boughton and Courtenay	Boughton	16	Not suitable	Isolated in the countryside
SHELAA/388	Call for Sites 2024	Site C, Lamberhurst Farm, Yorkletts	Boughton and Courtenay	Boughton	11	Not suitable	Isolated in the countryside
SHELAA/389	Call for Sites 2024	Land At Sandbanks Lane And Seasalter Road	Boughton and Courtenay	Graveney	3.61	Not suitable	Duplication of SHELAA/117
SHELAA/390	Call for Sites 2024	Land West of Head Hill Road	Boughton and Courtenay	Graveney	1.65	Not suitable	Duplication of SHELAA/116
SHELAA/391	Call for Sites 2024	Land north of Forge Lane, Upchurch	Hartlip, Newington & Upchurch	Upchurch	5.29	Not suitable	Duplication of SHELAA/315
SHELAA/394	Call for Sites 2024	The Courtyard, Seed	East Downs	Newnham	0.36	Not suitable	Duplication of SHELAA/205
SHELAA/395	Call for Sites 2024	Land r/o 142-146 The Street, Bounds Farm, Boughton, ME13 9AP	Boughton and Courtenay	Boughton	1.64	Not suitable	Duplication of SHELAA/039
SHELAA/397	Call for Sites 2024	Land West of Cryalls Lane, Sittingbourne, ME10 1NZ	Borden and Grove Park	Borden	3.92	Not suitable	Duplication of SHELAA/031
SHELAA/398	Call for Sites 2024	Land to the East of Lynsted Lane, Lynsted, ME9 9QN	Teynham and Lynsted	Lynsted with Kingsdown	1.78	Not suitable	Duplication of SHELAA/167

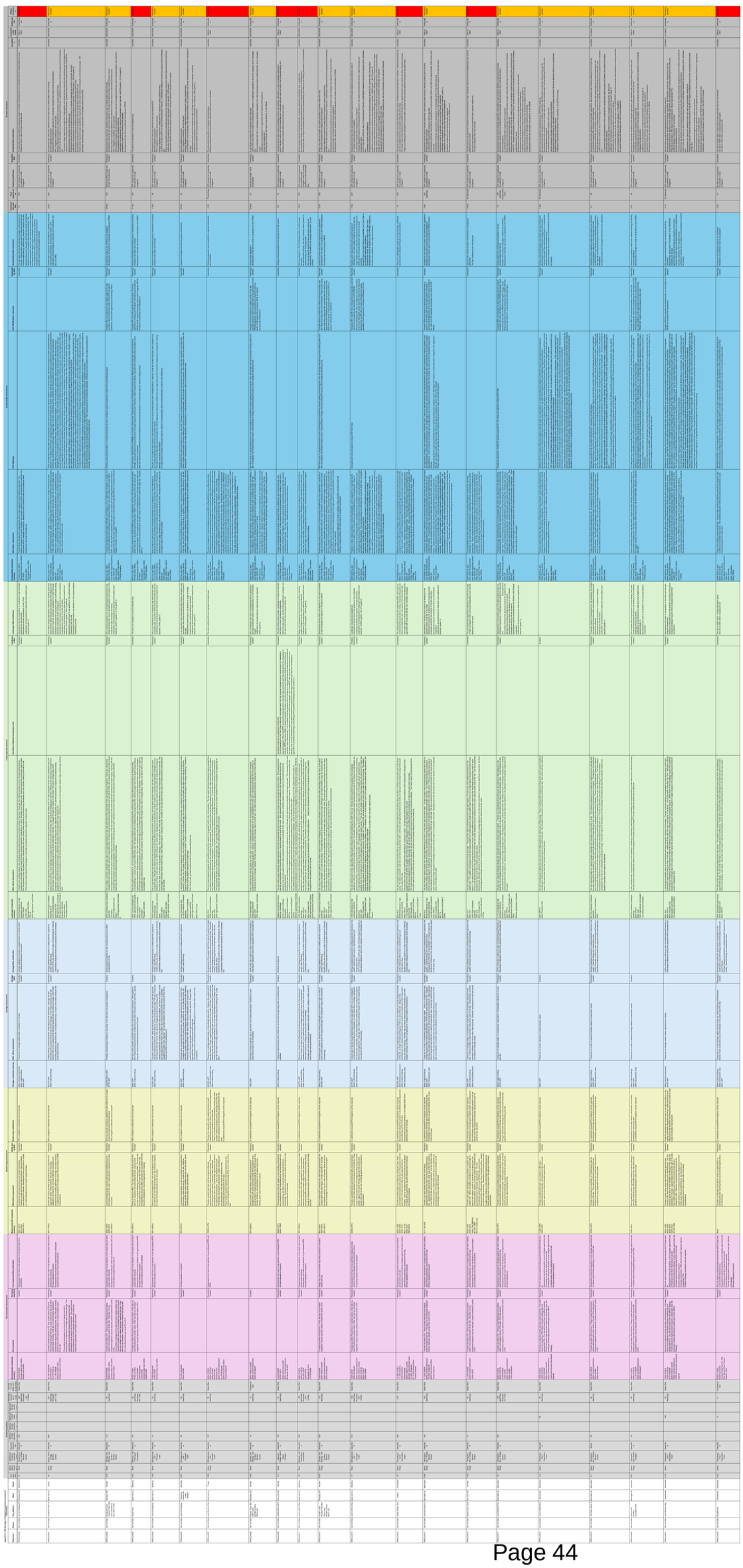
Appendix I: HELAA stage 1 sites not suitable

Reference	Source	Site_address	Ward	Parish	Site Area (ha)	Stage 1 Assessment Suitable for SHELAA?	Stage 1 Not suitable summary
SHELAA/406	Call for Sites 2024	Kiln Court and Osbourne Court, Lower Road, Faversham, ME13 7NY	Watling	Faversham	2.85	Not suitable	Faversham NP allocation
SHELAA/410	Call for Sites 2024	Land at Maidstone Road	Borden and Grove Park	Borden	21	Not suitable	Isolated in the countryside
SHELAA/422	Call for Sites 2024	Land at Highstreet Road	Boughton and Courtenay	Hernhill	4.43	Not suitable	Isolated in the countryside









Appendix IV: Housing sites for allocation discussion

UniqueID	Site_address	Ward	Parish	Urban/ Urban fringe/ Rural	Settlement hierarchy proposed 2020	BF/GF	Site size 1ha< site Major site 1 ha @ 30dph to 1499 dwellings Strategic site 30 dph gross to 1500 dwellings	Confirmed site area (ha)	Final capacity	Planning suitability issues	HELAA conclusion	Existing allocation discussion	Notes
Tier 1 - Sittingbourne													
SHELAA/270	Land at Tonge Road	Murston	Sittingbourne	Urban	Sittingbourne - tier 1 Principal Town	Greenfield	1 hectare or less	0.49	19	Development will need to mitigate against the risk of surface water flooding affecting part of the site. Development will need to be sensitive to groundwater SPZ2. A contribution towards SPA mitigation will be required. Justification for development on best and most versatile land required (100% grade 1). The site is entirely within the settlement of Sittingbourne. Vehicular access is available. The carriageway would need to be widened along the site frontage to 5.5m to allow vehicles to pass one another, and waiting restrictions placed to prevent vehicles parking along Tonge Road The site has good connectivity to the area.	Potentially suitable	Proposed	
SHELAA/272	LAND AT Pheasant Farm, East of Sheppey Way	Kemsley	Sittingbourne	Urban fringe	Sittingbourne - tier 1 Principal Town	Greenfield	Major site	10.4	0	Existing LP allocation Development will need to mitigate against the risk of surface water flooding affecting a small part of the site. The presence of historic landfill on part of the site will need to be investigated. Minerals assessment required. A contribution towards SPA mitigation will be required. Heritage assessment required to address potential impacts on nearby Listed Buildings and Conservation Area. 0.82% of the site is within an Area of Archaeological Potential, a Desk Based Assessment should be prepared which addresses this. Whilst nearly 70% of the site is within an important local countryside gap, it is assumed this has been dealt with via the planning application for the site which has resolution to grant. The site is partly within, the remainder adjacent to Sittingbourne and the site benefits from resolution to grant planning permission under application ref 18/502190.	Potentially suitable	Not proposed	Existing Local Plan allocation Live planning application (18/502190/EIHYB) - S106 extant supply
SHELAA/273	Land North of Quinton Road (See SW/022)	Grove	Sittingbourne/ Bobbing	Urban fringe	Sittingbourne - tier 1 Principal Town	Greenfield	Major site	62.21	0	Existing LP allocation Development will need to be sensitive to areas within flood zones 2 and 3a affecting tiny parts of the site. Development will need to mitigate against the risk of surface water flooding affecting a small part of the site. Development will need to be sensitive to groundwater SPZ1, 2, and 3. Development will need to address contamination affecting a small part of the site. Minerals assessment required. These constraints are likely to have been dealt with the recent planning application which has resolution to grant (18/502190). A contribution towards SPA mitigation will be required. Site has resolution to grant planning permission so it is assumed heritage issues have been addressed. Whilst the site is a large field, it is surrounded by development on all sides. Site has resolution to grant planning permission under application reference 18/502190 so it is assumed any constraints have been addressed. The site is almost entirely within the settlement of Sittingbourne. Vehicular access is available. The site has good connectivity to the area. Design will need to be sensitive to the 3 PROWs. 0.44% of the site is considered in the ELR, any loss of employment must be justified.	Potentially suitable	Not proposed	Existing Local Plan allocation Live planning application (18/502190/EIHYB) - S106 extant supply
SHELAA/370	Smeed Dean Works, Eurolink Industrial Estate, Castle Road	Murston	Sittingbourne	Urban Fringe	Sittingbourne - tier 1 Principal Town	Greenfield	Major Site	4.3ha	0	Flood Risk Assessment required-Site has significant flood risk potential but may be developable with further detailed assessment and mitigation The presence of historic landfill on a small part of the site will need to be investigated. Minerals assessment required Ecological assessment required- near to sensitive and protected sites and of some biodiversity value itself Development would need to be sensitively designed and mitigated, as from parts of the site, long views across the Swale are possible Development will need to consider the overhead cables intersecting the site	Potentially suitable	New site Submitted for employment only	
SHELAA/404	Land at Sheppey Way (south)	Bobbing, Iwade and Lower Halstow	Bobbing	Rural	Sittingbourne - tier 1 Principal Town	Greenfield	Major Site	1.5ha	36	Development will have to be sensitive to the groundwater SPZ2 Minerals assessment required SPA, mitigation contribution will be required Heritage Assessment required to assess potential impacts on nearby Listed Building. 14.46% of the site is within an Area of Archaeological Potential, a Desk Based Assessment should be prepared which addresses this Site in an important local countryside gap although the latest countryside gap review from 2024 does recommend its removal Justification for development on best and most versatile land required. (100% grade 1) Access and footpath connectivity require confirmation including impacts on the wider road network	Potentially suitable	New site	

Appendix IV: Housing sites for allocation discussion

UniqueID	Site_address	Ward	Parish	Urban/ Urban fringe/ Rural	Settlement hierarchy proposed 2020	BF/GF	Site size 1ha< site Major site 1 ha @ 30dph to 1499 dwellings Strategic site 30 dph gross to 1500 dwellings	Confirmed site area (ha)	Final capacity	Planning suitability issues	HELAA conclusion	Existing allocation discussion	Notes
SHELAA/405	Land at Sheppey Way and Quinton Road	Bobbing, Iwade and Lower Halstow	Bobbing	Rural	Sittingbourne - tier 1 Principal Town	Greenfield	Major Site	2.67ha	56	Minerals assessment required SPA, mitigation contribution will be required Heritage Assessment required to assess potential impacts on nearby Listed Building In an important Local Countryside Gap however the latest Local Countryside Gap review recommends the removal of this part of the gap Development would need to be sensitive to edge of village location and the moderate landscape sensitivity. Justification for development on best and most versatile land required. (100% grade 1) Access and footpath connectivity require confirmation	Potentially suitable	New site	
SHELAA/413	Land north of Keycol Hill (Yellow/Blue parcel)	Bobbing, Iwade and Lower Halstow	Bobbing	Rural	Sittingbourne - tier 1 Principal Town	Greenfield	Major Site	17ha	357	Development will have to be sensitively designed to take account of the groundwater source protection zone 2 Air quality impacts needs to be assessed A contribution towards SPA mitigation will be required. Heritage Assessment required to address potential impacts on the nearby Scheduled Monument, Listed Buildings, and Conservation Area. 4.51% of the site is within an Area of Archaeological Potential, a Desk Based Assessment should be prepared which addresses this. Landscape impacts need assessment Development would need to be sensitive to the moderate landscape sensitivity the majority of the site sits within. Justification for development on best and most versatile land required. (19.88% grade 1, 80.12% grade 2) Eastern parcel close to the built up area boundary of Sittingbourne and within walking distance of several services. Larger western parcel is less well connected and Sittingbourne would still be its nearest settlement with a built up area boundary. Access off main A2 would need to be assessed, as it is so close to the A2/A249 interchange roundabout. Access should not be situated too close to Hill Farm View Development should be sensitive to the 2 PROWS intersecting the site and considerate of the adjacent bridalway	Potentially suitable	New site	
SHELAA/251	152 Staplehurst Road	Borden and Grove Park	Sittingbourne	Urban	Sittingbourne - tier 1 Principal Town	Brownfield	Major site	1.85	75	Existing LP allocation Development will need to mitigate against the risk of surface water flooding affecting a small part of the site. Development will need to be sensitive to groundwater SPZ1. Development will need to address the contamination affecting most of the site. Minerals assessment required. A contribution towards SPA mitigation will be required. A contribution towards SPA mitigation will be required. The site is entirely within the settlement of Sittingbourne. Vehicular access is available. The site has good connectivity to the area. Footpath connectivity requires assessment Local junctions need assessment	Unsuitable (brownfield only)	Proposed	Existing Local Plan allocation
SHELAA/258	Bell House, Bell Road	Homewood	Sittingbourne	Urban	Sittingbourne - tier 1 Principal Town	Brownfield	1 hectare or less	0.8	120	Existing LP allocation Development will need to mitigate against the risk of surface water flooding affecting part of the site. Development will need to be sensitive to the groundwater SPZ1. A contribution towards SPA mitigation will be required. Heritage assessment required to address potential impacts on nearby Listed Buildings. 11.31% of the site is within an Area of Archaeological Potential, a Desk Based Assessment should be prepared which addresses this. Sensitive redevelopment of the site in keeping with the adjacent heritage assets and the conservation area would provide a positive impact on their setting. Development will need to be sensitive to the on site sewer intersections Development will need to be sensitive to the High townscape of value the site is adjacent to. Justification required for the release of land identified in the ELR for housing.	Unsuitable (brownfield only)	New site	Existing Local Plan allocation (regeneration area) Planning permission expired
SHELAA/262	Former Bus Depot, East Street	Roman	Sittingbourne	Urban	Sittingbourne - tier 1 Principal Town	Brownfield	1 hectare or less	0.37	22	Development will need to be sensitive to the area in flood zone 2 covering a tiny part of the site. Development will need to mitigate against the risk of surface water flooding affecting a tiny part of the site. Development of the site will need to be sensitive to the groundwater SPZ1. Development will need to address contamination affecting a small part of the site. A contribution towards SPA mitigation will be required. The site is entirely within the settlement of Sittingbourne. Vehicular access is available. The site has good connectivity to the area. 100% of the site is considered in the ELR, any loss of employment must be justified. Loss of parking spaces to be considered in town centre location	Unsuitable (brownfield only)	Proposed	Capcity check required 100% of the site is considered in the ELR

Appendix IV: Housing sites for allocation discussion

UniqueID	Site_address	Ward	Parish	Urban/ Urban fringe/ Rural	Settlement hierarchy proposed 2020	BF/GF	Site size 1ha< site Major site 1 ha @ 30dph to 1499 dwellings Strategic site 30 dph gross to 1500 dwellings	Confirmed site area (ha)	Final capacity	Planning suitability issues	HELAA conclusion	Existing allocation discussion	Notes
SHELAA/267	ISP, Church Street	Chalkwell	Sittingbourne	Urban	Sittingbourne - tier 1 Principal Town	Brownfield	1 hectare or less	0.25	15	Development of the site will need to mitigate against the risk of surface water flooding affecting a small part of the site. Development of the site will need to be sensitive to the groundwater SPZ1. A contribution towards SPA mitigation will be required. Heritage assessment required to address potential impacts on nearby Listed Buildings and Conservation Area. The site is entirely within the settlement of Sittingbourne. Vehicular access is available. The site has good connectivity to the area. 100% of the site is considered in the ELR, any loss of employment must be justified. Local junction capacity need assessment Parking provision needs confirmation	Unsuitable (brownfield only)	Proposed	Potential care home site 100% of the site is considered in the ELR
SHELAA/332	10-14 High Street, Sittingbourne, ME10 1PD	Chalkwell	Sittingbourne	Urban/Urban fringe/ Rural	Sittingbourne - tier 1 Principal Town	Brownfield	1 hectare or less	0.07 (0.05 housing)	3	Development will need to mitigate against risk of surface water flooding affecting part of the site Development will have to be sensitive to the Groundwater SPZ2 Air quality impacts needs to be assessed SPA, mitigation contribution will be required Redevelopment will need to be sympathetic to the setting of the conservation area and nearby listed buildings, in particular, the church. if sites is redeveloped Heritage assessment needed to assess the impacts of development on listed buildings 68.05% of the site is within an Area of Archaeological Potential, a Desk Based Assessment should be prepared which addresses this. Access should be taken from The Butts	Unsuitable (brownfield only)	New site	
SHELAA/351	The Classic Cinema, High Street, Sittingbourme, ME10 4PE	Chalkwell	Sittingbourne	Urban	Sittingbourne - tier 1 Principal Town	Brownfield	1 hectare or less	0.11	50	Development will need to mitigate against the risk of surface water flooding affecting a part of the site. Air quality impacts needs to be assessed SPA, mitigation contribution will be required 14.32% of the site is within an Area of Archaeological Potential, a Desk Based Assessment should be prepared which addresses this. Heritage Assessment required to address potential impacts on the nearby Listed Building Development will need to be sensitive to the low gas pressure intersection	Unsuitable (brownfield only)	New site	
SHELAA/378	The Old Pumping Station, St Michaels Road, Sittingbournem ME10 1AX	Chalkwell	Sittingbourne	Urban	Sittingbourne - tier 1 Principal Town	Brownfield	1 hectare or less	0.11	7	Development will need to mitigate against RoFSW Development sensitive to Ground water SPZ2 SPA, mitigation contribution will be required Development would need to be sensitive to the low pressure gas intersect Existing access is onto St Michaels Road, this potentially could be widened to allow two cars to pass one another Provision of a footway along access would link the dwellings to the wider network The site should have sufficient room for a car to turn, as at no time should a vehicle be forced to reverse onto the A2.	Unsuitable (brownfield only)	New site	
SHELAA/396	St Michaels House and Langs Bar, St Michaels Road, Sittingbourne	Chalkwell	Sittingbourne	Urban	Sittingbourne - tier 1 Principal Town	Brownfield	1 hectare or less	0.15	9	Development will have to be sensitive to the groundwater SPZ2 SPA, mitigation contribution will be required Heritage Assessment required to assess potential impacts on nearby Listed Buildings and Conservation Area Development will need to be sensitive to the low pressure gas intersect Justification required for the release of land identified in the ELR for housing. Boundaries will need to be checked between highway and applicant ownership and that of Langs Bar and St Michaels House	Unsuitable (brownfield only)	New site	
Totals									**769**				
Tier 2 - Faversham													
SHELAA/081	Lady Dane Farm Buildings, Love Lane		Faversham	Urban	Faversham - tier 2 Secondary towns	Greenfield	1 hectare or less	0.64	25	Development will need to mitigate against the risk of surface water flooding affecting a tiny part of the site. Minerals assessment required. A contribution towards SPA mitigation will be required. Heritage Assessment required to address potential impacts on the on nearby Listed Buildings and Conservation Area. 99.31% of the site is within an Area of Archaeological Potential, a Desk Based Assessment should be prepared which addresses this. Justification for development on best and most versatile land required (100% grade 1). The site is within the settlement of Faversham. Vehicular access is available. 87.81% of the site is considered in the ELR, any loss of employment must be justified. No footway exists on the site frontage with Love Lane, and facilities will need to be provided as part of a development here to allow pedestrians to cross onto its western side to use the existing footway.	Potentially suitable	Proposed	87.81% of the site is considered in the ELR

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UniqueID	Site_address	Ward	Parish	Urban/ Urban fringe/ Rural	Settlement hierarchy proposed 2020	BF/GF	Site size 1ha< site Major site 1 ha @ 30dph to 1499 dwellings Strategic site 30 dph gross to 1500 dwellings	Confirmed site area (ha)	Final capacity	Planning suitability issues	HELAA conclusion	Existing allocation discussion	Notes
SHELAA/111	Land at Graveney Road, East of Faversham (Site A)		Faversham/Graveney with Goodnestone	Urban fringe	Faversham - tier 2 Secondary towns	Greenfield	Major site	8.41	177	Development will need to mitigate against the risk of surface water flooding affecting a tiny part of the site. Minerals assessment required. A contribution towards SPA mitigation will be required. Design would need to be considerate of the landscape character of the area. Justification for development on best and most versatile land required. Design will need to take into account a foul sewer on site. The site is partly within the settlement of Faversham. Vehicular access is available. The site has good connectivity to the area. Assessment of footpath connectivity Local road junctions need assessment 100% of the site is considered in the ELR, any loss of employment must be justified.	Potentially suitable	Proposed	100% of the site is considered in the ELR, any loss of employment must be justified.
SHELAA/114	South East Faversham	Watling / Boughton	Faversham/Selling/Boughton-under-Blean	Urban fringe	Faversham - tier 2 Secondary towns	Greenfield	Strategic site	130.72	2500	Development will need to mitigate against the impact of surface water flooding affecting a small part of the site. Development will need to be sensitive to groundwater SPZ2. Development will need to address contamination affecting a tiny part of the site. Minerals assessment required. A contribution towards SPA mitigation will be required. Heritage assessment required to address potential impacts on the 1 on-site Listed Building as well as nearby Listed Buildings and Conservation Area. 21.18% of the site is within an Area of Archaeological Potential, a Desk Based Assessment should be prepared which addresses this. The site would need to be designed to minimise impact on the KLV to the south. Development should be avoided in the area of Local Greenspace affecting 1.44% of the site. The TPO must be respected. Justification for development on best and most versatile land required (96.99% grade 1, 3.01% grade 2). Design will need to take into account the high and low pressure gas pipes intersecting the site. The site is well related to the settlement of Faversham. Vehicular access is available. The site has good connectivity to the area. Design will need to be sensitive to the 4 PROWs. 66.71% of the site is considered in the ELR, any loss of employment must be justified.	Potentially Suitable	Proposed	66.71% of the site is considered in the ELR
SHELAA/118	Land East of Faversham expansion	Boughton and Courtenay / Watling	Graveney with Goodnestone/ Faversham	urban fringe	Faversham - tier 2 Secondary towns	Greenfield	Strategic site	126.89	2665	Development will need to mitigate against the risk of surface water flooding affecting a small part of the site. The presence of historic landfill on a tiny part of the site will need to be investigated. Development will need to address contamination affecting a tiny part of the site. Minerals assessment required. A contribution towards SPA mitigation will be required. Development should be sensitive to the Swale Buffer Zone covering 4.1% of the site. Heritage assessment required to address potential impacts on nearby Listed Buildings and Conservation Area. 76.69% of the site is within an Area of Archaeological Potential, a Desk Based Assessment should be prepared which addresses this. Development should be avoided in the area affected by the Important Local Countryside Gap introduced in Jan 2021. Justification for development on best and most versatile land required (100% grade 1). Design will need to take into account the 3 foul sewers and the high and low pressure gas intersections. The site relates well to the settlement of Faversham. Vehicular access appears achievable. The site has good connectivity to the area. Design will need to be sensitive to the 4 PROWS 100% of the site is considered in the ELR, loss of employment must be justified.	Potentially Suitable	Proposed	100% of the site is considered in the ELR

Appendix IV: Housing sites for allocation discussion

UniqueID	Site_address	Ward	Parish	Urban/ Urban fringe/ Rural	Settlement hierarchy proposed 2020	BF/GF	Site size 1ha< site Major site 1 ha @ 30dph to 1499 dwellings Strategic site 30 dph gross to 1500 dwellings	Confirmed site area (ha)	Final capacity	Planning suitability issues	HELAA conclusion	Existing allocation discussion	Notes
SHELAA/212	Land south of A2 London Road/West of Water Lane	East Downs / Watling	Ospringe	Urban fringe	Faversham - tier 2 Secondary towns	Greenfield	Major site	5.82	122	Eastern parcel unsuitable: Would have a significant impact on the setting of the Grade I listed building. This parcel is in an area rural in character and development of this parcel would have significant impacts on the valley side to the east and along the valley floor to the south. There is no access to this parcel of the site Western Parcel: Development will need to be sensitive to the area of the site within flood zone 2 affecting a tiny part of the site. Development will need to mitigate against the risk of surface water flooding affecting a small part of the site. Development will need to address contamination affecting part of the site. Minerals assessment required. A contribution towards SPA mitigation will be required. Development should be sensitive to the North Downs Buffer Zone which covered 83.73% of the site. Existing opportunities of strong tree line along the southern and western boundary would need to be retained and enhanced. Heritage assessment required to address potential impacts nearby Scheduled Monument, Listed Building and Conservation Area. 99.37% of the site is within an Area of Archaeological Potential, a Desk Based Assessment should be prepared which addresses this. Development should be sensitive to the Conservation Area covering 7.97% of the site. Much of this parcel is contained however development this parcel would need to be highly sensitive to landscape setting of the area and particular consideration will need to be given to the south eastern corner of this parcel where it is exposed to countryside beyond. The site relates well to the settlement of Ospringe. Vehicular access and pedestrian connectivity requires confirmation. The site has good connectivity to the area. Design will need to be sensitive to the PROW.	Potentially Suitable	Not proposed	
SHELAA/356	Land at Brogdale	Watling/East Downs	Faversham/Ospringe	Rural/Urban Fringe	Faversham - tier 2 Secondary towns	Greenfield	Major Site	22	462	Site forms part of larger site considered as part of larger site submission under SHELAA22/113 Development of the site would need to be sensitive to the small area of surface water flooding Development would need to be sensitive to the areas of groundwater source protection zones 2 and 3 within the site Minerals assessment required A contribution towards SPA mitigation will be required. Heritage Assessment required to address potential impacts on nearby Scheduled Monument and Listed Buildings. Development should be sensitive to the Conservation Area adjacent to the site. Development will need to be highly sensitive to views into the site from the west Development should be avoided in the proposed Local Green Space affecting 24% of the site. Justification for development on best and most versatile land required. (69.21% grade 1, 30.79% grade 2) Design will need to take into account high and medium pressure gas pipes intersecting the site. Development of the site should ensure that the existing character of Vicarage Lane is retained and that any new vehicular access into the site avoids this road. Development should allow for appropriate buffer with vicarage lane as well as a generous landscape and open space buffer along the site's southern boundary. Densities and heights of development should also be reduced and restricted to two stories at the southern end of the site and there should be a requirement for materials on the southern elevations of the southern most part of the development to be Access needs to be confirmed and would need to be created from Brogdale Road Impacts on the wider local road network require assessment. The site has good connectivity to the area. Design will need to be sensitive to on site PROWs.	Potentially suitable	New site	

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UniqueID	Site_address	Ward	Parish	Urban/ Urban fringe/ Rural	Settlement hierarchy proposed 2020	BF/GF	Site size 1ha< site Major site 1 ha @ 30dph to 1499 dwellings Strategic site 30 dph gross to 1500 dwellings	Confirmed site area (ha)	Final capacity	Planning suitability issues	HELAA conclusion	Existing allocation discussion	Notes
SHELAA/381	Syndale Park, London Road, Faversham, Kent, ME13 0RH	East Downs	Ospringe	Rural	Faversham - tier 2 Secondary towns	Greenfield	1 hectare or less	0.72	9	A contribution towards SPA mitigation will be required. Development should be sensitive to the nearby LWS. Development should be sensitive to the SBZ Development of site would need to be sensitive to the North Downs Buffer Zone covering 100% of the site. Heritage assessment required to address potential impacts on nearby Scheduled Monument and listed building. 100% of the site is within an Area of Archaeological Potential, a Desk Based Assessment should be prepared which addresses this. Development should be sensitive to the Conservation Area covering 100% of the site. The site is wholly within a Swale Landscape of Value and a Local Landscape designation and redevelopment of the site would need to be sensitive to these designations. The northern part of the site is well developed and vibrant and screened by existing built environment to the east and west. The southern half of the site is partially exposed to the countryside beyond and would require increased screening along the southern and south western boundary should the site be developed in this half. Justification for development on best and most versatile land required. (19.19% grade 1, 80.81% grade 2) The site has considerable brownfield land that has established active leisure and commercial uses with access and commuting patterns established. Footpath connectivity to Faversham including the impact of the A2 that the site accesses onto would need to be assessed Development of the site will need to be sensitive to the PROW.	Potentially suitable	New site	
SHELAA/393	Land at Lion Field	Watling	Faversham	Urban fringe	Faversham - tier 2 Secondary towns	Greenfield	Major Site	2.25	68	A contribution towards SPA mitigation will be required. Development should be sensitive to the North Downs Buffer Zone which covers the entire site. Heritage Assessment required to assess potential impacts on nearby Listed Buildings and Conservation Area. 93.18% of the site is within an Area of Archaeological Potential, a Desk Based Assessment should be prepared which addresses this. Development of the site would need to be limited to the rear and eastern parts of the site and would need to be highly sensitive to limit the impact on the conservation area to the south west. Development of the site would need to be limited to the rear and eastern parts of the site to limit the impact on the landscape of value to the south west and existing tree planting providing current and future screening on this impact would need to be retained and enhanced. The site relates well to the settlement of Faversham. Vehicular access is available though would require assessment to determine suitability or alternative The site has good connectivity to the area. A pedestrian link onto London Road should be provided Improvements to the existing footway by widening it to 1.8m, allowing residents to safely walk to local amenities such as the primary school. Development of the site will need to be sensitive to the PROW.	Potentially suitable	New site	
Totals									**6028**				
Tier 2 - Sheerness													
SHELAA/418	Land at West Minster off of Brielle Way, Sheerness	Sheerness	Sheerness	Urban	Sheerness - Tier 2 Secondary Town	Greenfield	Major Site	1.9ha	76	Site will need to pass flood risk sequential test 100% Flood zone 3a Development should be sensitive to and mitigate against the risk of flooding on site from flood zones 2 and 3a Development should be sensitive to and mitigate against the risk of surface water flooding affecting 8.53% of the site. Minerals Assessment required A contribution towards SPA mitigation will be required. Vehicle access and footpath connectivity requires confirmation Development should facilitate the restoration of the public highway (Cromwell Road and Newland Road) to an appropriate standard suitable for the increased activity. Justification required for the release of land identified in the ELR for housing.	Potentially suitable	New site	

Appendix IV: Housing sites for allocation discussion

UniqueID	Site_address	Ward	Parish	Urban/ Urban fringe/ Rural	Settlement hierarchy proposed 2020	BF/GF	Site size 1ha< site Major site 1 ha @ 30dph to 1499 dwellings Strategic site 30 dph gross to 1500 dwellings	Confirmed site area (ha)	Final capacity	Planning suitability issues	HELAA conclusion	Existing allocation discussion	Notes
SHELAA/421	Land Brielle Way, Sheerness	Sheerness	Sheerness	Urban	Sheerness - Tier 2 Secondary Town	Greenfield	Major Site	2.16	76	Site will need to pass flood risk sequential test 100% Flood zone 3a Development should be sensitive to and mitigate against the risk of flooding on site from flood zones 2 and 3a Development should be sensitive to and mitigate against the risk of surface water flooding affecting 8.53% of the site. If the site is allocated a FRA should consider residual risk and appropriate FFLs. A MEAS Strategy contribution will be required. Minerals Assessment required Potential development would need to be highly sensitive to the nearby biodiversity designations and the buffer zones SCZ and SBZ that the site sits within and development would need to seek onsite biodiversity improvements 0.04% of the site is within an Area of Archaeological Potential, a Desk Based Assessment should be prepared which addresses this Development will need to be sensitive to the inter and low gas pressure intersections. Screening is required along the southern boundary of the site to mitigate landscape impact on the countryside beyond that include SLV Site access points and footpath connectivity need to be confirmed Development should facilitate the restoration of the public highway (Cromwell Road and Newland Road) to an appropriate standard suitable for the increased activity. Development would need to be sensitive to the PROW that intersects with the site. Justification required for the release of land identified in the ELR for housing.	Potentially suitable	New site	
Totals									**152**				
Tier 3 - Minster & Halfway													
SHELAA/181	Scocles Road	Sheppey Central	Minster-on-Sea	Urban fringe	Minster and Halfway - tier 3 Urban Service Centre	Greenfield	Major site	27.4	575	Development will need to mitigate against the risk of surface water flooding affecting a small part of the site. A contribution towards SPA mitigation will be required. Heritage Assessment required to address potential impact on nearby listed building Scocles Court, but that building has already had its setting affected by new build development surrounding it. 98.7% of the site is within an Area of Archaeological Potential, a Desk Based Assessment should be prepared which addresses this. Whilst this site is very open with views out to south and east, with appropriate boundary treatment these impacts could be reduced, particularly as the site would be seen in the context of Minster which sits behind the site. Justification for development on best and most versatile land required (100% grade 3). Design will need to take into account the medium pressure gas intersects. Although the site is not adjacent to the current built up area boundary for Minster, it is adjacent to a large amount of residential development, much of it new build. The site therefore could form a logical extension to the settlement. Vehicular access is available. The site has good connectivity to the area.	Potentially Suitable	Not proposed	Live planning application
SHELAA/182	Land off Elm Lane (Site B)	Sheppey Central	Minster-on-Sea	Urban fringe	Minster and Halfway - tier 3 Urban Service Centre	Greenfield	Major site	6.32	133	Development will need to mitigate against the risk of surface water flooding affecting a tiny part of the site. A contribution towards SPA mitigation will be required. Heritage assessment required to address potential impact on nearby Listed Buildings and Scheduled Monument. The site relates well to development on Nelson Avenue and Drake Avenue, but views to the south east need to be minimised out to open countryside. Development should be avoided in the area of Local Green Space affecting 0.02% of the site. Justification for development on best and most versatile land required (78.17% grade 2, 21.83% grade 3). The site relates well to the settlement of Minster. Access from Elm Lane, a narrow rural lane would not be appropriate, suitable access needs to be found before the site can be considered suitable, this may be through the adjacent SHELAA site (183). Design will need to be sensitive to the PROW.	Potentially suitable	Not proposed	
SHELAA/183	Land north of Nelson Avenue	Sheppey Central	Minster-on-Sea	Urban fringe	Minster and Halfway - tier 3 Urban Service Centre	Greenfield	Major site	4.39	92	Development will need to mitigate against the risk of surface water flooding affecting a tiny part of the site. A contribution towards SPA mitigation will be required. Heritage assessment required to address potential impact on nearby Listed Buildings and Scheduled Monument. The site relates well to development on Nelson Avenue and Drake Avenue, but the northern part of the site should not be developed as it is steeply sloping. Justification for development on best and most versatile land required (98.74% grade 3). The site relates well to the settlement of Minster. Vehicle access and pedestrian connectivity can be achieved with mitigation	Potentially suitable	Not proposed	

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UniqueID	Site_address	Ward	Parish	Urban/ Urban fringe/ Rural	Settlement hierarchy proposed 2020	BF/GF	Site size 1ha< site Major site 1 ha @ 30dph to 1499 dwellings Strategic site 30 dph gross to 1500 dwellings	Confirmed site area (ha)	Final capacity	Planning suitability issues	HELAA conclusion	Existing allocation discussion	Notes
SHELAA/244	Halfway Houses Primary School, Southdown Rd	Queenborough & Halfway	Sheerness	Urban	Minster and Halfway - tier 3 Urban Service Centre	Mixed	Major site	1.51	60	Existing LP allocation Development will need to mitigate against the risk of surface water flooding affecting a small part of the site. A contribution towards SPA mitigation will be required. Ecological surveys needed to confirm the site is suitable for development without harming protected species. Site is entirely within a built up area and would benefit from redevelopment. 46.99% of the site is within Open Space. Design will need to take into account the surface water sewer intersects. The site relates well to the settlement of Minster. Vehicular access is available. The site has good connectivity to the area. Pedestrian/cycle access onto both would be expected in order to provide permeability through the site to nearby amenities.	Potentially suitable	Proposed	Existing Local Plan allocation
SHELAA/246	Land at South-West Minster	Queenborough and Halfway / Sheppey Central	Sheerness/Minster-on-Sea	urban fringe	Minster and Halfway - tier 3 Urban Service Centre	Greenfield	Strategic site	45	1000	Development will need to be sensitive to areas within flood zones 2 and 3a, affecting tiny parts of the site. Development will need to mitigate against the risk of surface water flooding affecting a small part of the site. A contribution towards SPA mitigation will be required. 66.75% of the site is within an Area of Archaeological Potential, a Desk Based Assessment should be prepared which addresses this. The area of the site which does not already have planning consent is entirely within an Important Local Countryside Gap, but development of this site would not result in coalescence of settlements. The eastern part of the site has planning permission for 700 dwellings, and the adjacent parcel would provide a logical next step, relating well to the settlement of Minster. Vehicular access is available however mitigation for potential volume of traffic and pedestrian movements needs clarifying. The site has good connectivity to the area.	Potentially Suitable	Not proposed	
SHELAA/338	Land adj. Dantlings, Plough Road	Sheppey East	Minster	Urban fringe	Minster and Halfway - tier 3 Urban Service Centre	Predominantly Greenfield	1 hectare or less	0.2ha	6	Development will need to mitigate against the risk of surface water flooding affecting a part of the site. SPA, mitigation contribution will be required Archaeological Assessment required Justification for development on agricultural land required. (100% grade 3) Pedestrian accessibility to be confirmed including a footway link	Potentially suitable	New site	
SHELAA/341	Land to the east of Oak Lane, Minster, ME12 3QT	Minster Cliffs	Minster	Rural	Minster and Halfway - tier 3 Urban Service Centre	Greenfield	Major Site	Housing 5.92 ha	190	Development will need to mitigate against the risk of surface water flooding affecting a part of the site. Development will need to mitigate for contaminated land affecting part of the site Minerals assessment required Development would need to be sensitive to the CCMA to the north of the site Potential impact on nearby clifftop/coastal habitat- assessment likely to be required SPA, mitigation contribution will be required 73.04% of the site is within an Area of Archaeological Potential, a Desk Based Assessment should be prepared which addresses this. Heritage Assessment required to address potential impacts on the nearby Listed Building Development of the site will need to be highly sensitive to the Landscape it sits within Justification for development on agricultural land required. (91.38% grade 2 and 8.62% grade 3) Development will need to be sensitive to the low gas pressure intersection Access including emergency needs to be confirmed Footpath accessibility needs to be confirmed Development will need to be sensitive to the intersecting PROWS and seek to improve footpath connectivity to the wider area.	Potentially suitable	New site	
SHELAA/345	Land at Lower Road, Minster, ME12 3RY	Sheppey Central	Minster	Urban fringe	Minster and Halfway - tier 3 Urban Service Centre	Predominantly greenfield	Strategic Site	19.6ha	590	Development will need to mitigate against the risk of surface water flooding affecting a part of the site SPA, mitigation contribution will be required 99.12% of the site is within an Area of Archaeological Potential, a Desk Based Assessment should be prepared which addresses this. Development will need to be sensitive to the moderate to high landscape sensitivity the site sits within Development would need to be sensitively designed to north and western parts of the site where most exposed Landscape effects of development could be reduced by development of neighbouring sites Justification for development on agricultural land required. (100% grade 3) Somewhat isolated from main part of settlement. Adjacent development may improve sustainability Pedestrian and cycle connectivity needs assessment Development will need to be sensitive to the intersecting PROW	Potentially suitable	New site	

Appendix IV: Housing sites for allocation discussion

UniqueID	Site_address	Ward	Parish	Urban/ Urban fringe/ Rural	Settlement hierarchy proposed 2020	BF/GF	Site size 1ha< site Major site 1 ha @ 30dph to 1499 dwellings Strategic site 30 dph gross to 1500 dwellings	Confirmed site area (ha)	Final capacity	Planning suitability issues	HELAA conclusion	Existing allocation discussion	Notes
SHELAA/402	Hollybush Farm Caravan Park, Oak Lane, Minster-on- Sea, ME12 3QR	Minster Cliffs	Minster	Rural	Minster and Halfway - tier 3 Urban Service Centre	Brownfield	Major Site	3.87ha	124	Development will need to be sensitive to the small area at risk of surface water flooding Development of the site will need to be sensitive to the area of it that lies within coastal Erosion zone 2 Site may require ecological assessment with reference to coastal zones and associated protected areas SPA, mitigation contribution will be required Site is mainly occupied, but unoccupied part would need to be designed sensitively, due to elevated position and impact on the moderate to high landscape sensitivity Justification for development on best and most versatile land required. (94.87% grade 2, 5.13% grade 5) Accessibility needs to be confirmed and assessed Development will should be considerate to theadjacent PROW	Potentially suitable	New site	
SHELAA/408	Estuary View, Bell Farm Lane, Minster-on-Sea, ME12 4JA	Sheppey East	Minster	Rural	Minster and Halfway - tier 3 Urban Service Centre	Brownfield	1 hectare or less	0.38ha	15	A contribution towards SPA mitigation will be required. 100% of the site is within an Area of Archaeological Potential, a Desk Based Assessment should be prepared which addresses this. Site is moderate high from a landscape sensitivity perspective. No newly developed areas in redevelopment, so no increased impact Justification for development on agricultural land required (100% grade 2) Access needs assessment Development of the site will need to be sensitive to the PROW.	Potentially suitable	New site	
SHELAA/412	Golden Leas Holiday Park, Bell Farm Lane, Minster-on-Sea, ME12 4JA	Sheppey East	Minster	Urban fringe	Minster and Halfway - tier 3 Urban Service Centre	Brownfield	Major Site	8.29	232	Design may need to consider very small proportion of surface water flood risk A contribution towards SPA mitigation will be required. Heritage Assessment required to assess potential impacts on nearby Listed Building. 83.58% of the site is within an Area of Archaeological Potential, a Desk Based Assessment should be prepared which addresses this. Development would need to be sensitive to the low to moderate to high landscape the majority of the site sits within. Access and wider road network impacts require assessment Development will need to be sensitive to the PROW intersection and ensure the functionality of PROW	Potentially suitable	New site	
Totals									**3017**				
Tier 3 - Queenborough & Rushenden													
SHELAA/216	Land at West Street	Queenborough & Halfway	Queenborough	Urban	Queenborough & Rushenden - Tier 3 Urban Service Centre	Brownfield	Major site	1.45	80	Existing LP allocation Development will need to be sensitive to areas within flood zones 2, 3a and 3b, flood zones 2 and 3a affecting large parts of the site. Flooding sequential test required. Development will need to mitigate against the risk of surface water flooding affecting a small part of the site. Development will need to address contamination affecting a large part of the site. Minerals assessment required. Heritage Assessment required to address potential impacts on the 1 Listed Building on site, and nearby Ancient Monument. 100% of the site is within an Area of Archaeological Potential, a Desk Based Assessment should be prepared which addresses this. Development should be sensitive to the Conservation Area covering 99.97% of the site. Development should be sensitive to the Swale Landscape Value and Local Landscape designation affecting 3.41% of the site. Design will need to take into account the 16 combined sewers and low pressure gas intersection on site. The site is almost entirely within the settlement of Sheerness. Vehicular access and pedestrian connectivity needs to be confirmed. Design will need to be sensitive to the PROW.	Unsuitable (brownfield only)	Proposed	Existing Local Plan allocation (regeneration area)

Appendix IV: Housing sites for allocation discussion

UniqueID	Site_address	Ward	Parish	Urban/ Urban fringe/ Rural	Settlement hierarchy proposed 2020	BF/GF	Site size 1ha< site Major site 1 ha @ 30dph to 1499 dwellings Strategic site 30 dph gross to 1500 dwellings	Confirmed site area (ha)	Final capacity	Planning suitability issues	HELAA conclusion	Existing allocation discussion	Notes
SHELAA/217	South of Queenborough Creek	Queenborough & Halfway	Queenborough	Urban	Queenborough & Rushenden - Tier 3 Urban Service Centre	Brownfield	Major site	7.03	380	Development will need to be sensitive to areas within flood zones 2, 3a and 3b, flood zones 2 and 3a affecting large parts of the site. Flooding sequential test required. Development will need to mitigate against the risk of surface water flooding affecting a small part of the site. The presence of historic landfill on a small part of the site will need to be investigated. Minerals assessment required. Development will need to address contamination affecting a large part of the site. Minerals assessment required. A contribution towards SPA mitigation will be required. Development will need to be sensitive to the Swale Core Zone covering 35.64% of the site. Development will need to be sensitive to the Swale Buffer Zone covering 710.24% of the site. Ecological surveys needed to confirm the site is suitable for development without harming protected species. Heritage Assessment required to address potential impacts nearby Listed Buildings and Ancient Monument. 56.7% of the site is within an Area of Archaeological Potential, a Desk Based Assessment should be prepared which addresses this. Development should be sensitive to the Conservation Area which covers 37.67% of the site. Development should be sensitive to the Swale Landscape Value and Local Landscape designation affecting 0.25% of the site. Design will need to take into account the 2 combined sewers and medium pressure gas intersection on site. The site is almost entirely within the settlement of Sheerness. Vehicular access and pedestrian connectivity needs to be confirmed. Transport assessment required. The site has good connectivity to the area. Design will need to be sensitive to the PROW.	Unsuitable (brownfield only)	Proposed	Existing Local Plan allocation (regeneration area)
SHELAA/218	Former Istil site Rushenden Road/Thomsett Way with yield of 240 residential units	Queenborough & Halfway	Queenborough	Urban	Queenborough & Rushenden - Tier 3 Urban Service Centre	Brownfield	Major site	4	240	Existing LP allocation Development will need to be sensitive to areas within flood zones 2 and 3a affecting most of the site. Flooding sequential test required. Development will need to mitigate against the risk of surface water flooding affecting a part of the site. The presence of historic landfill on a small part of the site will need to be investigated. Development will need to address contamination affecting a large part of the site. Minerals assessment required. Development will need to address contamination affecting a large part of the site. Minerals assessment required. A contribution towards SPA mitigation will be required. Development will need to be sensitive to the Swale Core Zone covering 19.19% of the site. Design will need to take into account the combined sewer and medium and low gas pressure intersection. The site is almost entirely within the settlement of Sheerness. Vehicular access is available. Transport assessment required. The site has good connectivity to the area.	Unsuitable (brownfield only)	Proposed	Existing Local Plan allocation (regeneration area)
SHELAA/220	West of Rushenden Road, Queenborough	Queenborough & Halfway	Queenborough	Urban	Queenborough & Rushenden - Tier 3 Urban Service Centre	Brownfield	Major site	10.52	278	Existing LP allocation Development will need to be sensitive to areas within flood zones 2, 3a, and 3b, zones 2 and 3a affecting all of the site. Flooding sequential test required. Development will need to mitigate against the risk of surface water flooding affecting a part of the site. Development will need to address contamination affecting most of the site. Minerals assessment required. Development will need to address contamination affecting a large part of the site. Minerals assessment required. A contribution towards SPA mitigation will be required. Development will need to be sensitive to the Swale Core Zone covering 0.47% of the site. Development will need to be sensitive to the Swale Buffer Zone covering 0.18% of the site. Heritage Assessment required to address potential impacts nearby Listed Buildings, Conservation Area and Ancient Monument. 19.71% of the site is within an Area of Archaeological Potential, a Desk Based Assessment should be prepared which addresses this. Development would need to be sensitive to the adjacent Swale Landscape of Value area and Local Landscape Designation covering 0.41% of the site. Design will need to take into account the 19 combined sewers and 1 surface water sewer, and medium and low pressure gas intersections. The site is entirely within the settlement of Sheerness. Vehicular access and pedestrian connectivity needs to be confirmed. Transport assessment required. The site has good connectivity to the area. Design will need to be sensitive to the PROW.	Unsuitable (brownfield only)	Proposed	Existing Local Plan allocation (regeneration area)

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UniqueID	Site_address	Ward	Parish	Urban/ Urban fringe/ Rural	Settlement hierarchy proposed 2020	BF/GF	Site size 1ha< site Major site 1 ha @ 30dph to 1499 dwellings Strategic site 30 dph gross to 1500 dwellings	Confirmed site area (ha)	Final capacity	Planning suitability issues	HELAA conclusion	Existing allocation discussion	Notes
SHELAA/223	The Foundary, Rushenden Road	Queenborough & Halfway	Queenborough	Urban	Queenborough & Rushenden - Tier 3 Urban Service Centre	Brownfield	1 hectare or less	0.37	37	Existing LP allocation Development will need to be sensitive to areas within flood zones 2 and 3a affecting all of the site. Flooding sequential test required. Development will need to mitigate against the risk of surface water flooding affecting a tiny part of the site. Minerals assessment required. A contribution towards SPA mitigation will be required. Development will need to be sensitive to the Swale Core Zone covering 0.02% of the site. Development will need to be sensitive to the Swale Buffer Zone covering 0.16% of the site. 71% of the site is within an Area of Archaeological Potential, a Desk Based Assessment should be prepared which addresses this. The site is entirely within the settlement of Sheerness. Vehicular access is available. The site has good connectivity to the area.	Unsuitable (brownfield only)	Proposed	Existing Local Plan allocation (regeneration area)
Totals									**1015**				
Tier 4 - Boughton													
SHELAA/037	Land off Colonels Lane	Boughton & Courtenay	Boughton-under-Blean	Urban	Boughton - tier 4 village Service Centre	Greenfield	1 hectare or less	0.75	15	Existing LP allocation Development will need to mitigate against the risk of surface water flooding affecting part of the site. A contribution towards SPA mitigation will be required. Heritage Assessment required to address potential impacts on nearby Listed Buildings and Conservation Area. Justification for development on best and most versatile land required (100% grade 2). Design will need to take into account the 5 foul sewers on site. The site is mostly within the settlement of Boughton. Vehicular access is available. The site has good connectivity to the area. Design will need to be sensitive to the PROW. Footway/cycleway access provided at the western end of the site to retain the existing PRoW.	Potentially suitable	Proposed	Existing Local Plan allocation
SHELAA/044	The Former Garden Hotel (no 169), The Street		Boughton-under-Blean	Urban	Boughton - tier 4 village Service Centre	Mixed	1 hectare or less	0.73	29	Development will need to mitigate against the risk of surface water flooding affecting some of the site. A contribution towards SPA mitigation will be required. Design of site would need to be sensitive to the dense tree line along the southern boundary. Heritage Assessment required to address potential impacts on the two on-site Listed Buildings and nearby Listed Buildings. 13.83% of the site is within an Area of Archaeological Potential, a Desk Based Assessment should be prepared which addresses this. Development should be sensitive to the Conservation Area covering 100% of the site. Development could potential facility the conservation of the heritage assets on site. Justification for development on best and most versatile land required (100% grade 1). Design will need to take into account the 4 surface water sewers on site. The site is partly within the settlement of Boughton. Vehicular access is available. The site has good connectivity to the area.	Potentially suitable	Proposed	10 units Live planning application at advanced stages highways matters set out
Totals									**44**				
Tier 4 - Eastchurch													
SHELAA/344	Land adjacent to Leysdown Road, Eastchurch, ME12 4BN	Sheppey East	Eastchurch	Urban Fringe	Eastchurch- tier 4 Village Service Centre	Greenfield	Major Site	3.7ha	62	Development will need to mitigate against the risk of surface water flooding affecting a part of the site. SPA, mitigation contribution will be required Development of the site should retain and enhance biodiversity opportunities. Development of the site should be limited to the southern half with the northern half of the site having significantly impacts on the setting of the adjacent heritage assets. Development of the site would need to be sensitive to the onsite and adjacent to trees with preservation orders. Design of the site would need to be highly sensitive to the landscape it sits within and suitable mitigation for impacts will be required. Justification for development on agricultural land required. (100% grade 3) Point of access requires confirmation and assessment.	Potentially suitable	New site 0.52ha employment	

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UniqueID	Site_address	Ward	Parish	Urban/ Urban fringe/ Rural	Settlement hierarchy proposed 2020	BF/GF	Site size 1ha< site Major site 1 ha @ 30dph to 1499 dwellings Strategic site 30 dph gross to 1500 dwellings	Confirmed site area (ha)	Final capacity	Planning suitability issues	HELAA conclusion	Existing allocation discussion	Notes
SHELAA/366	Land to the west of Shurland Castle	Sheppey East	Eastchurch	Rural	Eastchurch- tier 4 Village Service Centre	Greenfield	Major Site	1.4	34	Development will need to be sensitive to the area of the site at RofSW SPA, mitigation contribution will be required Heritage assessment required to address potential impacts on the nearby listed buildings (shurland castle) Development will need to reflect the moderate to high landscape sensitivity Development will need to be sensitive to the 2 on site TPOs Justification for development on agricultural land required. (100% grade 3) 23/505678 currently under consideration. New access proposed onto Warden Road A new informal pedestrian crossing is recommended on Warden Road. Rear of the development would benefit from connection to the recreation park and upgrade to the existing PROW Development will need to be sensitive to the intersecting PROW	Potentially suitable	New site	
Totals									**96**				
Tier 4 - Iwade													
SHELAA/135	Iwade fruit & produce	Bobbing, Iwade & Lower Halstow	Iwade	Urban	Iwade - tier 4 Village Service Centre	Mixed	1 hectare or less	0.46	21	Existing LP allocation A contribution towards SPA mitigation will be required. Heritage assessment required to address the potential impact on nearby Listed Buildings. 100% of the site is within an Area of Archaeological Potential, a Desk Based Assessment should be prepared which addresses this. Development should be avoided in the area proposed for Local Green Space affecting 0.02% of the site. Justification for development on best and most versatile land required (100% grade 3). The site is entirely within the settlement of Iwade. The existing vehicular access onto The Street may be considered, subject to vehicle tracking and sightline assessment, and possibly some limited number of dwellings accessed from the two parking courtyards at Sanderling Way, but these may be more problematic with existing parking. Footway/cycleway connections would be expected to link into Dunlin Walk, and either the public footpath ZR91 improved or an alternate provision created to link onto The Street. The existing footway on The Street is narrow alongside the site frontage, and if the development includes the demolition of the building on this frontage, the footway should be widened to 2m and the access relocated to provide better separation from car park entrance of The Woolpack. The site has good connectivity to the area. 14.47% of the site is considered in the ELR, any loss of employment must be justified. Design will need to be sensitive to the PROW with Public Footpath ZR91 on southern boundary to be incorporated into site or improve through contributions.	Potentially suitable	Proposed	Existing Local Plan allocation 14.47% of the site is considered in the ELR
SHELAA/137	Land South and South-West of Iwade (Site A)	Bobbing, Iwade & Lower Halstow	Iwade/Bobbing	Urban fringe	Iwade - tier 4 Village Service Centre	Greenfield	Major site	24.52	515	Development will need to be sensitive to areas within flood zones 2, 3a, and 3b affecting some small areas of the site. Development will need to mitigate against the risk of surface water flooding affecting a small part of the site. Minerals assessment required. A contribution towards SPA mitigation will be required. Heritage assessment required to address the potential impact on the 1 on-site Listed Building as well as those nearby. 61.3% of the site is within an Area of Archaeological Potential, a Desk Based Assessment should be prepared which addresses this. Justification for development on best and most versatile land required (75.16% grade 1, 24.84% grade 2). Design will need to take into account the low pressure gas pipe on site. The site related well to the settlement of Iwade. Vehicular accessibility including impacts and mitigation on the wider road network needs to be confirmed The site has good connectivity to the area. 100% of the site is considered in the ELR, any loss of employment must be justified. Design will need to be sensitive to the 2 PROWs.	Potentially suitable	Not proposed	
SHELAA/343	Street Farm, The Street	Bobbing, Iwade and Lower Halstow	Iwade	Urban	Iwade - tier 4 Village Service Centre	Brownfield/ Greenfield	1 hectare or less	0.52	13	Minerals assessment required SPA, mitigation contribution will be required 100% of the site is within an Area of Archaeological Potential, a Desk Based Assessment should be prepared which addresses this. Heritage Assessment required to address potential impacts on the nearby Listed Buildings. Development will need to be sensitive to the immediate adjacent LGS Justification for development on agricultural land required. (100% grade 3) Accessibility to the site requires confirmation Development of the site will need to be sensitive to the PROW.	Potentially suitable	New site	

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UniqueID	Site_address	Ward	Parish	Urban/ Urban fringe/ Rural	Settlement hierarchy proposed 2020	BF/GF	Site size 1ha< site Major site 1 ha @ 30dph to 1499 dwellings Strategic site 30 dph gross to 1500 dwellings	Confirmed site area (ha)	Final capacity	Planning suitability issues	HELAA conclusion	Existing allocation discussion	Notes
SHELAA/360	Land West of Old Ferry Road	Bobbing, Iwade and Lower Halstow	Iwade	Rural	Iwade - tier 4 Village Service Centre	Greenfield	Major Site	30ha	630	Development of the site would need to be sensitive to the area of surface water flooding Contaminated Land Assessment required SPA, mitigation contribution will be required 39.99% of the site is within an Area of Archaeological Potential, a Desk Based Assessment should be prepared which addresses this. Heritage Assessment required to address potential impacts on the nearby Listed Building and scheduled ancient monument Landscape sensitivity assessment required Some of the site may be developable with mitigation, however site is one large field and strong boundary treatment would be needed to divide the developable from the undevelopable parts Justification for development on agricultural land required. (100% grade 3) Vehicle accessibility needs assessment Footpath connectivity needs assessment Development will need to be sensitive to the intersecting PROW	Potentially Suitable	New site	
SHELAA/401	Coleshall Farm, Iwade	Bobbing, Iwade and Lower Halstow	Iwade	Urban fringe	Iwade - tier 4 Village Service Centre	Greenfield	Major Site	22ha	462	Development will need to be sensitive to the small area at risk of surface water flooding Minerals assessment required Development should seek the opportunity to incorporate measures that reduce flood risk downstream. SPA, mitigation contribution will be required Heritage Assessment required to assess potential impacts on nearby Listed Building. 56.07% of the site is within an Area of Archaeological Potential, a Desk Based Assessment should be prepared which addresses this. The current village edge where construction is taking place and where the farm abuts the site has strong tree lined edges for the majority of it and the remainder is adjacent to a field boundary. Significant work would be required to create a sufficiently strong boundary comparable to the existing one. Development would need to be sensitive to the low to moderate landscape the majority of the site sits within Justification for development on best and most versatile land required. (70.39% grade 1, 29.61% grade 3) Development would need to be sensitive to the overhead cables intersecting with the site Development would need to be sensitive to the low gas pressure intersecting the site Greater detail required on site accessibility, impacts on the wider road network and footpath connectivity to Iwade. CFS submission documents agree to carry this out in discussion with KCC and SBC	Potentially Suitable	New site	
Totals									**1641**				
Tier 4 - Leysdown													
SHELAA/142	Vanity Village, Leysdown Road	Sheppey East	Leysdown	Urban fringe	Leysdown - tier 4 Village Service Centre	Brownfield	Major site	4.11	144	Development will need to mitigate against the risk of surface water flooding affecting a small part of the site. Justification for development on best and most versatile land required (100% grade 3). Design will need to take into account the 19 foul sewers, and low pressure gas pipes on site. The site relates well to the settlement of Leysdown, but would involve the loss of an existing caravan park. Vehicular access is available. The site has good connectivity to the area.	Potentially suitable	Not proposed	Potential for park homes
SHELAA/143	Land south of Little Groves, Leysdown Road	Sheppey East	Leysdown	Rural	Leysdown - tier 4 Village Service Centre	Mixed	Major site	2.58	53	Development will need to be sensitive to areas within flood zones 2, 3a, and 3b affecting some parts of the site. Flooding sequential test required. Development will need to mitigate against the risk of surface water flooding affecting a small part of the site. A contribution towards SPA mitigation will be required. Justification for development on best and most versatile land required (100% grade 3). Design will need to take into account the 3 foul sewers, and medium pressure gas pipes on site. The site relates well to the settlement of Leysdown. Vehicular access is available, it would be preferable to position the access within the 30mph section of adjacent road, although visibility may have to be considered in respect to the village gateway feature as this may obstruct junction sightlines. The site has good connectivity to the area.	Potentially suitable	Proposed	Potential for park homes

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UniqueID	Site_address	Ward	Parish	Urban/ Urban fringe/ Rural	Settlement hierarchy proposed 2020	BF/GF	Site size 1ha< site Major site 1 ha @ 30dph to 1499 dwellings Strategic site 30 dph gross to 1500 dwellings	Confirmed site area (ha)	Final capacity	Planning suitability issues	HELAA conclusion	Existing allocation discussion	Notes
SHELAA/323	Sheppey Beach Villas, Manor Way, ME12 4QQ	Sheppey East	Leysdown	Urban Fringe	Leysdown - tier 4 Village Service Centre	Brownfield	Major Site	3.8	133	Development will need to need to be sensitive to the area of Flood zone 3b on site. Development will need to mitigate against the risk of surface water flooding affecting a part of the site. Minerals assessment required. Contribution towards sea defences for the area required. Sequential approach, required steering development away from the area within Flood Zone 3b. 16 m byelaw margin clear of development required. The layout of the development should refect the potential for wave overtopping. Redevelopment should seek to greatly improve the biodiversity opportunities on site particularly as part of the site falls within a designated opportunity area 55.7% of the site is within an Area of Archaeological Potential, a Desk Based Assessment should be prepared which addresses this. Redevelopment of the site would need to be sensitive to the onsite and adjacent to trees with preservation orders.	Unsuitable (brownfield only)	New site	
Totals									**330**				
Tier 4 - Newington													
SHELAA/197	Land rear of Eden Meadows	Hartlip, Newington and Upchurch	Newington	Urban fringe	Newington - tier 4 Village Service Centre	Greenfield	Major site	6.68	140	Development of the site will need to mitigate against the risk of surface water flooding affecting a small part of the site. Minerals assessment required. A contribution towards SPA mitigation will be required. Heritage assessment required to address potential impacts on nearby Listed Buildings and Conservation Area. 0.61% of the site is within and Area of Archaeological Potential, a Desk Based Assessment should be prepared which addresses this. Development of this scale may not be appropriate for this size of settlement, a reduce scale may be more acceptable. Justification for development on best and most versatile land required (100% grade 1). Design will need to take into account the low pressure gas intersects. The site is well related to the settlement of Newington. Vehicular access is available. The site has good connectivity to the area. Design will need to be sensitive to the adjacent PROW.	Potentially suitable	Not proposed	
SHELAA/199	Land rear of 128 High Street	Hartlip, Newington and Upchurch	Newington	Urban fringe	Newington - tier 4 Village Service Centre	Greenfield	Major site	2.61	55	Minerals assessment required. Development of the site will need to mitigate against the risk of surface water flooding. A contribution towards SPA mitigation will be required. Heritage assessment required to address potential impacts on nearby Listed Buildings and Conservation Area. 0.62% of the site is within and Area of Archaeological Potential, a Desk Based Assessment should be prepared which addresses this. The northern part of the site relates well to the existing settlement, it would need to be demonstrated that the southern part could also be integrated well into the existing settlement without too much of a landscape impact. Justification for development on best and most versatile land required (100% grade 1). The site is well related to the settlement of Newington. Vehicular access is available. The site has good connectivity to the area. Design will need to be sensitive to the adjacent PROW.	Potentially suitable	Not proposed	
SHELAA/380	Land to the west and east of Newington Industrial Estate, Newington, ME9 7NU	Hartlip, Newington & Upchuch	Newington	Rural	Newington - tier 4 Village Service Centre	Greenfield	Major Site	4.49 (ha)	0	Development should be sensitive to the area of surface water flooding Development should be sensitive to the small areas of ground water source protection zones 2 and 3 Minerals assessment required A contribution towards SPA mitigation will be required The southern boundaries of the site should retrain and enhance existing screening and some land scape buffering along the southern boundaries would be of benefit to soften the impact on the countryside beyond. Development would need to be sensitivity to the landscapes moderate sensitivity that the majority of the site sits within. Justification for development on best and most versatile land required. (85.12% grade 1, 14.85% grade 2) Access and footpath connectivity require confirmation Potential to better the footpath links provisions by erecting an informal pedestrian crossing from the opposite existing footway to the site entrance. This would require a short section of footway along the site frontage under S278 Development will need to be sensitive to the intersecting PROW	Potentially suitable	New site Submitted for employment only	

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UniqueID	Site_address	Ward	Parish	Urban/ Urban fringe/ Rural	Settlement hierarchy proposed 2020	BF/GF	Site size 1ha< site Major site 1 ha @ 30dph to 1499 dwellings Strategic site 30 dph gross to 1500 dwellings	Confirmed site area (ha)	Final capacity	Planning suitability issues	HELAA conclusion	Existing allocation discussion	Notes
SHELAA/399	Land to the north of Brickfields,School Lane, Newington	Hartlip, Newington & Upchurch	Newington	urban fringe	Newington - tier 4 Village Service Centre	Greenfield	1 hectare or less	0.53	13	Development will need to be sensitive to the small area at risk of surface water flooding Minerals assessment required Development should be sensitive to the nearby local wildlife site and a locally designated site of biodiversity value A contribution towards SPA mitigation will be required Heritage Assessment required to assess potential impacts on nearby Listed Buildings and Conservation Area. 95.14% of the site is within an Area of Archaeological Potential, a Desk Based Assessment should be prepared which addresses this Development would need to be sensitively designed to not create substantial further impacts on the open countryside and hill ranges to the north. Development would need to be sensitive to the exposed nature of the western boundary of the site and some landscape buffering and new screening would be required on this side of the site. Development should be sensitive to moderate to high landscape sensitivity the site sits within Development should be sensitive to the TPOs Justification for development on best and most versatile land required (grade 1). Access including visibility requires assessment A footway would need to be provided along frontage to link to adjacent under construction development 21/504028/FULL under construction.	Potentially suitable	New site	
SHELAA/415	Land at Church Lane, Newington	Hartlip, Newington & Upchurch	Newington	Urban fringe	Newington - tier 4 Village Service Centre	Greenfield	Major Site	4.88	102	Development would need to mitigate against the risk of surface water flooding affecting a small part of the site. Mineral assessment required. A contribution towards SPA mitigation will be required. Development of this site would need to be sensitive to the biodiversity of this Local Wild Life approximately 420m to the north north east. Development of the site would need to be sensitive to the exposed nature of the site to the west. Development needs to be sensitive to the moderate to high landscape sensitivity the majority of the site wits within Development need to be sensitive to the Low Gas Pressure intersection Justification for development on best and most versatile land required (grade 1). Accessibility and impact on wider road network need assessment Pedestrian access and connectivity requires assessment Development should seek to connect with the PROW network	Potentially suitable	New site	
SHELAA/417	Land West of Pond Farm, London Road, Newington, ME9 7NU	Hartlip, Newington & Upchurch	Newington	Urban fringe	Newington - tier 4 Village Service Centre	Greenfield	Major Site	10	105	Development would need to mitigate against the risk of surface water flooding affecting a small part of the site. Development would need to be sensitive to the groundwater source protection zone 2 the site sits within. Minerals assessment A contribution towards SPA mitigation will be required. Redevelopment of the site would need to provide biodiversity net gain whilst also retaining and enhancing the biodiversity opportunities for the trees bordering the site Development of the northern part of the site is likely to have no landscape impacts due to existing built environment to the north of it. However development of the southern 2/3rds of the site would need to be sensitive to the settings of the landscape designations to the south. Development would need to be sensitive to the moderate landscape sensitivity the site sits within Development need to be sensitive to the Medium Gas Pressure intersection Justification for development on best and most versatile land required (grade 1) Access needs to be confirmed and whether it can be accommodated onto the A2. Footpath connectivity to Newington needs to be confirmed Development of the site will need to be sensitive to the PROW.	Potentially suitable	New site 3.5ha employment	
SHELAA/419	148 High Street, Newington, ME9 7JH	Hartlip, Newington & Upchurch	Newington	Urban fringe	Newington - tier 4 Village Service Centre	Mixed	Major Site	2.1	44	Development should be sensitive to and mitigate against the risk of surface water flooding affecting a 31% of the site A contribution towards SPA mitigation will be required. Development of the site would need to be sensitive to the biodiversity opportunities for the trees bordering the site Heritage Assessment required to address potential impacts on the nearby Listed Buildings and conservation area. 2.48% of the site is within an Area of Archaeological Potential, a Desk Based Assessment should be prepared which addresses this. To prevent impact of development on the landscape the existing tree screening along the eastern and southern boundary would need to be retained. Development should be sensitive to moderate landscape sensitivity the site sits within Justification for development on best and most versatile land required (grade 1). Suitability of the proposed access point needs to be confirmed. Land immediately adjacent to the west approved under 21/505722/OUT and this site should seek footpath connectivity with that site including facilitating the link to and upgrade of PROWZR61 Air quality impacts with Newington and Key St need assessment	Potentially suitable	New site	

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UniqueID	Site_address	Ward	Parish	Urban/ Urban fringe/ Rural	Settlement hierarchy proposed 2020	BF/GF	Site size 1ha< site Major site 1 ha @ 30dph to 1499 dwellings Strategic site 30 dph gross to 1500 dwellings	Confirmed site area (ha)	Final capacity	Planning suitability issues	HELAA conclusion	Existing allocation discussion	Notes
SHELAA/346	Digswell, Lower Hartlip Road, Hartlip, ME9 7SX	Hartlip, Newington and Upchurch	Hartlip/Newington	Rural	Newington - tier 4 Village Service Centre	Predominantly Brownfield	1 hectare or less	0.36	11	The development will need to be sensitive to the areas in the flood zones and will have to mitigate against the risk of surface water flooding Development sensitive to Ground water SPZ2 Mineral assessment needed SPA, mitigation contribution will be required Site within built up area with greenfield south of this despite this screening on the south boundary of the site could mitigate against the impact of the development Development should be sensitive to the moderate landscape sensitivity Justification for development on agricultural land required. (100% grade 3) Footpath connectivity will need to be assessed	Unsuitable (brownfield only)	New site	
SHELAA/368	Amethyst Horticulture, Land at Newington Nurseries, London Road, Newington, ME9 7NY	Hartlip, Newington and Upchurch	Newington	Rural	Newington - tier 4 Village Service Centre	Greenfield	Major Site	4.9ha	52	Flood Risk Assessment required site has significant flood risk potential but may be developable with further detailed assessment and mitigation Contaminated land assessment Minerals assessment Development will need to be sensitive to the area of the site at RofSW A contribution towards SPA mitigation will be required Heritage Assessment required to address potential impacts on the nearby Listed building. 5.05% of the site is within an Area of Archaeological Potential, a Desk Based Assessment should be prepared which addresses this Development would need to be sensitive to the moderate to high landscape sensitivity. The northern parcel of the site would need to mitigate the impacts on the landscape to the west north and east. Justification for development on best and most versatile land required. (96.12% grade 1, 3.69% grade 2) Development will need to be sensitive to the medium pressure gas pipes intersecting the site.	Unsuitable (brownfield only)	New site	
Totals									**522**				
Tier 4 - Teynham													
SHELAA/153	Land at Claxfield Road (Site 1 small parcel)	Teynham and Lynsted	Lynsted with Kingsdown	Urban fringe	Teynham - tier 4 Village Service Centre	Greenfield	Major site	6.04	127	Development will need to mitigate against the risk of surface water flooding affecting part of the site. Minerals assessment required. A contribution towards SPA mitigation will be required. Heritage Assessment required to address potential impact on nearby Listed Building. 0.28% of the site is within an Area of Archaeological Potential, a Desk Based Assessment should be prepared which addresses this. Whilst the site is surrounded on three sides by fields, it is adjacent to the settlement boundary of Teynham. If it can be designed to integrate well with the existing settlement, development could be appropriate in this location with appropriate screening to the south. Justification for development on best and most versatile land required (100% grade 1). The site is well related to the settlement of Teynham. Access and connectivity would need to be delivered through SHELAA22/154	Potentially suitable	Proposed	Changed to potentially suitable KCC comments
SHELAA/154	Land at Claxfield Road (Site 2)	Teynham and Lynsted	Lynsted with Kingsdown	Urban fringe	Teynham - tier 4 Village Service Centre	Greenfield	1 hectare or less	0.52	12	Development will need to mitigate against the risk of surface water flooding affecting a small part of the site. Development will need to address contamination affecting a small part of the site. Minerals assessment required. A contribution towards SPA mitigation will be required. Heritage Assessment required to address potential impact on nearby Listed Building. 37.53% of the site is within an Area of Archaeological Potential, a Desk Based Assessment should be prepared which addresses this. Justification for development on best and most versatile land required (100% grade 1). Design will need to take into account the medium and low pressure gas pipe on site. The site is well related to the settlement of Teynham. Vehicular access is available the site would have the ability to widen the carriageway over this distance to serve an access to residential development. The land available would also provide scope to deliver a footway/cycleway from the site to connect to the A2 and the new roundabout junction that is due to be constructed shortly as part of the Frognal Lane development The site has good connectivity to the area.	Potentially suitable	Proposed	

Appendix IV: Housing sites for allocation discussion

UniqueID	Site_address	Ward	Parish	Urban/ Urban fringe/ Rural	Settlement hierarchy proposed 2020	BF/GF	Site size 1ha< site Major site 1 ha @ 30dph to 1499 dwellings Strategic site 30 dph gross to 1500 dwellings	Confirmed site area (ha)	Final capacity	Planning suitability issues	HELAA conclusion	Existing allocation discussion	Notes
SHELAA/277	Barrow Green Farm, Barrow Green	Teynham & Lynsted	Teynham	Urban	Teynham - tier 4 Village Service Centre	Greenfield	Major site	1.09	30	Existing LP allocation Development will need to mitigate against the risk of surface water flooding affecting a small part of the site. Minerals assessment required. A contribution towards SPA mitigation will be required. 56.04% of the site is within an Area of Archaeological Potential, a Desk Based Assessment should be prepared which addresses this. Southern boundary needs to be established to prevent landscape impacts to the south. Justification for development on best and most versatile land required (100% grade 1). The site is almost entirely within the settlement of Teynham. Vehicular access is available. The site has good connectivity to the area.	Potentially Suitable	Proposed	Existing Local Plan allocation Potential for bungalows
SHELAA/278	Land West of Frognal Lane	Teynham & Lynsted	Teynham	Urban fringe	Teynham - tier 4 Village Service Centre	Greenfield	Major site	23.92	502	Development will need to mitigate against risk of surface water flooding affecting part of the site. Development will need to address contamination affecting a small part of the site. Minerals assessment required. A contribution towards SPA mitigation will be required. Heritage assessment required to address potential impacts on the 1 on-site Listed Building. 4.88% of the site is within an Area of Archaeological Potential, a Desk Based Assessment should be prepared which addresses this. Justification for development on best and most versatile land required (100% grade 1). Design will need to take into account the medium and low gas pressure intersects, and 2 foul sewers. The site relates well to the settlement of Teynham, and will be adjacent to it once the adjacent site is built out. Vehicular access is available. The site has good connectivity to the area. Design will need to be sensitive to the 4 PROWs.	Potentially Suitable	Not proposed	
SHELAA/279	Land at Barrow Green Farm, London Road	Teynham & Lynsted	Teynham	Urban fringe	Teynham - tier 4 Village Service Centre	Greenfield	Major site	13.25	278	Development will need to mitigate against the risk of surface water flooding affecting a small part of the site. Minerals assessment required. A contribution towards SPA mitigation will be required. Heritage assessment required to address potential impacts on the 1 on-site Listed Building, and nearby Conservation Area. 20.79% of the site is within an Area of Archaeological Potential, a Desk Based Assessment should be prepared which addresses this. The site is large and there is open countryside adjacent to the east and south which could potentially be impacted in landscape terms. Justification for development on best and most versatile land required (100% grade 1). The site relates well to the settlement of Teynham. Vehicular access and pedestrian connectivity requires confirmation. The site has good connectivity to the area. Design will need to be sensitive to the 3 PROWs.	Potentially Suitable	Not proposed	
SHELAA/280	Land East of Teynham	Teynham and Lynsted	Teynham	Urban fringe	Teynham - tier 4 Village Service Centre	Greenfield	Major site	19.37	407	Development will need to mitigate against the risk of surface water flooding affecting a small part of the site. Development will need to address contamination affecting a tiny part of the site. Minerals assessment required. A contribution towards SPA mitigation will be required. Heritage assessment required to address potential impacts on nearby Listed Building and Conservation Area. 12.59% of the site is within an Area of Archaeological Potential, a Desk Based Assessment should be prepared which addresses this. The site is large and there is open countryside adjacent to the east and south which could potentially be impacted in landscape terms. Justification for development on best and most versatile land required (100% grade 1). The site relates well to the settlement of Teynham. Vehicular access is available. The site has good connectivity to the area. Design will need to be sensitive to the 3 PROWs.	Potentially Suitable	Not proposed	
SHELAA/285	Land north of Lower Road	Teynham and Lynsted	Teynham	Urban fringe	Teynham - tier 4 Village Service Centre	Greenfield	Major site	1.37	33	Development will need to mitigate against risk of surface water flooding affecting part of the site. Minerals assessment required. A contribution towards SPA mitigation will be required. Heritage assessment required to address potential impacts on nearby Listed Buildings. Mitigation required to prevent landscape impact on surrounding rural areas. Justification for development on best and most versatile land required (100% grade 1). The site relates well to the settlement of Teynham. Vehicular access and pedestrian connectivity require confirmation The site has good connectivity to the area.	Potentially suitable	Not proposed	21/505096/FULL appeal dismissed on pedestrian connectivity

Appendix IV: Housing sites for allocation discussion

UniqueID	Site_address	Ward	Parish	Urban/ Urban fringe/ Rural	Settlement hierarchy proposed 2020	BF/GF	Site size 1ha< site Major site 1 ha @ 30dph to 1499 dwellings Strategic site 30 dph gross to 1500 dwellings	Confirmed site area (ha)	Final capacity	Planning suitability issues	HELAA conclusion	Existing allocation discussion	Notes
SHELAA/286	Land Adjoining Mayfield, London Road	Teynham and Lynsted	Teynham	Urban	Teynham - tier 4 Village Service Centre	Greenfield	1 hectare or less	0.33	13	Existing LP allocation Development will need to mitigate against the risk of surface water flooding affecting a tiny part of the site. Minerals assessment required. A contribution towards SPA mitigation will be required. Ecological surveys needed to confirm the site is suitable for development without harming protected species. Heritage assessment required to address potential impacts on nearby Listed Buildings. 89.2% of the site is within an Area of Archaeological Potential, a Desk Based Assessment should be prepared which addresses this. Justification for development on best and most versatile land required (100% grade 1). The site relates well to the settlement of Teynham. Vehicular access is available. The site frontage along the A2 is generally heavily parked, the site could provide off-street parking to allow the introduction of waiting restrictions. The site has good connectivity to the area.	Potentially suitable	Proposed	Existing Local Plan allocation
Totals									**1402**				
Tier 5 - Bayview													
SHELAA/141	Land West of Mustards Road	Sheppey East	Leysdown	Urban fringe	Bayview - tier 5 small villages	Greenfield	Major site	2.86	21	Development will need to be sensitive to areas within flood zones 2, 3a, and 3b affecting some large parts of the site. Flooding sequential test required. Development will need to mitigate against the risk of surface water flooding affecting a large area of the site. Minerals assessment required. A contribution towards SPA mitigation will be required. Justification for development on best and most versatile land required (100% grade 3). Design will need to take into account the 3 combined sewers, 7 foul sewers, and low pressure gas pipes on site. The site relates well to the settlement of Bayview. Only a modest scale of development is suitable given the size of the settlement. Vehicle access is available and development of the site could make up part of the access road that is not adopted to adoptable standards in order for the Highway Authority to take on future responsibility for it. The site has good connectivity with the area.	Potentially suitable	Not proposed	
Totals									**21**				
Tier 5 - Borden													
SHELAA/022	Land at Street Farm, Pond Farm Road (Site B)	Borden and Grove Park	Borden	Rural	Borden- tier 5 small villages	Greenfield	1 hectare or less	0.63	15	Development will need to be sensitive to groundwater SPZ2. A contribution towards SPA mitigation will be required. Ecological surveys needed to confirm the site is suitable for development without harming protected species. Heritage Assessment required to address potential impacts on nearby Listed Buildings. Development should be sensitive to the Conservation Area covering 55.22% of the site. Justification for development on best and most versatile land required (100% grade 1) Design will need to take into account the 2 foul sewers on site. Site relates well to the settlement of Borden, whilst not quite adjacent to the settlement, there is built form between the site and the built up area boundary. Access to the site may be difficult with limited visibility The site has good connectivity to the area.	Potentially Suitable	Proposed	Park homes site

Appendix IV: Housing sites for allocation discussion

UniqueID	Site_address	Ward	Parish	Urban/ Urban fringe/ Rural	Settlement hierarchy proposed 2020	BF/GF	Site size 1ha< site Major site 1 ha @ 30dph to 1499 dwellings Strategic site 30 dph gross to 1500 dwellings	Confirmed site area (ha)	Final capacity	Planning suitability issues	HELAA conclusion	Existing allocation discussion	Notes
SHELAA/026	Land at Home Farm (Site A)	Borden and Grove Park	Borden	Urban fringe	Borden- tier 5 small villages	Greenfield	Major site	1.8	54	Development will need to mitigate against the risk of surface water flooding affecting a tiny part of the site. Development will need to be sensitive to groundwater SPZ2. Minerals assessment required. A contribution towards SPA mitigation will be required. Heritage Assessment required to address potential impacts on nearby Listed Buildings. 21.37% of the site is within an Area of Archaeological Potential, a Desk Based Assessment should be prepared which addresses this. Development should be sensitive to the Conservation Area covering 5.05% of the site. There is no physical southern boundary to the site. This would need to be created should the site be developed. Justification for development on best and most versatile land required (83.98% grade 1, 16.02% grade 2) Design will need to take into account the 2 foul sewers and low pressure gas pipes on site. The is well related to the settlement of Borden. The scale of development needs to be reduced substantially in scale given the size of the settlement. Vehicular access is available. The site has good connectivity to the area. Design will need to be sensitive to the PROW.	Potentially suitable	Not proposed	
SHELAA/300	Land Opposite Uplands, Hearts Delight Road (Site B)	West Downs / Borden and Grove Park	Tunstall/Borden	Rural	Borden- tier 5 small villages	Greenfield	1 hectare or less	0.67	16	Development will need to be sensitive to groundwater SPZ2. A contribution towards SPA mitigation will be required. Heritage assessment required to address potential impacts on nearby Listed Buildings and Conservation Area. 54.97% of the site is within an Area of Archaeological Potential, a Desk Based Assessment should be prepared which addresses this. A northern boundary would need to be established. Justification for development on best and most versatile land required (100% grade 2). Design will need to take into account the foul sewer on site. The site is in the vicinity of Borden, but adjacent to other residential development which adjoins it. Vehicular access is available, but as the road is subject to a 40mph speed limit, sightlines of 104m in each direction would normally be required an alternative access may result in lower visibility requirements. The site has good connectivity to the area.	Potentially Suitable	Not proposed	
SHELAA/326	Land to rear of 14 Barn Close, Borden, Sittingbourne, ME9 8JW	Borden and Grove Park	Borden	Urban Fringe	Borden- tier 5 small villages	Greenfield	1 hectare or less	0.29	9	Development will have to be sensitive to the Groundwater SPZ2 Mineral assessment will be needed Development will need to be sensitive to the adjacent conservation area Access arrangements need to be confirmed	Potentially Suitable	New site	
Totals									**94**				
Tier 5 - Hartlip													
SHELAA/119	Land west of Lower Hartlip Road/Munn's Lane	Hartlip, Newington & Upchurch	Hartlip	Urban fringe	Hartlip - tier 5 small villages	Greenfield	Major site	5.59	26	Development will need to be sensitive to areas within flood zones 2 and 3a. Flooding sequential test required. Development will need to mitigate against the risk of surface water flooding affecting part of the site. Minerals assessment required. A contribution towards SPA mitigation will be required. Heritage assessment required to address potential impacts on nearby Listed Buildings and Conservation Area. Development should be avoided in the area of the site proposed for Local Green Space affecting 81.51% of the site (southern part of the site). The TPO must be respected. Justification for development on best and most versatile land required (100% grade 2) Design will need to take into account the 9 foul sewers on site. The northern part of the site is well related to the settlement of Hartlip, Vehicular access is available. The site has good connectivity to the area. Only a modest scale of development would be appropriate at this location given the size of the settlement. Design will need to be sensitive to the 3 PROWs.	Potentially suitable	Proposed	
Totals									**26**				
Tier 5 - Lower Halstrow													

Appendix IV: Housing sites for allocation discussion

UniqueID	Site_address	Ward	Parish	Urban/ Urban fringe/ Rural	Settlement hierarchy proposed 2020	BF/GF	Site size 1ha< site Major site 1 ha @ 30dph to 1499 dwellings Strategic site 30 dph gross to 1500 dwellings	Confirmed site area (ha)	Final capacity	Planning suitability issues	HELAA conclusion	Existing allocation discussion	Notes
SHELAA/324	Home Farm, Breach Lane, Lower Halstow, ME9 7DB	Bobbing, Iwade and Lower Halstow	Lower Halstow	Rural	Lower Halstow - tier 5 Small Villages	Greenfield	1 hectare or less	0.5ha	16	Contaminated land study required as most of the site is indicated to be on contaminated land Grade 1 agricultural land which will require justification for development A contribution towards SPA mitigation will be required. Site is moderately sensitive in terms of landscape sensitivity, with the open boundary (post and wire fencing) to the west requiring strengthening if developed Site is detached from Lower Halstow, but within 400m of the boundary and limited services of the village. Vehicle access and footpath connectivity need to be accessed	Potentially Suitable	New site	
Totals									**16**				
Tier 5 - Lynsted													
SHELAA/169	Land West of The Street	Teynham and Lynsted	Lynsted with Kingsdown	Urban fringe	Lynsted - tier 5 Small villages	Greenfield	Major site	3.35	61	Development will need to mitigate against the risk of surface water flooding affecting part of the site. Minerals assessment required. A contribution towards SPA mitigation will be required. Heritage assessment required to address potential impact on nearby Listed Buildings. 4.57% of the site is within an Area of Archaeological Potential, a Desk Based Assessment should be prepared which addresses this. Development should be sensitive to the Conservation Area covering 99.97% of the site. Development should be avoided in the area of Local Green Space affecting 39.18% of the site. The 2 TPOs on site must be respected. Justification for development on best and most versatile land required (0.33% grade 1, 99.67% grade 2). The site relates well to the settlement of Lynsted. Vehicular access is available and access onto The Street would need to be staggered from the junction of The Vallance, which may be difficult to achieve when visibility sightlines are considered, depending upon what measured vehicle speeds would recorded at this location. The site has good connectivity to the area.	Potentially suitable	Proposed	Might be acceptable with reduced dwellings.
Totals									**61**				
Tier 5 - Oare													
SHELAA/208	Land at Colgates Road	Teynham and Lynsted	Oare	Urban fringe	Oare - tier 5 Small Villages	Greenfield	Major site	3.25	68	Development will need to mitigate against the risk of surface water flooding affecting a small part of the site. A contribution towards SPA mitigation will be required. Development should be sensitive to the Swale Buffer Zone covering 98.49% of the site. Development will need to be sensitive to the biodiversity opportunities within the woodland which is a locally designated site of biodiversity to the south east of the site. Heritage assessment required to address potential impacts on nearby Listed Buildings and Scheduled Monument.. 9.98% of the site is within and Area of Archaeological Potential, a Desk Based Assessment should be prepared which addresses this. Design of the site would need to be highly sensitive to the character of the area and would need to mitigate the impacts of the immediately adjacent landscape designations of area of Kent Landscape of Value and Local Landscape Designation. 0.01% of the site is open space, any loss of this would need to be justified. Justification for development of best and most versatile land required (55.92% grade 1). The site relates well to the settlement of Oare. Mitigation will be required to address the rural nature of Colgates Road. This site is considered difficult to access. The site has good connectivity to the area. Design will need to be sensitive to the PROW. PROWS upgrading required to offer alternative pedestrian access	Potentially Suitable	Not proposed	
Totals									**68**				
Tier 5 - Upchurch													

Appendix IV: Housing sites for allocation discussion

UniqueID	Site_address	Ward	Parish	Urban/ Urban fringe/ Rural	Settlement hierarchy proposed 2020	BF/GF	Site size 1ha< site Major site 1 ha @ 30dph to 1499 dwellings Strategic site 30 dph gross to 1500 dwellings	Confirmed site area (ha)	Final capacity	Planning suitability issues	HELAA conclusion	Existing allocation discussion	Notes
SHELAA/306	Land at Forge Lane, Upchurch	Hartlip, Newington & Upchurch	Upchurch	Urban fringe	Upchurch - tier 5 Small Villages	Greenfield	1 hectare or less	0.85	20	Development will need to mitigate against the risk of surface water flooding affecting part of the site. Minerals assessment required. A contribution towards SPA mitigation will be required. Heritage assessment required to address potential impacts on nearby listed buildings. The site is very open to the countryside, but if developed together with adjacent SHELAA sites then this could be acceptable as it relates well to the existing settlement. 0.01% of the site is open space, any loss of this would need to be justified. Justification for development on best and most versatile land required (100% grade 1). Design will need to take into account the 2 foul sewers on site. The site relates well to the settlement of Upchurch. Vehicular access is available. The site has good connectivity to the area. Design will need to be sensitive to the PROW.	Potentially suitable	Proposed	
SHELAA/308	Land south of Forge Lane and Holywell Primary School and East of Chaffes Lane	Hartlip, Newington & Upchurch	Upchurch	Urban fringe	Upchurch - tier 5 Small Villages	Greenfield	Major site	3.98	84	Development will need to mitigate against the risk of surface water flooding affecting a small part of the site. Minerals assessment required. A contribution towards SPA mitigation will be required. Heritage assessment required to address potential impacts on nearby listed buildings. The site is very open to the countryside, but if developed together with adjacent SHELAA sites then this could be acceptable as it relates well to the existing settlement. Justification for development on best and most versatile land required (100% grade 1). Design will need to take into account the low pressure gas pipes on site. This site would only be suitable if adjacent sites were also developed as otherwise there would be a gap between the site and the settlement of Upchurch. Vehicular access is available. Design will need to be sensitive to the 2 PROWs.	Potentially suitable	Proposed	Potential self build site
SHELAA/310	Land adjacent to Oak Lane - Chaffes Lane (Site B)	Hartlip, Newington & Upchurch	Upchurch	Urban fringe	Upchurch - tier 5 Small Villages	Mixed	Major site	1.66	40	Development will need to mitigate against the risk of surface water flooding affecting a small part of the site. A contribution towards SPA mitigation will be required. Heritage assessment required to address potential impacts on nearby listed buildings. Could not view properly on site visit, so not possible to confirm no landscape impact. Justification for development on best and most versatile land required (100% grade 1). The site relates well to the settlement of Upchurch Vehicular access needs to be improved or provided through adjacent SHELAA site (317). Development of this site could deliver highway improvements at the junction with Oak Lane to improve footway widths on Chaffes Lane and allow 2 vehicles to pass one another The site has good connectivity to the area.	Potentially suitable	Proposed	
SHELAA/312	Land off Chaffes Lane	Hartlip, Newington & Upchurch	Upchurch	Urban fringe	Upchurch - tier 5 Small Villages	Greenfield	1 hectare or less	0.57	14	Development will need to mitigate against the risk of surface water flooding affecting a small part of the site. Minerals assessment required. A contribution towards SPA mitigation will be required. Heritage assessment required to address potential impacts on nearby listed buildings. The site is very open to the countryside, but if developed together with adjacent SHELAA sites then this could be acceptable as it relates well to the existing settlement. Justification for development on best and most versatile land required (100% grade 1). Design will need to take into account the 2 foul sewers on site. Site relates well to the settlement of Upchurch. Vehicular access is available. Footways north of the site along Chaffes Lane are intermittent, and provision would need to be made to facilitate a complete route between the site entrance and Church Farm Road to the villages services and investigation and survey required to confirm.	Potentially suitable	Proposed	Potential self build site
SHELAA/317	Land at Oak Lane (Site A)	Hartlip, Newington & Upchurch	Upchurch	Urban fringe	Upchurch - tier 5 Small Villages	Greenfield	1 hectare or less	0.84	20	Development will need to mitigate against the risk of surface water flooding affecting a small part of the site. A contribution towards SPA mitigation will be required. Site feels part of the settlement, and is overgrown and unkempt, it would benefit from development. Justification for development on best and most versatile land required (100% grade 1). Site relates well to the settlement of Upchurch. Constraints relating to on site gas compound and underground pipes will need investigating in case this impacts viability of providing access. The site has good connectivity to the area Vehicular access and pedestrian connectivity requires confirmation.	Potentially suitable	Not proposed	

Appendix IV: Housing sites for allocation discussion

UniqueID	Site_address	Ward	Parish	Urban/ Urban fringe/ Rural	Settlement hierarchy proposed 2020	BF/GF	Site size 1ha< site Major site 1 ha @ 30dph to 1499 dwellings Strategic site 30 dph gross to 1500 dwellings	Confirmed site area (ha)	Final capacity	Planning suitability issues	HELAA conclusion	Existing allocation discussion	Notes
SHELAA/319	Land at Long Field, Chaffes Lane	Hartlip, Newington & Upchurch	Upchurch	Urban fringe	Upchurch - tier 5 Small Villages	Greenfield	Major site	2.38	50	Minerals assessment required. A contribution towards SPA mitigation will be required. Some potential landscape impacts but likely to be possible to mitigate these through sensitive boundary treatment. Justification for development on best and most versatile land required (100% grade 1). The site is well related to the settlement of Upchurch. Vehicular access and pedestrian connectivity requires confirmation. The site has good connectivity to the area.	Potentially suitable	Proposed	
SHELAA/334	Land off Chaffes Lane, Upchurch, Sittingbourne ME9 7BN	Hartlip, Newington and Upchurch	Upchurch	Urban fringe	Upchurch - tier 5 Small Villages	Greenfield	Major Site	4.3ha	90	Development will need to sensitive to risk of surface water flooding affecting a small part of the site Minerals assessment required SPA, mitigation contribution will be required Heritage assessment required to address potential impacts on nearby listed buildings. The site is very open to the countryside, but if developed together with adjacent SHELAA sites then this could be acceptable as it relates well to the existing settlement. Justification for development on best and most versatile land required (100% grade 1). Design will need to take into account the low pressure gas pipes on site. This site would only be suitable if adjacent sites were also developed as otherwise there would be a gap between the site and the settlement of Upchurch. Vehicular accessibility need assessment is likely t be problematic , unless access can be gained through the adjacent SHELAA sites, if developed. Development will need to be sensitive to the intersecting PROWS and seek to improve footpath connectivity to the wider area.	Potentially suitable	New site	
SHELAA/353	Land East of Chaffes Lane, Upchurch, ME9 7BG	Hartlip, Newington and Upchurch	Upchurch	Rural	Upchurch - tier 5 Small Villages	Greenfield	Major Site	3ha	63	Development will need to be sensitive to the risk of surface water flooding affecting a small part of the site. SPA, mitigation contribution will be required Any development in eastern portion of the site would need to be sensitively designed Justification for development on agricultural land required. (100% grade 1) Development will need to be sensitive to the low gas pressure intersection Access needs assessment Footpath connectivity needs assessment	Potentially suitable	New site	
SHELAA/420	Land r/o 42 Chaffes Lane,ME9 7BN	Hartlip, Newington & Upchurch	Upchurch	Urban fringe	Upchurch - tier 5 Small Villages	Greenfield	Major Site	2.61	55	Development should be sensitive to and mitigate against the risk of surface water flooding affecting part of the site. Development of the site needs to be sensitive to the trees bordering the north of the site. A contribution towards SPA mitigation will be required Flat enclosed area not prominent in the landscape, fairly well contained development needs to be sensitive to the moderate landscape the site sits within. Justification for development on best and most versatile land required (grade 1). Development will need to be sensitive to the low gas pressure intersection Access and impacts on wider road network including Air Quality requires assessment Development of the site will need to be sensitive to the PROW.	Potentially suitable	New site	
Totals									**436**				
Tier 5 - Warden													
SHELAA/321	Land west of Warden	Sheppey East	Warden	Urban fringe	Warden - tier 5 Small Village	Greenfield	Major site	6.62	139	Development will need to be sensitive to the areas within flood zones 2, 3a, and 3b affecting small areas of the site. Development would need to mitigate against the risk of surface water flooding affecting a small part of the site. A contribution towards SPA mitigation will be required. Justification for development on best and most versatile land required (100% grade 1). The site is well related to the settlement of Warden. Vehicular access is available. The site has good connectivity to the area.	Potentially suitable	Proposed	
Totals									**139**				
Tier 6 - Bobbing													

Appendix IV: Housing sites for allocation discussion

UniqueID	Site_address	Ward	Parish	Urban/ Urban fringe/ Rural	Settlement hierarchy proposed 2020	BF/GF	Site size 1ha< site Major site 1 ha @ 30dph to 1499 dwellings Strategic site 30 dph gross to 1500 dwellings	Confirmed site area (ha)	Final capacity	Planning suitability issues	HELAA conclusion	Existing allocation discussion	Notes
SHELAA/012	Land west of existing Bobbing village	Bobbing, Iwade & Lower Halstow	Bobbing/Iwade	Rural	Bobbing - tier 6 the open countryside	Greenfield	Strategic site	198.72	2500	Development would need to be sensitive to the tiny areas within flood zones 2, 3a and 3b. Development will need to mitigate against surface water flooding affecting a small part of the site. Minerals Assessment required. Heritage Assessment required to address potential impacts on the one Listed Building on-site, as well as nearby Listed Buildings. 4.49% of the site is within an Area of Archaeological Potential, a Desk Based Assessment should be prepared which addresses this. Development should be avoided in the Important Local Countryside Gap affecting 1.28% of the site. Development should be avoided in the area proposed for Local Green Space affecting 0.01% of the site. Development should respect the on-site Ancient Woodland affecting 1.65% of the site, as well as its buffer. Justification for development on best and most versatile land required (84.43% grade 1, 9.69% grade 2, 5.87% grade 3) Design will need to take into account the overhead cables, and high and low pressure gas pipes on site. The site would need to have sufficient services and facilities to function as a stand-alone settlement as it does not relate well to any existing settlements within the settlement hierarchy. Vehicular access is available. Design will need to be sensitive to the PROW. 24.52% of the site is considered in the ELR, any loss of employment must be justified. Main access points should be taken from Sheppey Way and mitigation provided to account for the increased traffic It is likely that capacity improvements will be required on a number of junctions in the vicinity of the site There are opportunities to improve footway and cycle connections between the site and Sittingbourne. Existing bus routes would need to be reviewed to see how the site can be served. Ensure mitigation proportionate to impact on PROW network and environment	Potentially Suitable	Not proposed	
SHELAA/013	Land at Stickfast Lane	Bobbing, Iwade & Lower Halstow	Bobbing/Iwade	Rural	Bobbing - tier 6 the open countryside	Greenfield	Strategic site	114.82	2411	Development will need to be sensitive to the tiny areas of the site within flood zones 2, 3a and 3b. Development will need to mitigate against surface water flooding affecting a small part o the site. Minerals Assessment required. Development should be restricted to the area of the site currently shown to be in FX1, away from the area at risk from reservoir failure The opportunity to incorporate measures that reduce flood risk downstream would need to be implemented. A contribution towards SPA mitigation will be required. Heritage Assessment required to address potential impacts on the one Listed Building on-site, as well as nearby Listed Buildings. 11.14% of the site is within an Area of Archaeological Potential, a Desk Based Assessment should be prepared which addresses this. Development should respect the on-site Ancient Woodland affecting 1.65% of the site, as well as its buffer. Justification for development on best and most versatile land required (85.03% grade 1, 14.97% grade 2) Design will need to take into account the overhead cables, and high and low pressure gas pipes on site. The site would need to have sufficient services and facilities to function as a stand alone settlement as it does not relate well to any existing settlements within the settlement hierarchy. Vehicular access is available. Design will need to be sensitive to the PROW. 58.7% of the site is considered in the ELR, any loss of employment must be justified. Access to the main eastern site areas appear feasible onto Sheppey Way, footway and cycle connections to be developed to link the development to Kemsley, Bobbing and Sittingbourne. Local highway capacity improvements would be required to mitigate increased traffic levels, and this is likely to include the Sheppey Way T-junction opposite Bobbing Services. The northwestern parcel off School Lane is considered unsuitable Ensure mitigation proportionate to impact on PROW network and environment.	Potentially Suitable	Not proposed	
Totals									**4911**				

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Ref.	Author, year, country	Study design	Setting	Population	Sample size	Intervention	Comparator	Outcomes	Key findings	Limitations	Relevance to review
24	Smith, Jane; Doe, John (2020) USA	Cohort study	Urban hospital	Adults with type 2 diabetes	412	Nurse-led telephone follow-up	Standard clinic visits	HbA1c; medication adherence	Telephone follow-up was associated with modest improvement in HbA1c at 12 months.	Single-centre; no blinding.	Relevant to diabetes management in primary care.
25	Yeo, Mei Ling; Tan, Kok Wee (2021) Singapore	Qualitative study	Community	Older adults living alone	28	Semi-structured interviews	None	Experiences of loneliness; coping strategies	Participants described loneliness as a practical problem as much as an emotional one.	Small sample; single language.	Relevant to social prescribing and community-based interventions.
26	Okonkwo, Ifeanyi; Adeyemi, Tolu (2019) Nigeria	Cross-sectional survey	Rural primary care clinics	Pregnant women attending antenatal clinic	1,204	Routine antenatal care	Not applicable	Uptake of iron supplementation; knowledge of anaemia	Knowledge was high but uptake was limited by cost and stock-outs.	Self-reported data; no biochemical confirmation.	Relevant to maternal health programmes in low-resource settings.
27	Fernandez, Lucia; Ortega, Pablo (2022) Spain	Randomised controlled trial	Outpatient clinic	Patients with chronic low back pain	186	Graded exercise programme	Usual care	Pain intensity; disability; quality of life	Graded exercise was more effective than usual care for pain and disability at 6 months.	Open-label; no blinding of outcome assessors.	Relevant to musculoskeletal rehabilitation.
28	Kim, Soo-Jin; Park, Hyun-Woo (2018) South Korea	Retrospective cohort	Tertiary hospital	Patients undergoing elective surgery	3,412	Enhanced recovery pathway	Standard perioperative care	Length of stay; complications; readmission	Enhanced recovery reduced length of stay by 1.8 days without increasing complications.	Non-randomised; residual confounding possible.	Relevant to surgical quality improvement.
29	Brennan, Fiona; Walsh, Declan (2020) Ireland	Mixed methods	Hospice and community	Patients with advanced cancer	64	Symptom diary with clinician review	Usual care	Symptom burden; quality of life; feasibility	Symptom diaries were feasible and identified unmet needs that were not raised in routine consultations.	Small sample; single site.	Relevant to palliative care and symptom management.
30	Al-Rashid, Omar; Hassan, Leila (2023) UAE	Cohort study	Urban primary care	Adults with hypertension	1,560	Pharmacist-led medication review	Usual care	Blood pressure control; medication adherence	Pharmacist-led review improved blood pressure control and adherence at 12 months.	Non-randomised; possible selection bias.	Relevant to pharmacy-led interventions in primary care.
31	Nguyen, Thi Lan; Pham, Quang Minh (2021) Vietnam	Qualitative study	Community	Caregivers of children with developmental disorders	31	Caregiver training programme	None	Caregiver burden; confidence; knowledge	Caregivers reported reduced burden and increased confidence after training.	Single-site; no control group.	Relevant to family-centred interventions.
32	Müller, Anna; Schneider, Thomas (2019) Germany	Randomised controlled trial	Outpatient clinic	Patients with generalised anxiety disorder	240	Internet-delivered CBT	Face-to-face CBT	GAD-7; PHQ-9; adherence	Internet-delivered CBT was non-inferior to face-to-face CBT at 6 months.	Non-inferiority margin not pre-specified.	Relevant to digital mental health services.
33	Ibrahim, Yusuf; Okafor, Chinedu (2022) Nigeria	Cross-sectional survey	Urban secondary schools	Adolescents aged 13–17	1,890	Peer-led health education	Teacher-led health education	Knowledge; attitudes; self-efficacy	Peer-led education was associated with higher knowledge scores and more positive attitudes.	Self-reported data; school-based sample only.	Relevant to adolescent health programmes in schools.
34	Johansson, Erik; Lindqvist, Maria (2020) Sweden	Cohort study	Primary care	Patients with multimorbidity	2,103	Structured medication review	Usual care	Polypharmacy; adverse drug events; hospitalisation	Structured medication review reduced polypharmacy and adverse drug events.	Non-randomised; residual confounding possible.	Relevant to medication safety in older adults.
35	Rodriguez, Carmen; Vega, Luis (2021) Mexico	Qualitative study	Community	Adults with depression	22	Community health worker support	Not applicable	Barriers to treatment; help-seeking	Stigma and cost were the main barriers to seeking and continuing treatment.	Small sample; single region.	Relevant to mental health service delivery in low-resource settings.
36	Chen, Wei; Liu, Fang (2023) China	Cohort study	Urban hospital	Patients undergoing total knee replacement	1,340	Multimodal rehabilitation programme	Standard rehabilitation	Length of stay; functional recovery; complications	Multimodal rehabilitation reduced length of stay by 2.3 days and improved functional recovery.	Non-randomised; possible selection bias.	Relevant to orthopaedic rehabilitation pathways.
37	Osei, Kwame; Mensah, Abena (2022) Ghana	Cross-sectional survey	Rural health centres	Pregnant women in third trimester	612	Antenatal care attendance	Not applicable	Uptake of iron supplementation; knowledge	Only 41% of pregnant women had adequate knowledge of iron supplementation.	Self-reported data; no biochemical confirmation.	Relevant to maternal health programmes in low-resource settings.
38	Fernandez, Lucia; Ortega, Pablo (2022) Spain	Randomised controlled trial	Outpatient clinic	Patients with chronic low back pain	186	Graded exercise programme	Usual care	Pain intensity; disability; quality of life	Graded exercise was more effective than usual care for pain and disability at 6 months.	Open-label; no blinding of outcome assessors.	Relevant to musculoskeletal rehabilitation.
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42	Lee, A.; et al.	Cohort study	Urban hospital	Adults with type 2 diabetes	1,247	Nurse-led telephone follow-up	Standard clinic visits	HbA1c; medication adherence	Telephone follow-up was associated with modest improvement in HbA1c at 12 months.	Single-centre; no blinding.	Relevant to diabetes management in primary care.
43	Okafor, Chinedu; Eze, Ngozi (2021) Nigeria	Qualitative study	Community	Caregivers of children with developmental disorders	31	Caregiver training programme	None	Caregiver burden; confidence; knowledge	Caregivers reported reduced burden and increased confidence after training.	Single-site; no control group.	Relevant to family-centred interventions.
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Gypsy and Traveller Sites

SHELAA/375 - Land bt'wn Oast Cottages and dev at Breach House, Breach Lane, Upchurch

Date: May 2025

Scale: NTS

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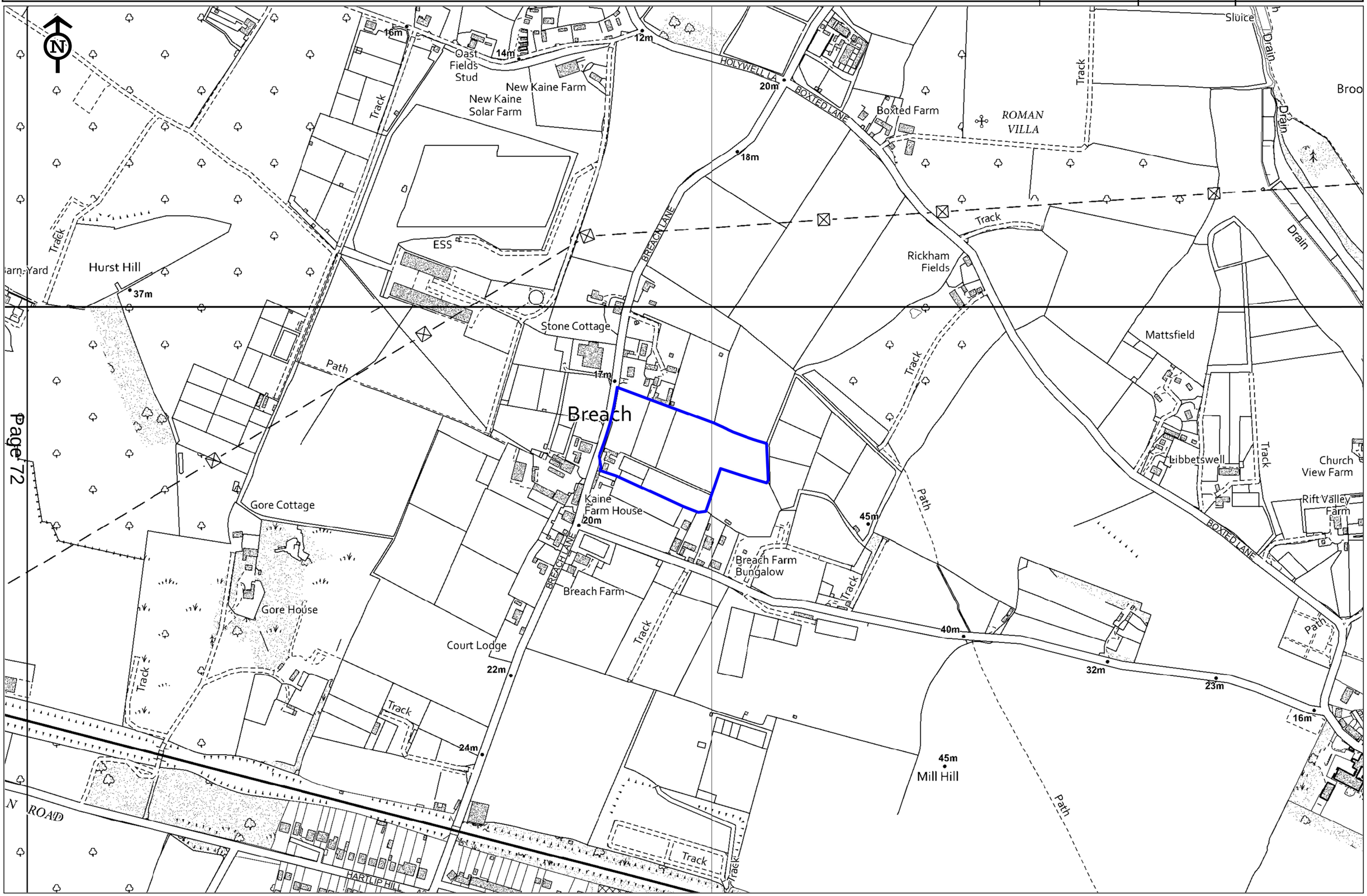

SHELAA/424- Baker's Place, Lomas Road, Tonge

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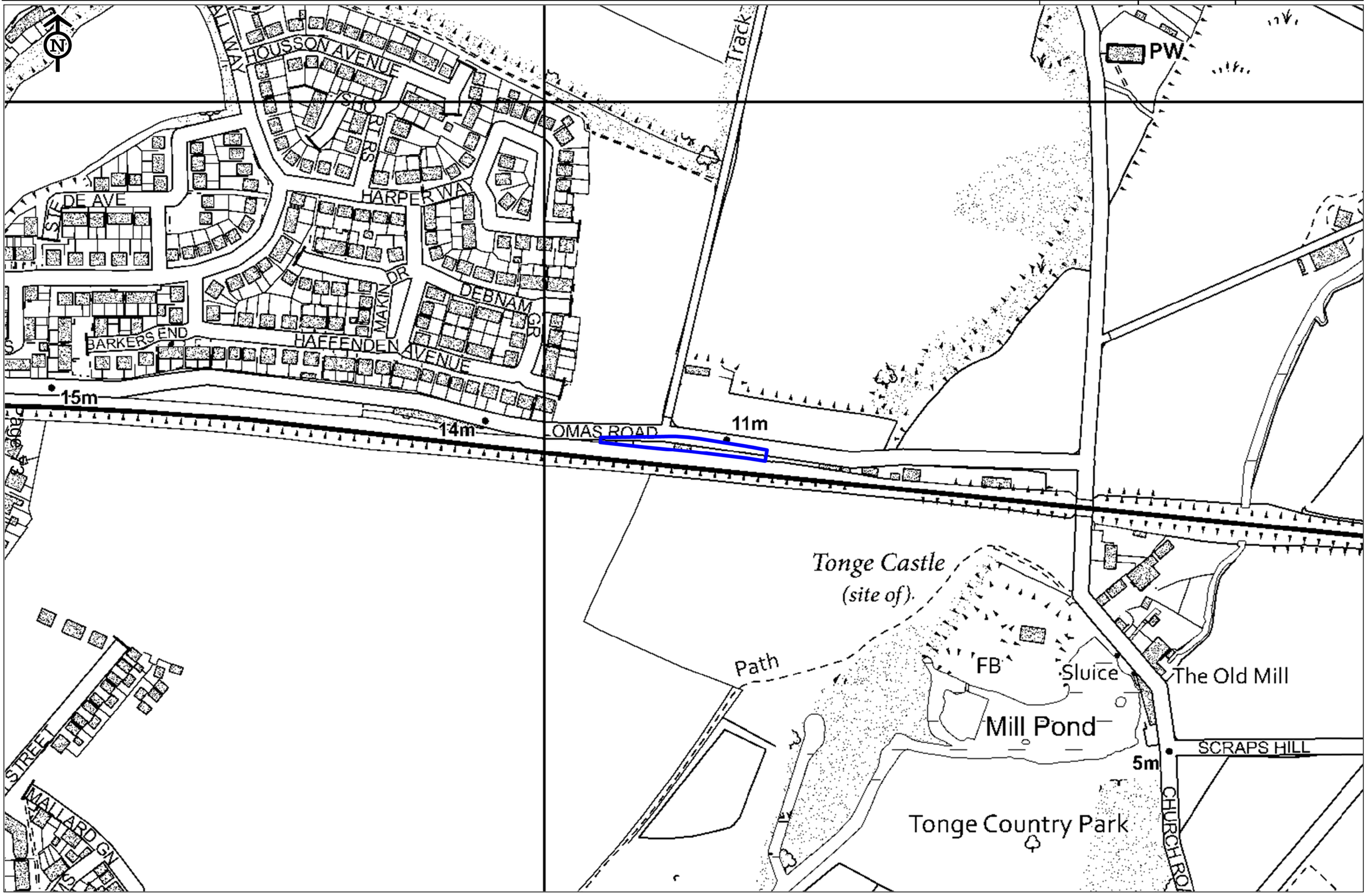

SHELAA/425- New Acres, Spade Lane, Hartlip

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Scale: NTS

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SHELAA/426 - Breach Farm Paddocks, Breach Lane, Newington

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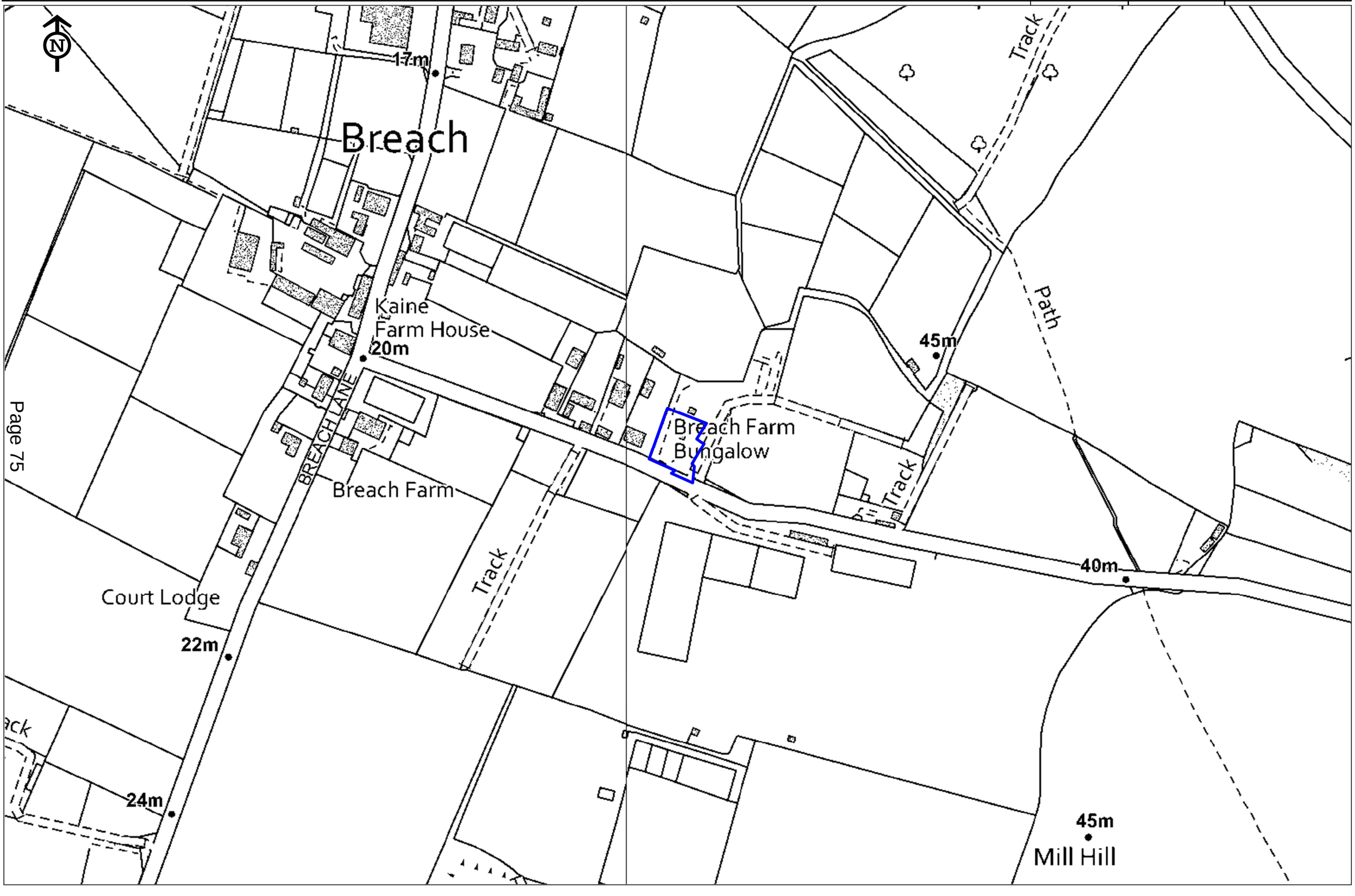

SHELAA/427 - Keycol Farm, Keycol Hill, Newington

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Scale: NTS

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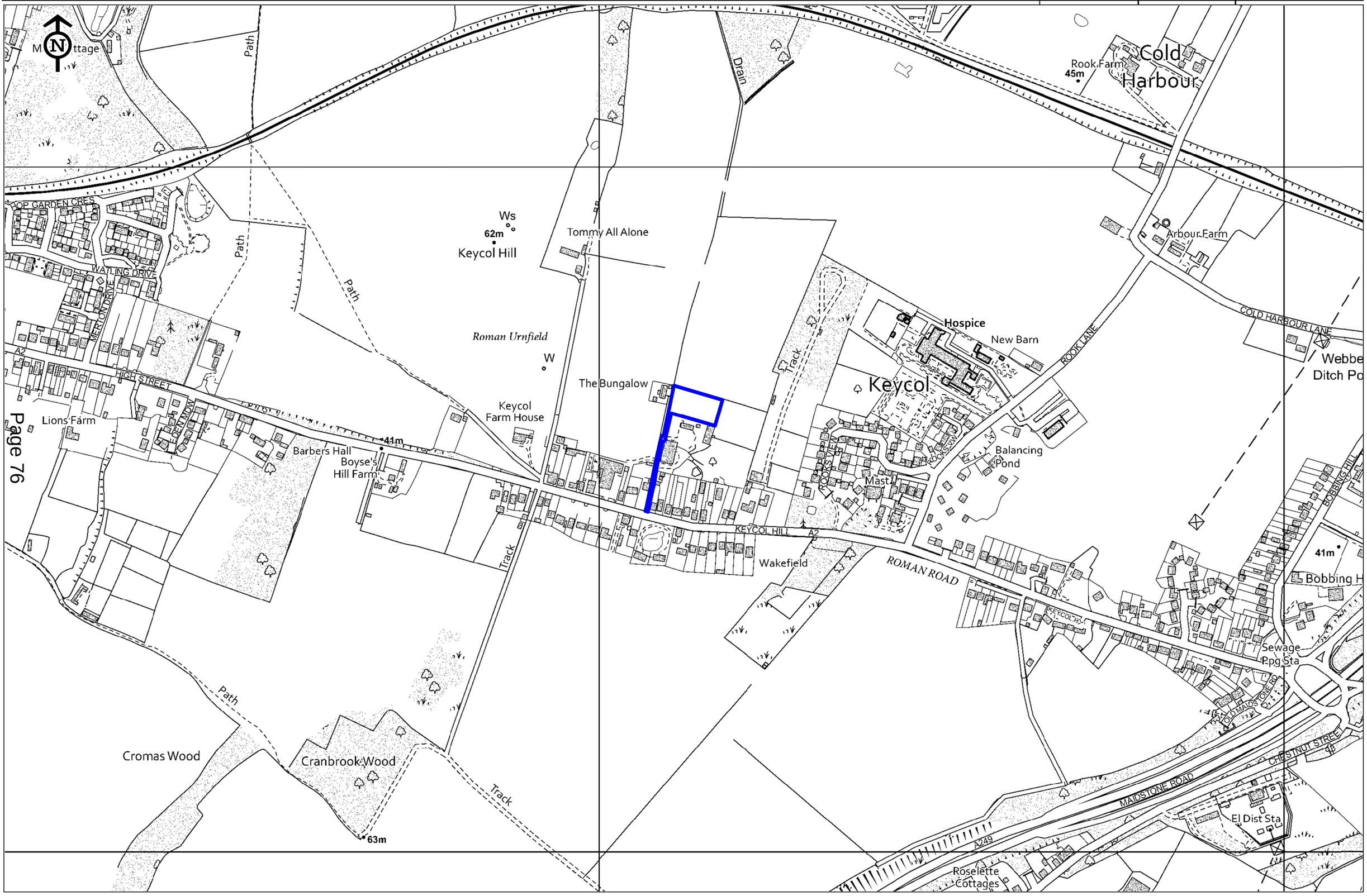

SHELAA/428 - Mattsfield, Boxted Lane, Newington

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Scale: NTS

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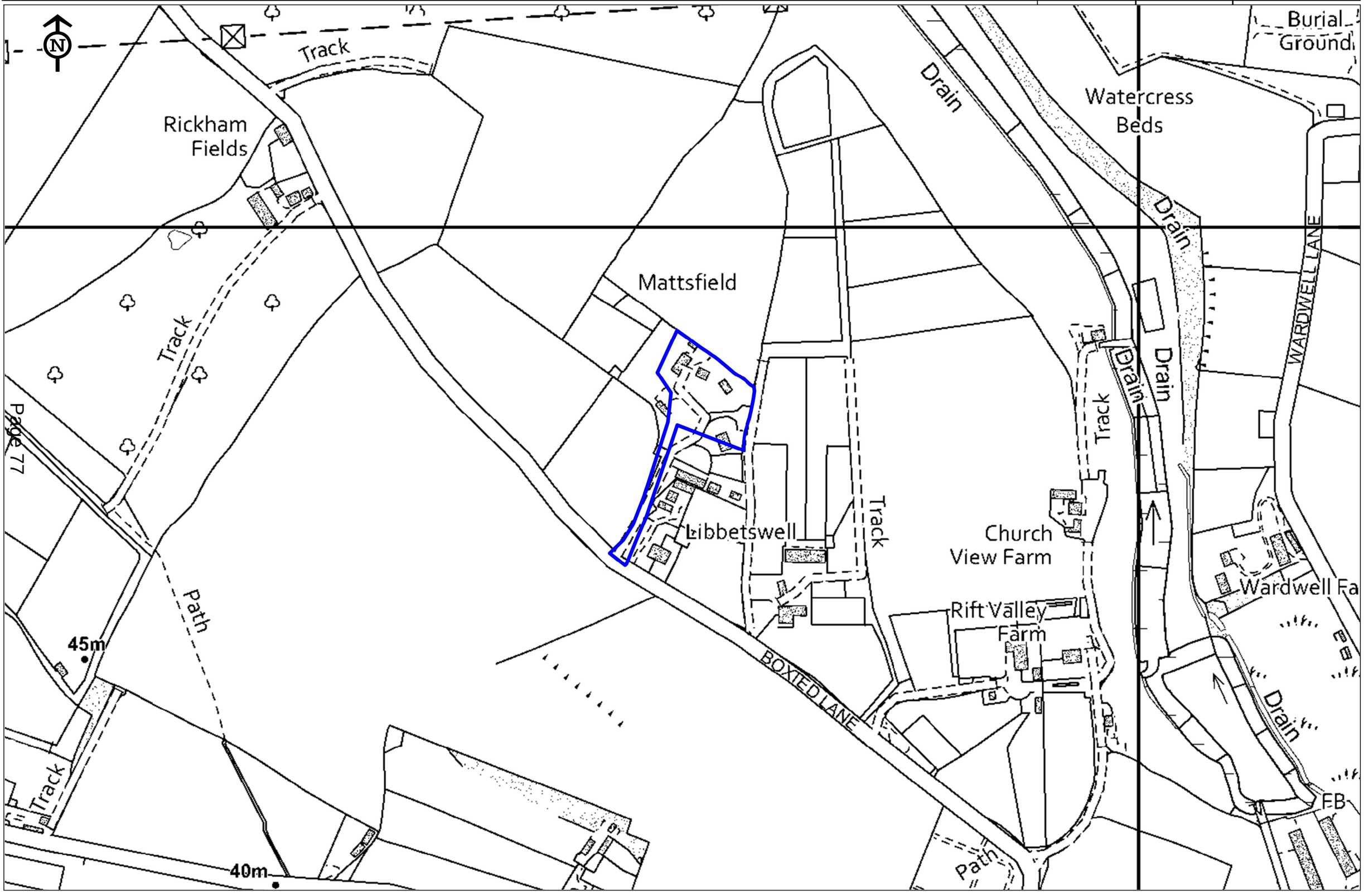

SHELAA/429 - Halstow Cross, Lower Halstow

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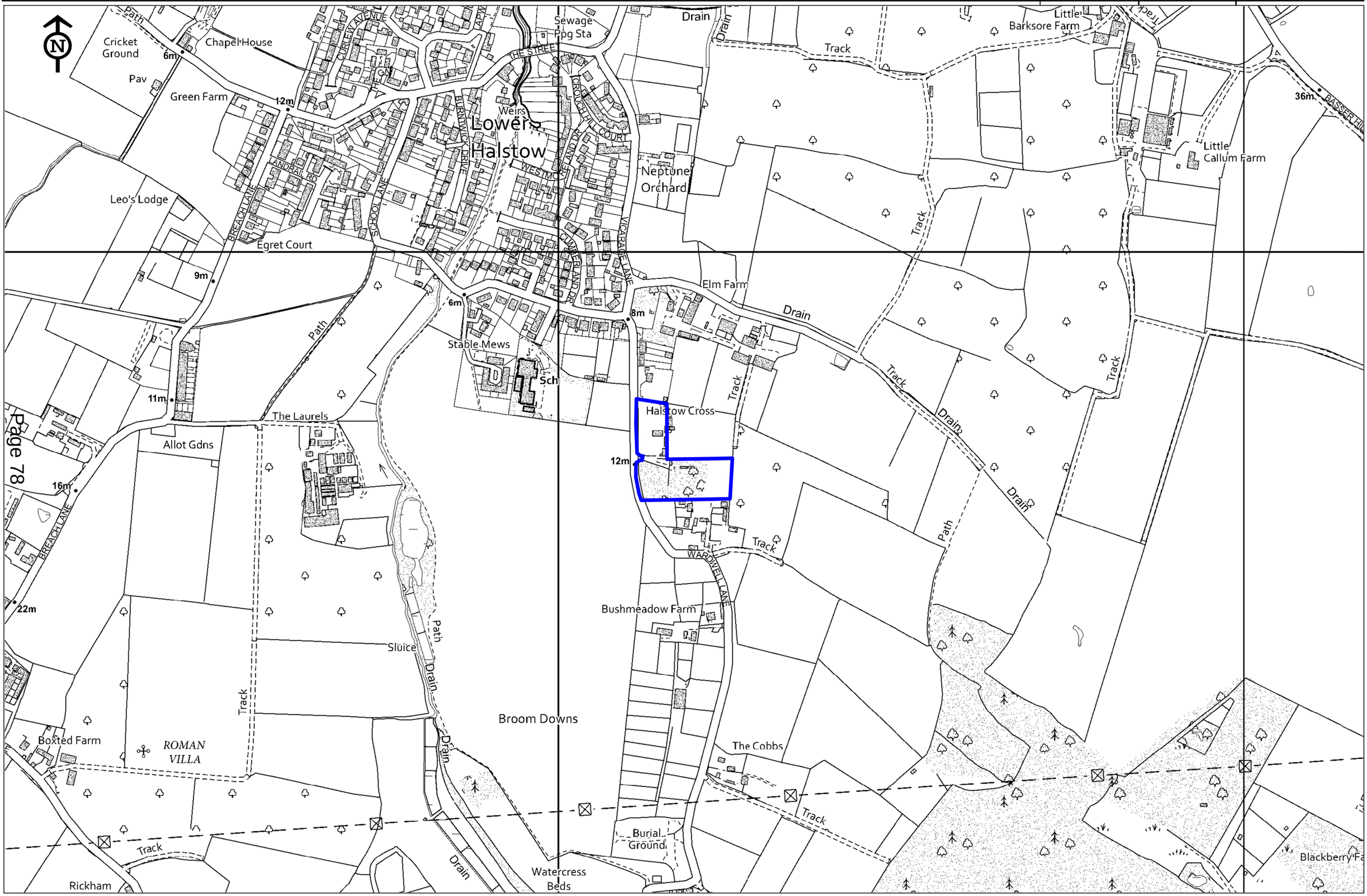

SHELAA/430 - Windmill Farm, Hartlip

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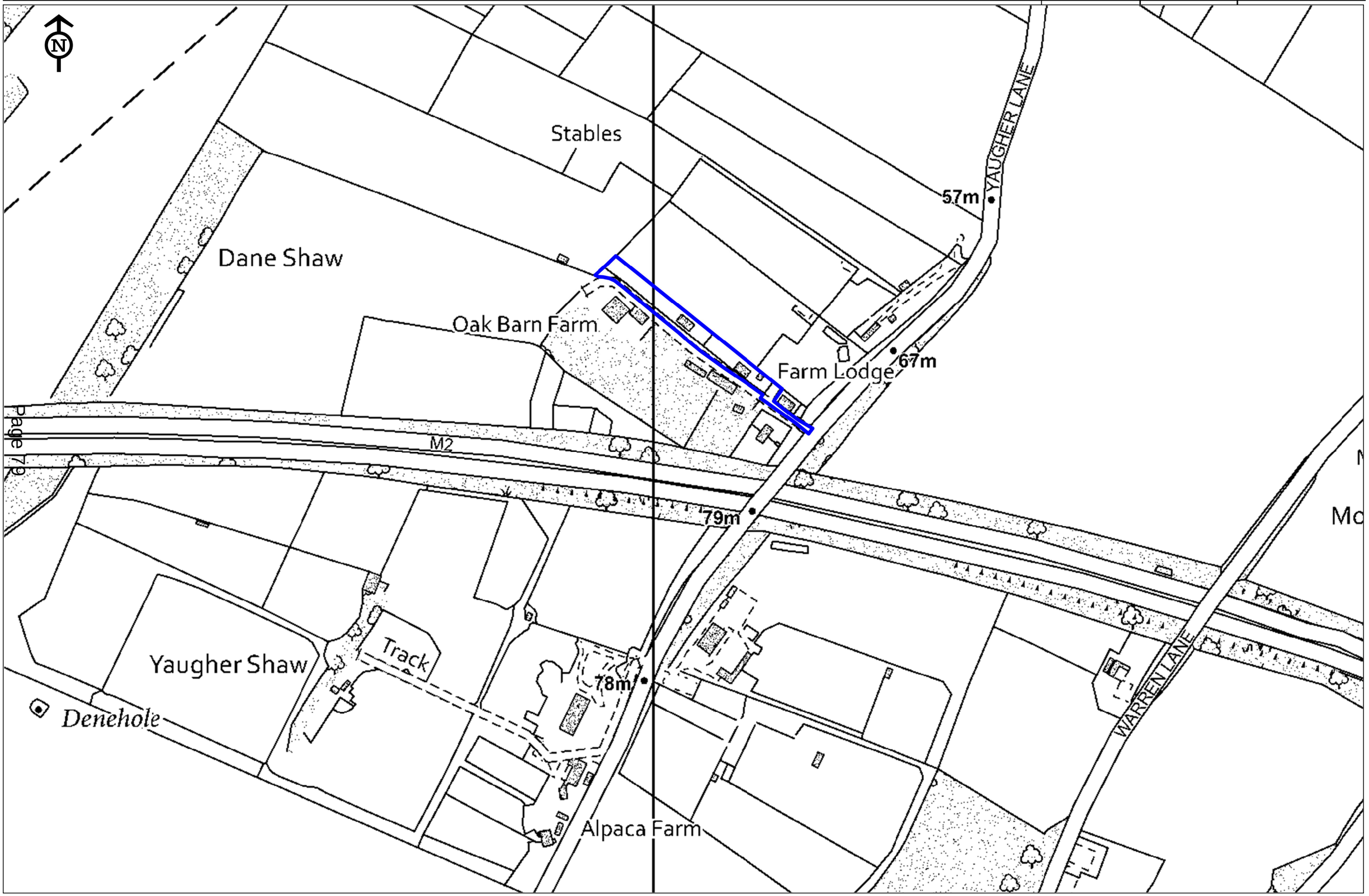

SHELAA/431 - Land at Warden Road, r/o Orchard Cott (Mary's Place), Eastchurch

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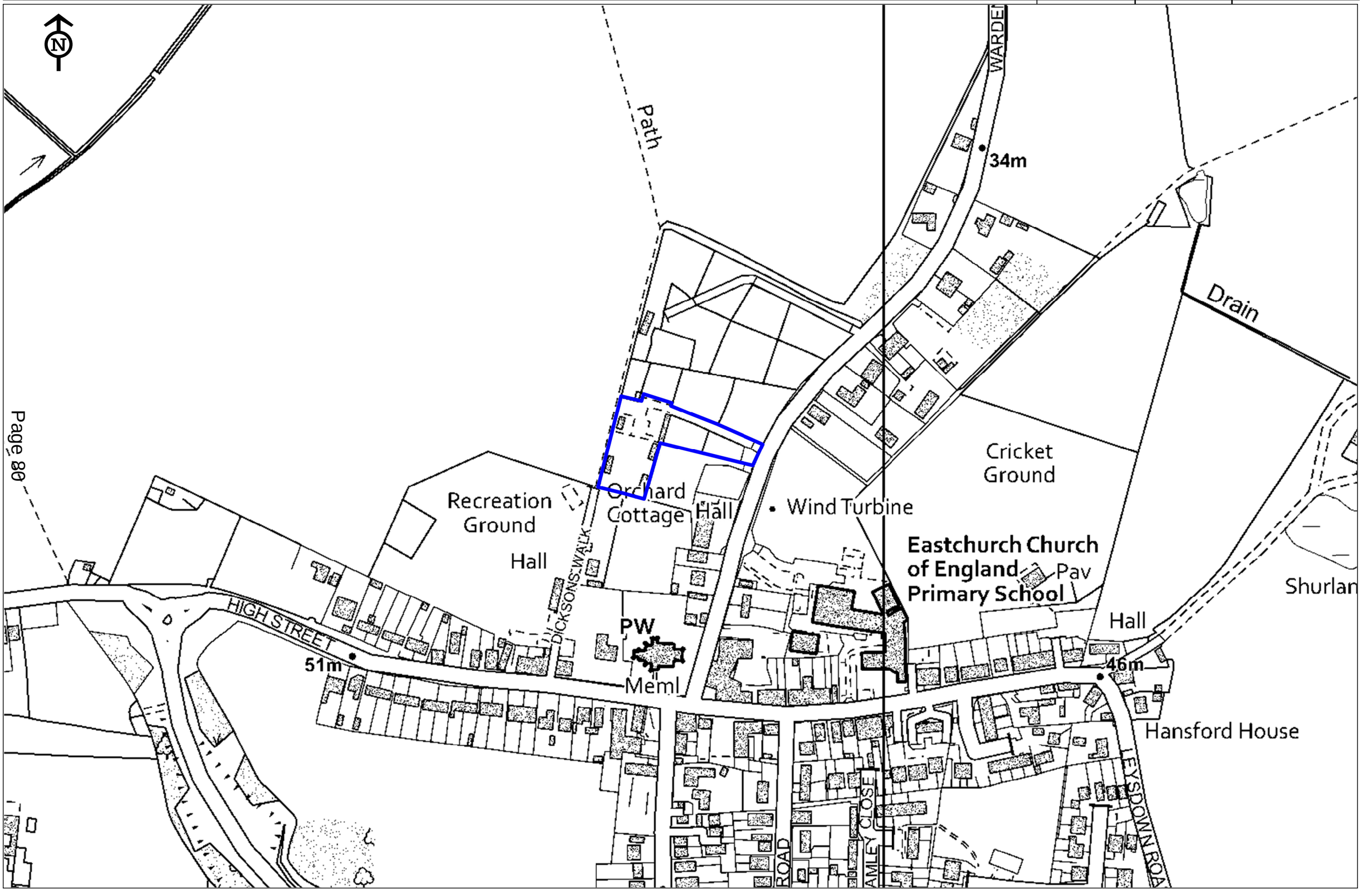

SHELAA/432 - The Peartree, Greyhound Road, Minster

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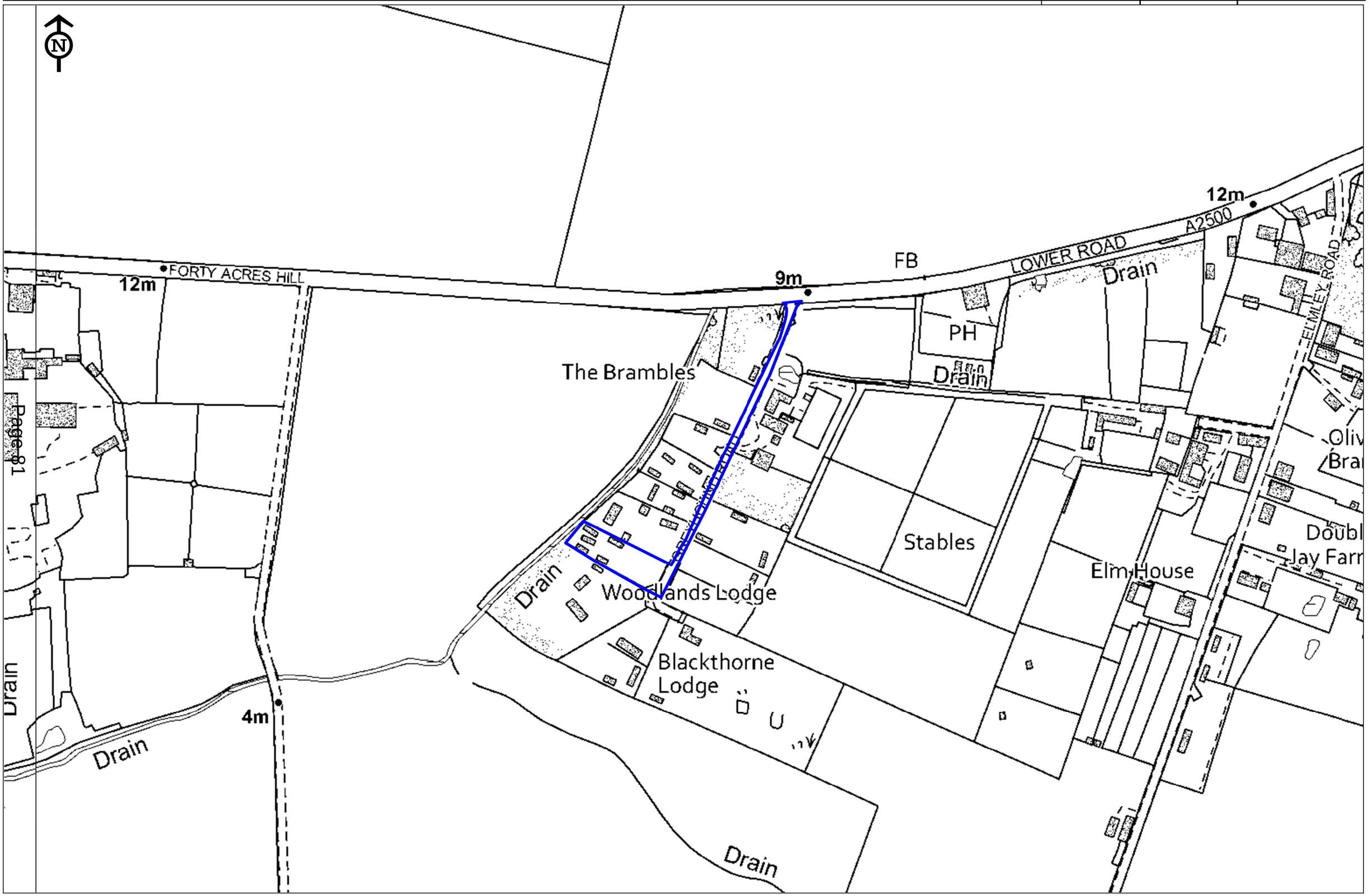

SHELAA/433 - Jack Russell Place, Upchurch

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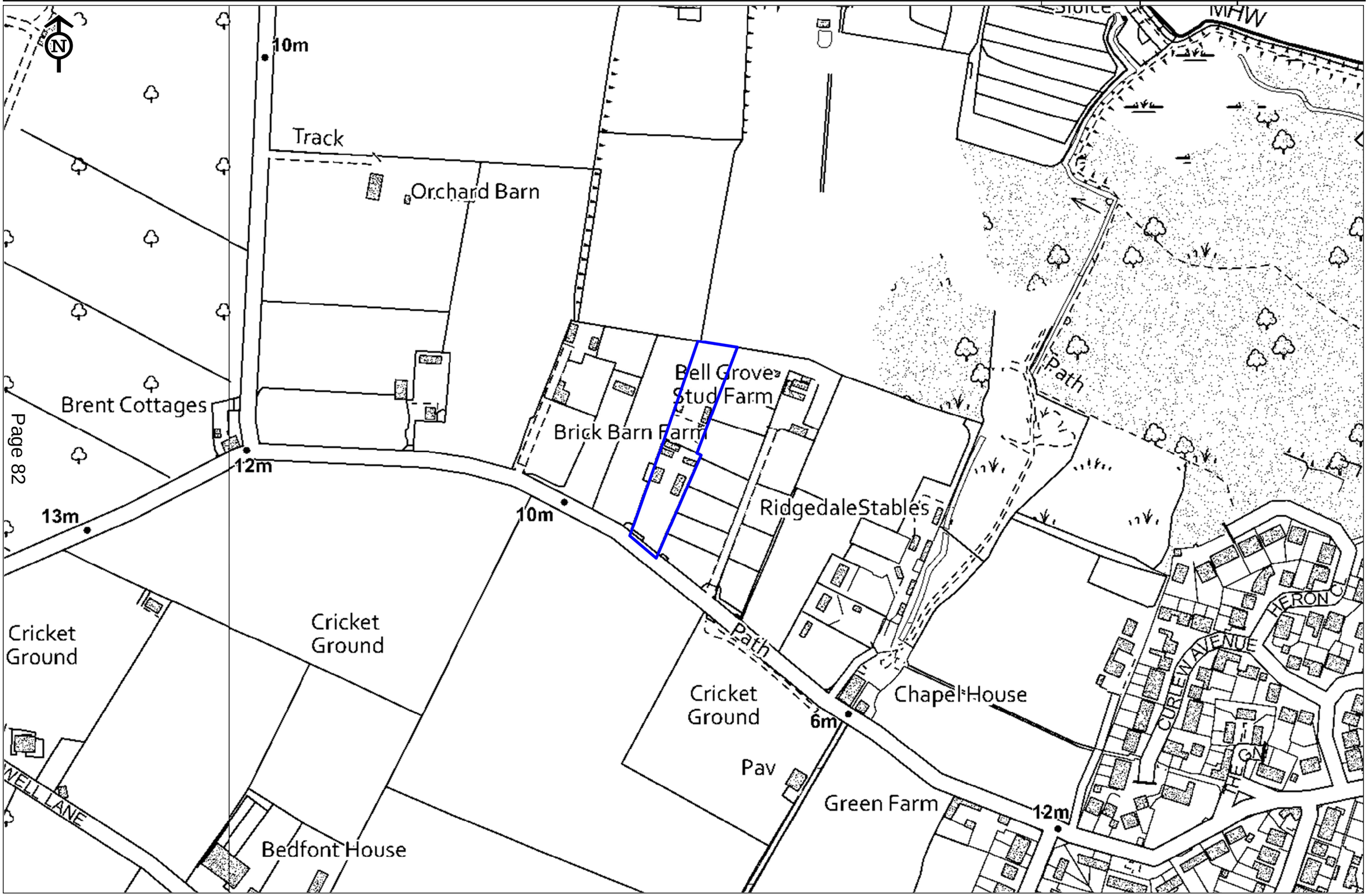

SHELAA/434 - Elmley Road, Minster

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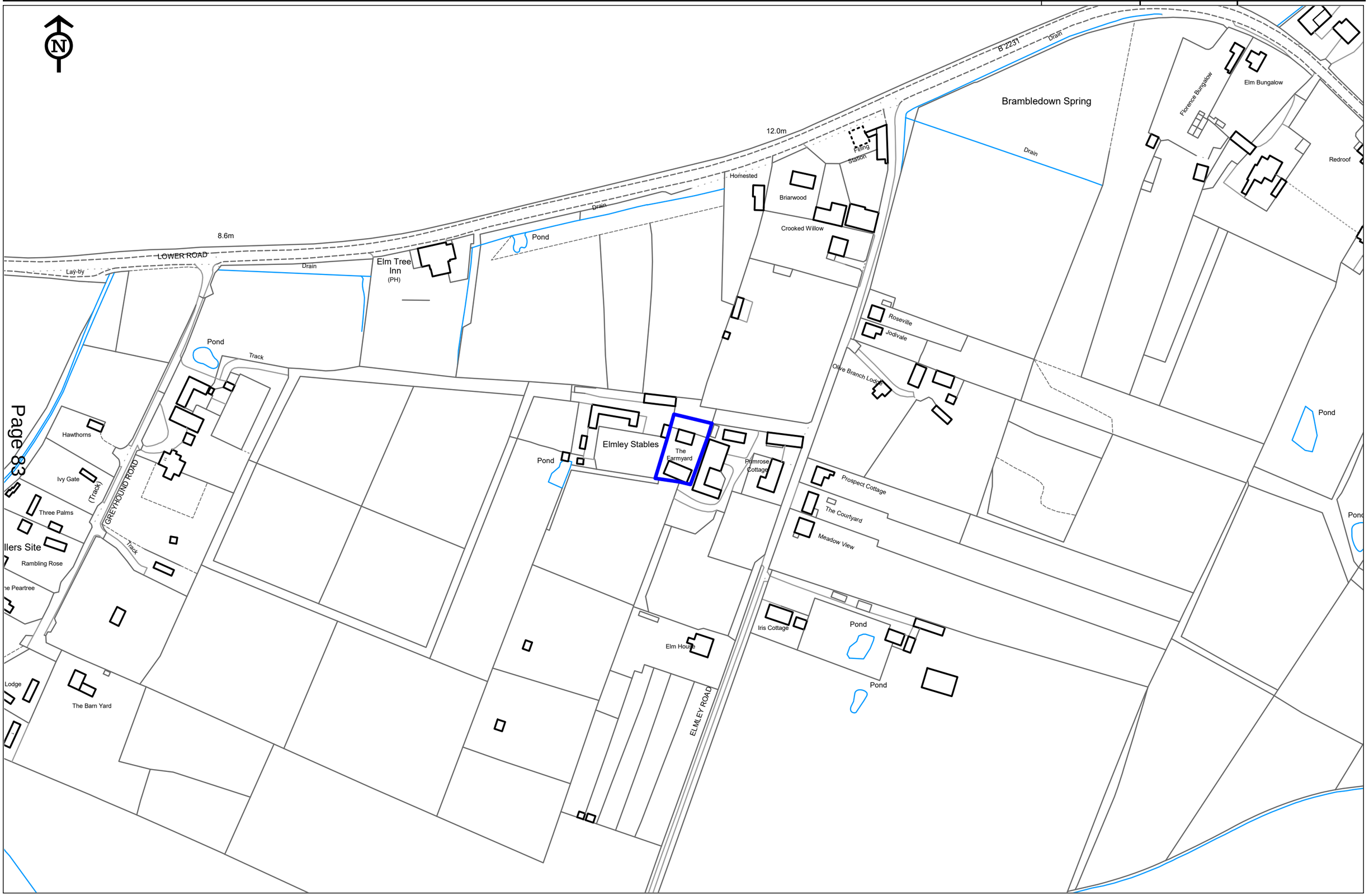

SHELAA/435 - Three Lakes Park, Church Road, Sittingbourne

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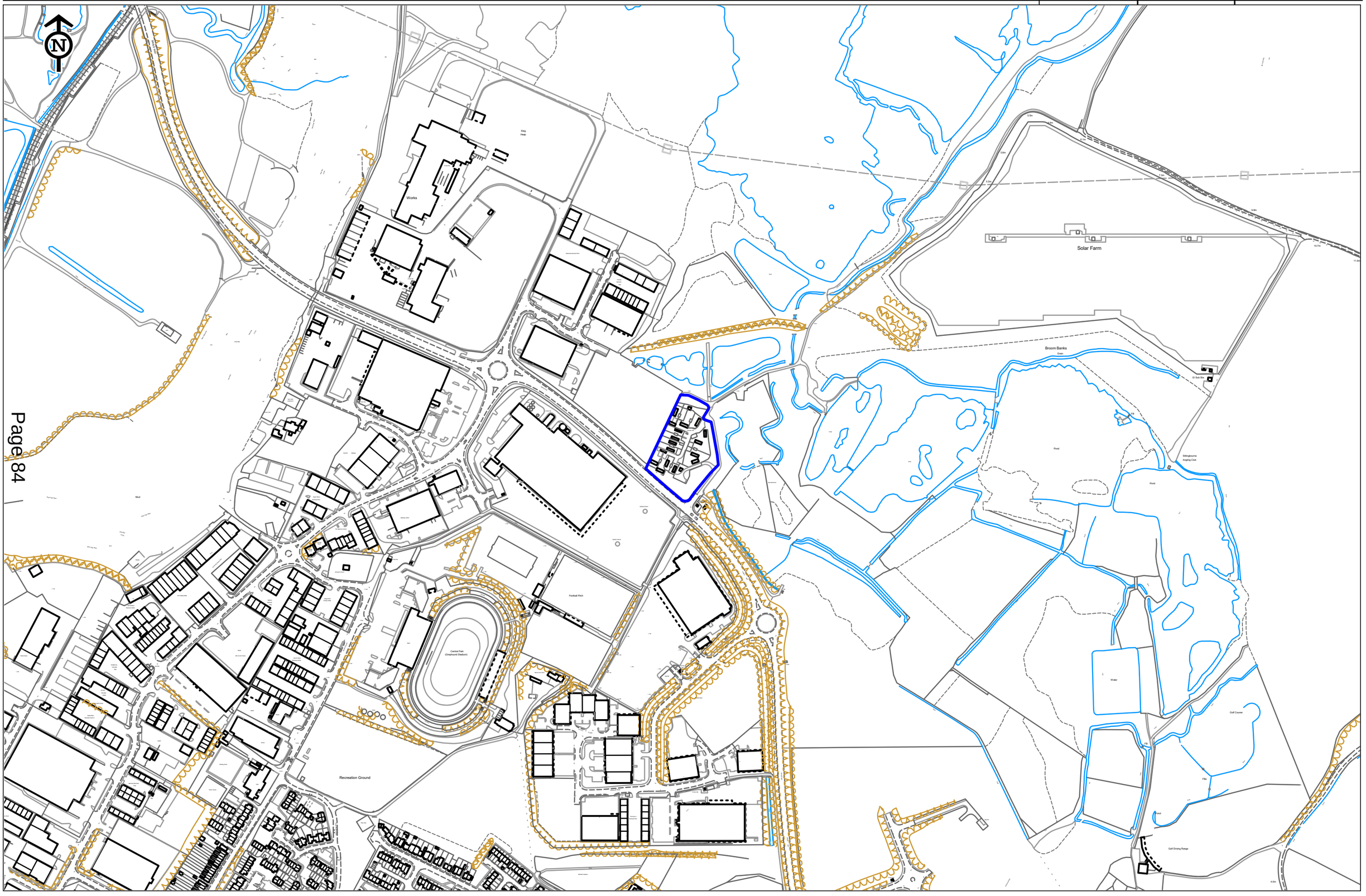

SHELAA/436 - 15 The Laurels, Bell Farm Lane, Minster

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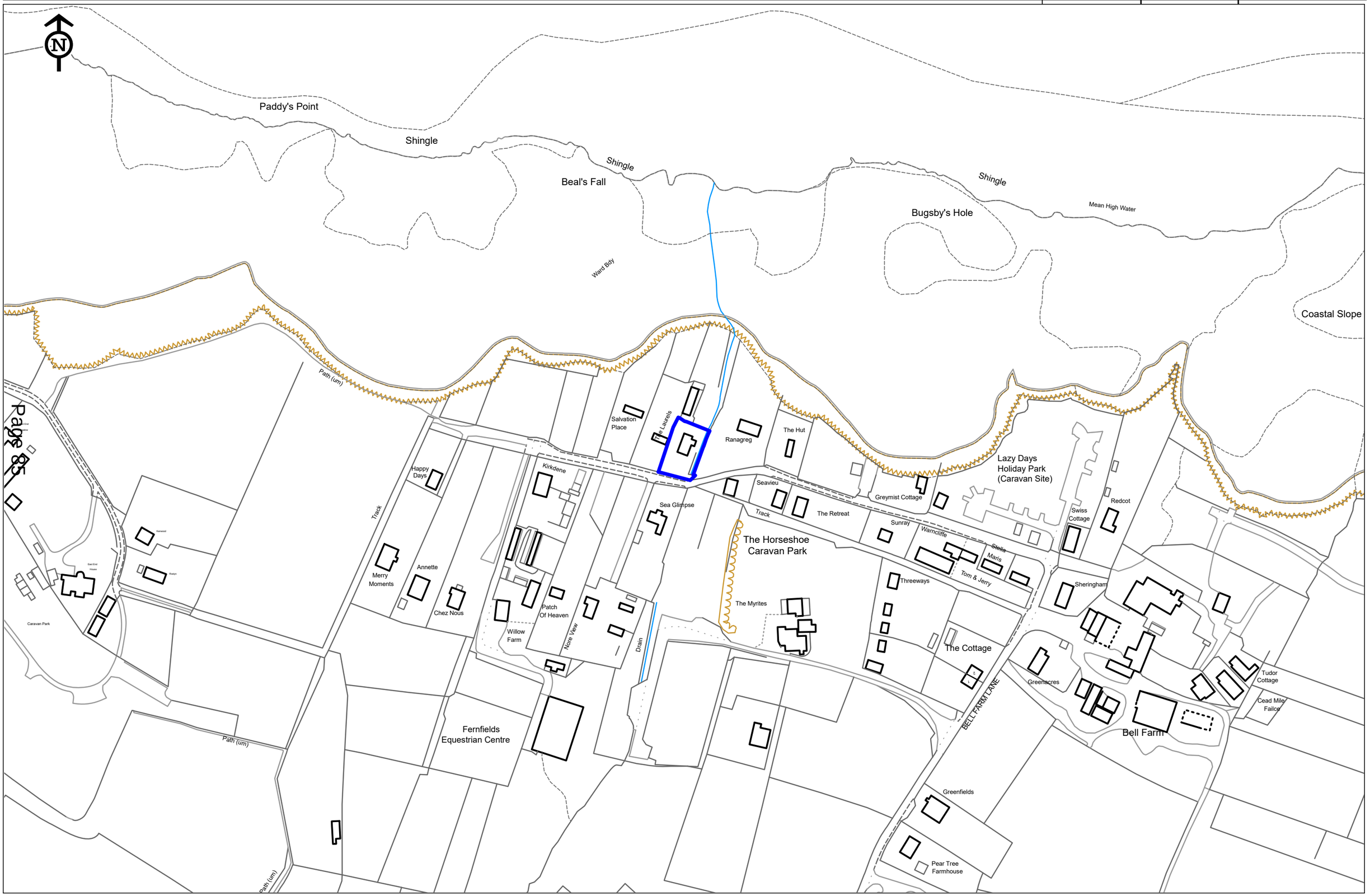

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Appendix VII: HELAA stage 2 findings employment sites summaries

Site Identifier	Existing site reference	New or existing site	Name	Settlement hierarchy proposed 2020	Site description	Current use	Is the site previously developed land?	Area (ha)	Proposed principle use	Principle land use (office/ind)	Planning designations	CONSTRAINTS (inc. physical and policy)	Overall constraint s?	Is this site available?	Prominence of site	Compatibility of surrounding uses	Access to amenities	Any problems with shape, gradient, boundary etc.?	Proximity to Motorway/principle roads (M2/A249/A299) [kms]	Quality of access to the principal road network	Is the site close to a railway station (within 400m)?	Station name & number of bus stops	Evidence of developer / Occupier interest?	Other market intelligence	Is the site likely to be attractive to employment occupiers?	Is the site suitable for employment use?	Positives	Constraints	Prospect	Consider for employment allocation in the next plan	Potential employment area (Ha)
1	23	Existing	Milton Creek	Sittingbourne - tier 1 Principal Town	Open land to the rear of Lloyds Wharf at the end of Milton Creek. The site is currently scrub, with the Dolphin Sailing Barge Museum on the Wharf site to the north and the Sittingbourne Retail Park to the south, with more retail and leisure facilities / visitor destinations to the west. The area was formerly marine related industrial uses, but is now predominantly retail and leisure related uses. To the east is Crown Quay Lane an existing employment area.	retail / leisure	Yes	1	N/A	N/A	Within a coastal change management area. Within Sittingbourne built up area (ST3) Within flood zone 2/3. Within a mineral safeguarding area for River Terrace within the adopted Kent County Council Minerals and Waste Local Plan.	Within Flood Zone 2 and 3 and Coastal Change Management area.	Minor	Unknown	Medium - close to town centre	Neighbouring retail and leisure uses will restrict scale and intensity of new industrial activities.	1 km from Sittingbourne Town Centre	None other than scale	2.4 km from A249 via B2006 (Staplehurst Road)	Scope for link to B2006. Staplehurst Road (B2006) is the link serving a number of existing business and retail/leisure parks.	Yes	Sittingbourne	None	Shift in recent years to retail and leisure activities replacing largely marine related industrial activities. Given the changing focus, marine related provision and/or small workshop based light industrial activity akin to that found at Standard Quay, Faversham (albeit this would need to be new build) would be appropriate. This could be provided as part of a mixed use development at Lloyd's Wharf	Yes	Yes	Strong market area	Scale	Good	No	
2	24	Existing	Ufton Court	Sittingbourne - tier 1 Principal Town	Commercial orchard on the southern outskirts of Sittingbourne.	Commercial orchard	No	26	Residential	No employment uses proposed	The entire site is designated Important Local Countryside Gaps (DM25). Hearts Delight Road to the west of the site is a rural lane. The site is also located in close proximity to the Kent Downs AONB	The principle constraint to employment use would be the lack of suitable access, with no obvious means of delivering this as surrounding roads are designated Rural Lanes. Site is part of the strategic gap (DM25). Proximity to Kent Downs AONB would limit scale of buildings. Neighbouring existing (and new) residential	Major	Available Immediately	Low - adjoining rural and residential areas.	Issues with neighbouring (and potentially new) residential and open countryside.	1.5 km from Sittingbourne Town Centre	None	A249 and M2 located 2 km to the east, but junction access is via rural lanes and Oad Street village which is within the Kent Downs AONB	Access to the A2/A249/M2, would need to be via Borden Lane or Hearts Delight Road. Neither route is suitable for vehicles servicing industrial areas.	Sittingbourne 1.6 km to the north.	The nearest bus stop is located approximately 200m to the north of the Site	Being actively promoted	In general market terms a site of this size to the south of Sittingbourne would be attractive to industrial/warehouse uses, in which there is low levels of supply and strong demand, but the site has poor access and prominence to the principal A roads and M2 motorway therefore making it unsuitable. Furthermore, the site would not be suitable for offices; demand is weak and what requirements exist are for small units and these occupiers won't commit to a pre-let/sale therefore space would need to be speculatively built, which is unviable.	No	No		No		
3	CFS14	Existing	Eyehorn Farm, Munsgore Lane, Oad Street, Borden	Borden - tier 4	The site is farmland and in the open countryside. While close to the route of the M2/A249, it is remote from junction access.	Equestrian, agricultural and residential	Yes, partly	45	Mixed use	Industrial	The site is located outside but close to the Kent Downs AONB, and is partly within the Kent Minerals and Waste Plan Safeguarded Area - Brickearth Swale Areas.	Although it is in close proximity to the M2/A249, there is no easy junction access as this would have to be made through rural lanes/villages. Building height and scale would be constrained by the close proximity to the Kent Downs AONB	Major	According to the promoter, the site is available within 1-5 years.	Low - remote rural location	Large scale industrial would be incompatible with open countryside setting.	The site is located 3.2km from Sittingbourne Town Centre	None	The site is 0.5km from a junction on the A249	Junction access to the A249 via either Oad Street (South) or the A2 (north). The access to the A249 is close to the site, but would require vehicles to pass through rural lanes and villages en route.	No	4	The promoter states that there are a number of developers interested	The site's broad location, being located in the west of the Borough and close to the M2/A249 junction, could make it attractive to industrial/warehouse occupiers, but its site access is poor and it would require significant infrastructure improvements. Furthermore, the site has no prominence which is likely to deter any potential occupiers	No	No		No		
4	CFS24 (and R1)	Existing	Ridham Dock - redevelopment	Sittingbourne - tier 1 Principal Town	Safeguarded dock facility on The Swale with heavy industrial processes mostly construction related, such as concrete batching and plaster, and materials recovery and waste management activity. Most activity is open, with the only large building being that needed for waste management. The dock facility is in three parts, and site coverage otherwise is generally low intensity employment uses. Promoter exploring how dock activity could be rationalised and employment activity intensified.	safeguarded docks	Yes	45	Mixed B uses	Industrial	Land in Ridham Dock is designated as Safeguarded Wharves. And a Policy CP1 Existing Strategic Employment location. The site is promoted through the 2022 call for sites for allocation for employment uses in addition to safeguarded wharves.	The site is bounded by the Site of Special Scientific Interest, international and national designated site of biodiversity and/or geological value (the SPA). The site is within Flood Zone 2/3	Minor	Available in the plan period	Middling - whilst the site is remote, the landscape is flat and the site can be seen from the A249 and other routes.	Good - part of the wider Kemsley Fields Business Park area, with large scale industrial activity.	Nothing in immediate vicinity	All activity takes place within the dock compound.	A dedicated (albeit unadopted) route is provided to link to the A249 close to the Sheppey Bridge Crossing. This we understand is owned by Knauff whose manufacturing site is immediately to he south.	No	0	Being actively promoted.	A call for sites submission (CFS24) from CEG seeks intensification of the employment offer that the promoter considers could deliver as much as 100,000 sq m of floorspace for a wide range of employment activities. The promoter is preparing an indicative Masterplan. With the large Ridham and Kemsley allocation just to the south also with direct access on to the A249, and with the labour markets of Sheerness and Sittingbourne close by, this seems a sensible location to intensify industrial and logistics/distribution activity.	Yes	Yes	Owner interest Strong market area	Possible loss of wharfage	Possible	Yes	25
5	REG80	Existing	The Old Sale Field, Ruins Barn Road, Tunstall	Tunstall - tier 4	Farmland to the west of Ruins Barn Road, north of Kent Science Park and surrounded by agricultural land. Remote from any employment area or settlement	Agricultural	No	3.5	Incubator Hub	Industrial	Within an area designated as high landscape value. Ruins Barn Road is a designated Rural Lane. To the north is a Local Designated Site of Biodiversity under Policy DM28 of the Local Plan.	Remoteness and the rural road network are the key physical constraints. Access would be via Ruins Barn Road, which is a designated Rural Lane. Policy DM26 would therefore apply. Located within an area of high landscape value. Policy DM24 is therefore engaged.	Major	Unknown	Low - in remote rural location	Incompatibility with open countryside setting.	2.2 km from Sittingbourne Town Centre	None	No junction access to the M2.	Would need to pass through a number of villages on rural lanes to access A2/A249/M2	No	0	Being actively promoted for an edge of settlement business incubator hub. According to the promoter, the site owners have a track record in delivering creative and start-up business space.	The proposed incubator hub would require an operator in place or external funding to facilitate the development because as a standalone development it will be unviable. KSP is not located in the golden triangle of west London / Cambridge / Oxford or has a direct link to a university therefore, there are better placed parks to attract an operator and/or funding. Furthermore, despite the government's keenness to see growth in/fin ic/ene sector, there are doubts whether the UK will remain part of the EU Horizon programme and the funding this brings for research and innovation programme. Therefore, the site is not suited for the development proposals unless there is a known commitment for such as facility.	No	No				No	
6	SBC17/ 005	Existing	Land at Pheasant Farm (west), Howt Green, Sittingbourne	Sittingbourne - tier 1 Principal Town	Relatively small parcel of white land next to the former Floplast head office (to the south - now vacant), within the Important Local Countryside Gap area to the west of Sittingbourne and the A249. Access on to the A249 is poor requiring either a loop through Iwade or through Bobbing village.	vacant open land	No	1.6	Light Industrial (B1c)	Industrial	Important Local Countryside Gaps (DM25), beyond the built-up area boundary, and the Local Plan (pol ST3) applies, where the primary objective is protection from isolated and/or large scales of development. Kent Minerals safeguarded areas (Brickearth).	The principle constraint is the poor access on to the SRN (A249) that would require vehicles to pass through neighbouring villages.	Major	Immediately available	Poor, screened from the adjacent A249, and only visible from access road (Sheppey Way).	Office and open storage to the south, agriculture to the north, the A249 to the east and car breakers yard to the west.	Nothing in immediate vicinity	No	M2 J5 6.5kms. A249 J 2kms via Sheppey Way and Iwade or Bobbing.	Sheppey Way - need to pass through villages to link with the A249.	No	1	Not for employment uses.	Generally sites around Sittingbourne are attractive to industrial/warehouse uses, but this site is isolated and we have already seen the neighbouring (Rs Plast) relocate to a dedicated industrial estate. The size of the site means that it could only accommodate small units which would require a pre-let/sale in place to facilitate viable development, and these type of occupiers are unlikely to make such a commitment.	Possible	Possible	Good market area	Small scale. Not established location	Possible	Possible	1.6
7	SBC17/ 092	Existing	Land at Sittingbourne Golf Centre, Church Road, Tonge	Rural countryside	White land - currently used as a golf course.	Golf course	No	5.8	B2-B8	Industrial	This area is beyond Sittingbourne's built-up area boundary, and the Local Plan (pol ST3) considers such areas to be located in open countryside, where the primary objective is protection from isolated and/or large scales of development. Site is within Kent Minerals Safeguarded Areas (Brickearth and River Terrace). Immediately to the north is SPA and AHLV.	The site does not have a specific landscape designation, but forms part of the buffer between the SPA and AHLV to the north, and development to the south (such areas are protected by ST3), with the northern part of the development area to provide strategic open space to extend the buffer.	Major	Not available in the plan period	The site is not located on part of the SRN, and has low prominence	Largely open countryside with listed farm buildings immediately to the south	Generallypoor - very limited provision in Munston (2kms). Sittingbourne town centre 2.7kms	None	J5 M2 1.1km, via A249 (via Swale Way) 4km. A longer distance than via the A2, but a better quality / appropriate route	Will need spur onto Swale Way, which with the A249 is a route suitable for heavy goods vehicles.	No	0	Unknown	Currently has poor access, but should the new northern it would unlock the site and be attractive to occupiers. I Eurolink - established employment location -would be a link road be completed to proximity, close to Eurolink - established employment location - would be attractive to industrial/warehouse occupiers and developers	Yes	No				No	
8	SBC17/ 008	Existing	Land fronting east side Bobbing Hill, Sittingbourne	Sittingbourne - tier 1 Principal Town	Small narrow site with long road frontage on Sheppey Way, within the Bobbing Important Local Countryside Gaps policy.	agricultural	No	1	Light Industrial (B1c)	Industrial	The site is within a designated Important Local Countryside Gaps (DM25). This area is beyond any built-up area boundary, and the Local Plan (pol ST3) considers such areas to be located in open countryside, where the primary objective is protection from isolated and/or large scales of development. Also within a Kent Minerals safeguarded area (Brickearth).	Within the Important Local Countryside Gaps area.	Minor	Immediately available	Landscape screened from the A249, but with good road frontage on Sheppey Way, now a minor road	The site is surrounded by transport infrastructure, so no compatibility issues	Foodstore and other limited provisons in Bobbing. Sittingbourne town centre 2.6kms	No, other than relatively narrow and small	J5 M2 4.5 km, via Sheppey Way and A249	Good, via Sheppey Way and A249	No	1	Being actively promoted	The size of the site size means that it could only accommodate small unitswhic would require a pre-let/sale in place to facilitate viable development, and these type of occupiers are unlikely to make such a commitment	Yes	Possible	Good market area	Small scale. Not established location	Possible	Possible	1
9	SBC17/ 049	Existing	Land at South West Sittingbourne (Land At Wises Lane, Borden)	Sittingbourne - tier 1 Principal Town	Agricultural land taking in the MU3 site, but expanded to the west towards the A249. The area to the west may provide opportunity for a road link to the A249.	Agricultural	No	51.4	Other	Industrial	Western half of the site is within Important Local Countryside Gaps (DM25) area, and where ST3 will apply. The eastern section within the built up area boundary. The majority of the site is a proposed mixed use allocation (ST4) and Kent Minerals Safeguarded area (Brickearth)	Local landscape designations on the western side.	Minor	Not available in the plan period	Prominent location adjacent to a junction on the A249	The western end is close to an electricity sub-station and bounded by the A249 road infrastructure. No compatibility issues.	Limited provision on the London Road 2 kms, Sittingbourne 2.5kms	None	J5 M2 4.4 kms via Wises Lane. Chestnut Street and A249	Wises Lane and Chestnut Street are single carriageway and not heavily used. Indeed it is currently used for day time parking. Would need parking restrictions for the site to come forward.	No	0	Unknown	Location south of Sittingbourne at a junction of the A249. Would be attractive to industrial/warehouse occupiers. Would need clear separation from residential as part of the mixed use scheme to avoided negative operational impacts. Site benefits from a residential-led permission	Yes	Yes	Good market area	Residential permissions means employment likely to be ruled out	Unlikely	Possible	10
10	REG19 71	Existing	Land East of Church Road	Sittingbourne - tier 1 Principal Town	A small area of scrub land on the east of Church Road within the existing Eurolink Industrial Estate next to the speedway stadium.	Open scrub land	No	0.2	B2, B8 and Class E	Industrial	Within Eurolink - a designated Existing Strategic Employment Location. Within a mineral safeguarding area for brickearth within the adopted Kent County Council Minerals and Waste Local Plan.	The site's small size limits the possibilities, but otherwise it is unconstrained.	Minor	Available Immediately	Good - within Eurolink	Within Eurolink therefore no incompatibility issues	1.4 km from Sittingbourne Town Centre	None other than scale	0.2 km from B2005	Good access to the A2/A249 via Castle Road, Eurolink Wy and B2005	No	7	Being actively promoted through Reg 18 representation for 1, 000 sqm of additional B2, B8 and Class E	Site location is good for industrial/warehouse uses but size will limit the market opportunity	Yes	Yes				No	1,000 sqm
11	CFS34	Existing	Land adj. Kemsley Substation, ME10 2FE	Sittingbourne - tier 1 Principal Town	This is expansion land surrounding an existing substation that the owner now considers to be surplus. The site neighbours employment uses to the north and has easy access to the A249. The site is of an irregular shape.	Redundant expansion land surrounding an existing substation	No	10.2	B class uses	Industrial	Partly within a Kent Minerals and Waste Local Plan safeguarded Area - Brickearth Swale Areas	There are pylons/cables/pipelines located at the site relating to the substation use. There is also possible contamination. Although the site is well located to surrounding employment uses with good access to the A249, the site configuration (wrapped around the substation) will be a limitation.	Minor	Available in 1-5 years according to the site promoter	High	No incompatible uses. sub-station and adjacent employment uses	The site is 2.8 km from Sittingbourne Town Centre	Pylons on northern part of site/cables/Reps refer to 'pipelines' (unspecified what and location)	The site has excellent access to the A249 via Swale Way	The site is located on the B2005 (Swale Way) with excellent access to the A249	No	13	Being actively promoted. Owner National Grid confirms site surplus	The site is attractive industrial/warehouse uses given the compatible surrounding uses and good links to the A249. The market is currently tight and demand is strong, therefore good possibilty that the site would be developed.	Yes	Yes	Strong market area	Questionable how much of ~5 ha site available. site would wrap around electricity substation	Possible	Possible	5
12	CFS50	Existing	Land East of Faversham expansion	Faversham - tier 2 Secondary towns	Agricultural land to the east of Faversham. A strategic scale site that is promoted to deliver 21 ha of employment uses on land north of the A2/M2/A299 junction. Previously the western-most rectangular plot (43 ha) was promoted (SBC17/105). Immediately east of the recently (part-developed at Lady Dane Farm, and more expansive to the east than the MU1 (East of Faversham Expansion) albeit not including the Duchy site south of Canterbury Road (see separate entry for the Duchy land). Immediately to the north is the Land at Graveney Road) employment allocation (A6) for 7,000 sq m of B class floorspace.	Agricultural	No	127	Residential	Employment	This area is beyond Faversham's built-up area boundary, and the Local Plan (pol ST3) considers such areas to be located in open countryside, where the primary objective is protection from isolated and/or large scales of development. No landscape designations specific to the site, but in relatively close proximity to the south and east are the Swale Level Area of High Landscape Value and the Kent Downs AONB. The site falls within a mineral safeguarding area for brickearth within the adopted KCC Minerals and Waste Local Plan.	The site is located within open countryside, with a predominately flat open landscape and large buildings could impact on the setting of both of the nearby landscape designation areas.	Major	According to the promoter, the site is available within 1-5 years	High - on the A299 and M2, would be visually prominent	New residential on the MU6 site, otherwise agriculture uses	2.9 km from Faversham Town Centre	None, other than the land rises to the open countryside to the east	Direct junction access to the A299/M2 junction. currently accessed by a narrow rural lane (Homestall Lane). Potential direct access to the A2/M2 junction. 7 at the eastern edge of the site. Questions over the capacity of J7 to accommodate growth on this scale	The site is located on the A299/M2 junction. currently accessed by a narrow rural lane (Homestall Lane).	No	14	Call for sites representation states promoted by four land owners/developers, and proposals include 21 ha of employment uses north of the A299/M2 junction	The site is one of the better sites for industrial/warehouse uses, although Faversham is comparatively less attractive in market terms than sites to the west of Borough. But the industrial/warehouse market is tight with low levels of vacancy and strong level of demand and this site would have good access links to the M2/A299 and prominence, making it attractive to occupiers. The site has locational advantages over some of the larger industrial locations elsewhere in Faversham that generate HGV flows within the urban area. The site would not be suitable for office use as occupiers prefer to be located in the town centre to access public transport and amenities or business parks with amenities, furthermore offices demand is weak and what requirements exist are for small units - these units would have to be speculatively built to attract occupiers and it's unviable to do so.	Yes	Yes	Large site likely to be market attractive	Landscape constraints will limit possible scale. Brenley Corner junction issues	Possible	Yes	21
13	SBC17/ 094	Existing	Land adj to A2 at Love Lane and west of Sallet's Lane to Brenley Corner (the Duchy site)	Faversham - tier 2 Secondary towns	Agricultural land between the A2 and M2, wrapping around the A5 allocation (land at Selling Rd).	agricultural	No	131	B class uses	Industrial	This area is beyond Faversham's built-up area boundary, and the Local Plan (pol ST3) considers such areas to be located in open countryside, where the primary objective is protection from isolated and/or large scales of development. Immediately to the South, beyond the M2 is the Kent Downs AONB and to the east the Swale Level AHLV. There are no other landscape designations on the site, other than the Kent Minerals Safeguarded Area (Brickearth), which largely covers the site.	Current policy ST3. In close proximity to the Kent Downs AONB to the south, and in relatively close proximity to the Swale Level Area of High Landscape Value to the east. The railway bisects the site.	Major	Not known	The site has potentially high prominence set between the M2 and A2.	Compatibility would be good - site is largely contained within the highway network with residential area on the edge of Faversham to the north.	Faversham town centre 2.7 kms.	Bisected by the railway line, otherwise no known issues.	Potential direct access to ds 6&7 M2.	The route to both junctions (Canterbury Rd and A251 and London Rd) are generally good.	No	3	Being actively promoted	The industrial/warehouse market is generally tight with low levels of vacancy and strong level of demand. Although Faversham is comparatively less attractive for industrial/warehouse uses in market terms compared to sites in the west of Borough, this site is likely to be attractive to occupiers and the developer market, because it has a number of competitive advantages. Very good links to the M2/A299, high prominence from the highway network and it is large, offering the prospect of space for larger scale provision.	Yes	Yes	Large site likely to be market attractive	Landscape constraints will limit possible scale. Brenley Corner junction issues	Possible	Possible	20
14	CFS33	Existing	Corner Cottage, Canterbury Road, Faversham	Faversham - tier 2 Secondary towns	Land occupied by a single detached dwelling that is within the parcel of agricultural land north of the A2 and bounded to the north by the railway line.	Residential	Yes	0.2	Residential	None	The site falls within a mineral safeguarding area for brickearth within the adopted Kent County Council Minerals and Waste Local Plan. To the north of the site is the mixed-use allocation (ST4. Land at Lady Dane Farm).	The site falls within a mineral safeguarding area for brickearth within the adopted Kent County Council Minerals and Waste Local Plan. Otherwise unconstrained.	Minor	According to the promoter, the site is available within 1-5 years	Medium - frontage to A2	Possible issues with residential to the west.	0.1 km (opposite) Macknade Cluster	Site configuration in terms of size is a constraint	1 km to M2 junctions 6?/ via A2 and A251.	The A2 (Canterbury/London Road) is accessed via Love Lane.	No	6	Duchy owned site being actively promoted for residential as part of the mixed use development of Land at South East Faversham .	The site could be suitable for industrial/warehouse uses although Faversham is comparatively less attractive in market terms than sites to the west of borough. But the industrial/warehouse market is tight with low levels of vacancy and strong level of demand. The site good links to the M2/A299 and prominence would make it attractive to occupiers. But it's very small size means as a standalone development it is unlikely to be viable on a speculative basis, it would be better suited to be brought forward as part of the much larger land parcel immediately to the east.	Possible	Possible		Scale	Good	No	0.2
15	LPR240 1	Existing	Land at Brogdale, Ospringe	Faversham - tier 2 Secondary towns	Agricultural land located adjacent to Brogdale Farm buildings. Some of the farm buildings are currently used for business purposes - Brogdale Enterprise Suite (office space) and a brewery. The site is located to the east of Brogdale Road, just south of the M2 motorway.	Agricultural	Yes	2.3	Mixed use	Industrial	The site is located within an Area of High Landscape Value (AHLV). It is also a Grade II listed property adjacent to the main farm complex	Located within an Area of High Landscape Value, and therefore subject to DM24. Promoter representations refer to a population of common lizard on the site.Grade II listed property adjacent to the main farm complex.	Medium	Immediately Available	Medium - Visible along the A2 but set back.	Issues with proximity to open countryside to the south and listed farm buildings	1.5km from Faversham Town Centre	None	Although the site is located immediately south and adjacent to the M2, junction 6 access in either direction is approx. 3 kms via routes involving rural lanes.	Brodgale Road, a rural lane links the site with the A251 and A2 and then on to the M2.	No	0	Being actively promoted for an extension to the existing employment site	Site would only be suitable to capture demand from existing or local occupiers. Speculative development would be unviable so would require commitment from an occupier to facilitate viable development.	Yes	Yes				No	
16	SBC17/ 032	Existing	Monkshill Farm, Monkshill Road, Faversham	Faversham - tier 2 Secondary towns	Farmland in very rural location, isolated, poor road access, but close to Waterham Business Park. The farm is currently occupied by a co-working business, FarmWorkPlay.	agricultural	No	26.7	B class uses	Industrial	Northern half of the site is within Local Designated Site of Biodiversity (DM28). This area is beyond any built-up area boundary, and the Local Plan (pol ST3) considers such areas to be located in open countryside, where the primary objective is protection from isolated and/or large scales of development. Although outside of the site, directly to the north is 'International and national designated site of biodiversity or geological value (DM28)' and 'Areas of High Landscape Value' and Kent Minerals River Terrace'.	Landscape designations on and immediately off site. The rural isolation and poor access arrangements are major constraints.	Major	Immediately available	Very low, due to rural location and poor access.	Surrounded by farmland used for various forms of agricultural husbandry notably large scale glass houses.	Limited provision on A299 services. Faversham 10 kms.	**No**	M2 J7.6.5kms viaA299.	A299 is excellent, but Monkshill Road and Hogbrook Rd are rural lanes.	No	0	Unknown	Not an established employment location. It has neither good access nor is it located close to amenities. This would not be attractive to occupiers or developers in the general market and would only be suitable for expansion of the existing facility.	No	No				No	
17	SBC17/ 033	Existing	Syndale Park, London Road, Faversham	Faversham - tier 2 Secondary towns	Isolated hotel complex (in operation) in designated Area of High Landscape Value.	Hotel/ leisure. Most of the site is open parkland.	No	3.5	B1	Office	Site is within the Syndale Conservation Area and an 'Area of High Landscape Value', and is considered likely to contain heritage assets connected to a Roman Fort and the Roman Watling Street. It lies beyond Faversham's built-up area boundary, and the Local Plan (pol ST3) considers such areas to be located in open countryside, where the primary objective is protection from isolated and/or large scales of development.	The Conservation Area and AHLV designation are major constraints on intensification of use.	Major	Not known	Site is on the A2, so has prominence, but the buildings are towards the rear of the site and have no visual prominence.	Surrounded by parkland / pastures	Faversham town centre 2.2 kms.	**No**	J6 M2 3 kms via A2/A251	A2/A251 provide god access.	No	0	Not for employment, but has been submitted for SHLAA consideration as a Mixed Use area.	Outside town boundary of Faversham. Not in close proximity to amenities and public transport, both of which occupiers seek in the current market. Unlikely to be attractive to occupiers or developers, and development would be likely to be unviable.	No	No				No	
18	SBC17/ 097	Existing	Bysing Wood Road, Faversham	Faversham - tier 2 Secondary towns	Within an AHLV and LDS of Biodiversity. Includes the Brett Aggregates offices. Immediately to the north and west is the Dare Gunpowdenworks country park, which is a scheduled Ancient Monument.	Park land	No	2.8	B class uses	Industrial	Site is within 'Area of High Landscape Value (DM24)' and Local Designated site of biodiversity (DM28) and Kent Minerals Safeguarded Area (Brickearth). This area is beyond Sittingbourne's built-up area boundary, and the Local Plan (pol ST3) considers such areas to be located in open countryside, where the primary objective is protection from isolated and/or large scales of development. The north western half is within a 'Scheduled Monument' (DM34) and Kent Minerals Safeguarded Area (River Terrace).	Local nature and landscape designations are major constraints.	Major	Not available in the plan period	Some frontage on the Western Link, but site screened from the road.	Opposite Dare Rd industrial estate, but immediate neighbouring uses are leisure related - country park to the north.	Foodstore opposite, and town centre 1.8kms.	Irregular shape.	J6 M2 4kms (via Western Link, London Road and A251).	Good immediate access to Western Link from Bysing Wood Road.	No	4	Unknown	Although with direct access onto the Western Link road, the site is remote from the core industrial/warehouse area of Faversham, and not as attractive as those sites which have direct access onto the A249/M2.	Possible	No				Yes	2.8

Appendix VII: HELAA stage 2 findings employment sites summaries

Site Identifier	Existing site reference	New or existing site	Name	Settlement hierarchy proposed 2020	Site description	Current use	Is the site previously developed land?	Area (ha)	Proposed principle use	Principle land use (office/ind)	Planning designations	CONSTRAINTS (inc. physical and policy)	Overall constraint s?	Is this site available?	Prominence of site	Compatibility of surrounding uses	Access to amenities	Any problems with shape, gradient, boundary etc.?	Proximity to Mway/principle roads (M2/A249/A299) [kms]	Quality of access to the principal road network	Is the site close to a railway station (within 400m)?	Station name & number of bus stops	Evidence of developer / Occupier interest?	Other market intelligence	Is the site likely to be attractive to employment occupiers?	Is the site suitable for employment use?	Positives	Constraints	Prospect	Consider for employment allocation in the next plan	Potential employment area (Ha)
19	CFS47	Existing	Land south of Cowstead Farm, Queenborough Road	Queenborough & Rushenden - Tier 3 Urban Service Centre	Agricultural land on the other side of the A249 from the Neats Court employment and retail area.	Agricultural	No	3.7	Promoted for retail, but potentially suitable for employment	Industrial	The site is located on the edge of an Area of High Landscape Value and a Coastal Change Management area. Directly north of a Kent Minerals and Waste Plan Safeguarded Area - River Terrace designation. To the west, on the other side of the A249 is the employment allocation ST4 (Land at Cowstead Corner, Queenborough) which is allocated for 5,600sqm of industrial/office space.	Partially within (southern tip) a Landscape Character Area under Policy DM24. Partially within Flood Zone 2 and 3 and a coastal change management area, Policy DM23 (Coastal Change Management) is therefore engaged.	Minor	According to the promoter, the site is available within 1-5 years	High - on the A249	No incompatibility issues.	The site is located 0.8km from Neats Court	Site configuration - narrowness - is a possible constraint	The site is located adjacent to A249.	The site has junction access north and south to the A249 and A2500.	No	4	Being actively promoted for circa. 10,000 sq m of flexible retail and commercial floorspace.	Site would be attractive to industrial/warehouse occupiers, albeit the market is weaker here compared to Sittingbourne. But the market is currently tight and demand is strong for these industrial/warehouse uses. The site layout means that development density may not be optimised and may compromise viable development.	Yes	Yes	Strong market area	Small scale only due to limited site area	Good	Yes	3.7
20	SBC17/ 045	Existing	Land at New Hook Farm, Minster, Isle of Sheppey	Minster and Halfway - tier 3 Urban Service Centre	White land (farm land) in an isolated rural location, away from areas of employment and with poor road links to strategic network.	agricultural	No	31.2	B class uses	Industrial	No designations, but this area is beyond Minster's built-up area boundary, and the Local Plan (pol ST3) considers such areas to be located in open countryside, where the primary objective is protection from isolated and/or large scales of development.	Site would need a policy change to include it within the settlement boundary, and is a relatively remote site.	Major	Not available in the plan period	Low, due to remote location.	Surrounded by agricultural uses, that are compatible with employment uses.	Some limited provision in Minster 4 kms, Sheerness town centre 8 kms.	No	J5 M2 17.5 kms via A249	Good via the A2500 first and then A249.	No	1	No		No	No			No		
21	SBC17/ 073	Existing	Port of Sheerness, Rushenden Marshes, Rushenden Road	Sheerness - tier 2	Rushenden Marshes are on the banks of The Swale and within the Kent Level AHLV.	marshland	No	80.3	Storage and Distribution (B8)	Industrial	Whole site is designated 'Areas of High Landscape Value (EM24)' and Coastal Change Management Area (DM23). Whole area is within FZ2. Site is adjacent to Medway Estuary/Marshes SSSI, SPA and RAMSAR area. This area is beyond any built-up area boundary, and the Local Plan (pol ST3) considers such areas to be located in open countryside, where the primary objective is protection from isolated and/or large scales of development. It is within Kent Minerals safeguarded area (River Terrace).	The landscape designations restrict the nature of any potential use that might come forward.	Major	Not available in the plan period	Highly prominent from the water and from the A249 because of the flat open terrain.	Mostly marshland, sewage works and Rushenden village to the north.	Superstore and leisure facilities and Queenborough 2 kms.	Site is marshland	J5 M2 15kms (via Thornsett Road and local route through Rushenden).	A new route would be required to avoid Rushenden village. Thornsett Way provides direct access within 2 km to the A249	No	0	Being actively promoted	One of the options being considered by the port for expansion. The port is at capacity, and the site would be developed and occupied if developed	Yes	Yes				No	Specialist port related land use
22	REG27 00	Existing	Land at South- West Minster	Minster and Halfway - tier 3 Urban Service Centre	This is a large site of 106ha which currently comprises open arable farmland.	Agricultural	No	106	Residential	None	Allocated site (A12) in the adopted Local Plan - Land west of Barton Hill Drive, Lower Road, Minster There is a listed building (Parsonage Farm), north of the northeast corner of the site boundary.	The site is highly visible due to its sloping landform and open countryside location to the south-west of Minster, making it challenging for large format buildings for employment use. Furthermore, the northern and eastern boundaries of the site are located in close proximity to existing residential properties.		Immediately available	Good - along A2500		The site is located 0.5 km from Halfway and 4km from Neats Court		The site ia 2 km from the nearest junction on the A249	The site has good access to the A249 via the A2500.	No	15	Being actively promoted, but for residential. Site has a recent residential planning permission.	The western parcel would be attractive to industrial/warehouse occupiers and developers as it can utilise existing road infrastructure and connects quickly to the strategic road network. The market is not as prime here as compared to Sittingbourne so space may take longer to occupy, but given the tight nature of the market across the Borough space should be taken up over the plan period. The eastern parcel is less attractive in market terms and would likely face greater viability issues.	Yes	Possible				No	tbc
23	REG30 44 (R10)	Existing	Newington Industrial Estate - southern expansion	Newington - tier 4 Village Service Centre	A small well occupied industrial estate providing mostly open storage for building materials and materials recovery located just south of the A2.	agricultural	No	3.3	Storage and Distribution (B8)	Industrial	Reg18 submission (REG3044) seeks B class employment uses greenfield expansion on land immediately south of the existing Estate. The promoter states that development of this land would complement the existing uses and meet pent up local demand.Promoter estimates site could support 8,800 sq m of B1/B2 and B8.	Some residential immediately to the north. Partly within the National Nature Reserve. North of the site (beyond the A2500) is residential.	Minor	Immediately available	Low - set back from the A2 and reasonably well screened from the A2/neighbourh g residential.	No other industrial uses in the immediately locality, and residential in close proximity.	Limited provision in Newington 1.0 kms. Nearest major offer Sittingbourne 6.5 kms.	Mostly open storage, layout appears uncoordinated. Sufficient space for parking and servicing.	M2 J5 in 6.8 kms. Immediate access to A2.	Reasonable junction access on to A2. Need to pass through a number of settlements on A2 on route to A249.	No	6	Being actively promoted	The space is currently fully let and the site is well suited to construction related industries, and is largely open storage. Possible there is more demand than is currently being met. There remains a local market of low cost open storage facilities, and possibly further demand for expansion of existing or entry of a limited number of new occupiers. Redevelopment for other uses unlikely given neighbouring residential and isolation of the site from other industrial uses	Yes	Yes	Expansion of existing Good market area	None	Good	Yes	2
24	REG31 97	Existing	Land at Marshlands Farm, Lower Road, Minster	Minster and Halfway - tier 3 Urban Service Centre	Greenfield south east of Minster-on-Sea with employment uses, including a (plastics, car dealership and repair shop on the eastern edge of the site. Bounded by sports pitches to the west.	Agriculture	No	5.6	Mix of B uses	Industrial	Not within areas of landscape value, but beyond Minster's built-up area boundary, and the Local Plan (pol ST3) considers such areas to be located in open countryside, where the primary objective is protection from isolated and/or large scales of development. To the south east, a small part of the site is within an area of Kent Minerals Safeguarded Area (River Terrace). Unusually for the Isle, there is no flood risk. Land immediately to the south is AHLV and Coastal Change Management and washed over by FZ3.	Located in open countryside and outside the settlement boundary, with farmland to the south towards the Elmley National Nature Reserve. North of the site (beyond the A2500) is residential.	Major	Not known	Good prominence on an A road junction, albeit a relatively minor A road.	Fairly recent residential on opposite side of A2500 is screened, but planting is currently immature. Immediately neighbouring uses are consumer related industrial employment and football club, that don't present compatibility issues.	Some limited provision in Minster 2.5 kms. Sheerness town centre 6.5 kms	**No**	J5 M2 15 kms via A250	Good via the A2500 first and then A249.	No	6	Site is being actively promoted. Reg 19 reps proposed inter alia 11,000 sq m floor space for office, industrial and storage uses (specifically targeted to small scale start-up businesses)	There is an industrial estate to the east which appears well occupied. Road access is good, and the existing roundabout could be used to access the site. The site would be attractive to developers, assuming that they could make development viable in this location.	Yes	Yes	Good market area. Being actively promoted. Neighbouring existing estate.	Small scale, but landscape constraints.	Good	Possible	5.6
25	SBC17/ 006	Existing	Land rear of The Street & Hempstead Lane, Bapchild	Bapchild - tier 5 small villages	Land immediately abutting the built-up area boundary. White land, but within the area of search for the Northern Relief Road (but very unlikely to be incorporated in route), and adjacent to an AHLV.	agricultural	No	3.8	Light Industrial (B1c)	Industrial	The site is within a designated Important Local Countryside Gaps (DM25). This area is beyond the Bapchild built-up area boundary, and the Local Plan (pol ST3) considers such areas to be located in open countryside, where the primary objective is protection from isolated and/or large scales of development. The site also includes Kent Minerals safeguarded areas (Brickearth); Local Green Space (DM18); and the Safeguarded Area of Search for Sittingbourne Northern Relief Road (AS1).	The gap policy and the Local Green Space policies are the key local policy constraints on development.	Minor	Immediately available	Screened by housing from both the A2 and Hempstead Lane	Neighbouring residential and agricultural uses. The former would limit development opportunities.	Limited provision in Bapchild, with Sittingbourne town centre 2 kms.	Site backs on to residential gardens on two sides. Achieving access onto the A2 adjacent to the residential will be a challenge.	J5 M2 9 kms	Access on the A2 passes through Bapchild village and Sittingbourne to access the Mway	No	4	Not for employment	Site is located east of Sittingbourne, which is the Borough's core industrial market, but the site is relatively small, lacks prominence and access would be adjacent to existing residential uses. To the north east of the site is Hempstead Farm which comprises a number of commercial buildings. Overall, the site is only likely to deliver small units, attracting local demand, for which viability is challenging.	Possible	Possible				No	3.8
26	SBC17/ 093	Existing	Highsted Park	Sittingbourne - tier 1 Principal Town	- Proposed southern expansion of Kent Science Park as part of an urban extension SE of Sittingbourne (south of A2 and wrapping around KSP). The Highsted Park proposals also include land to the west of Teynham (north of A2 and south of railway line).	Agricultural	No	34	B class uses	Mixed	The 26 ha Kent Science Park is defined in the Local Plan as one of the Borough's Existing Strategic Employment Locations' (Policy CP1). It is also subject of a specific policy - Policy Regen 4 - that seeks to consolidate and expand KSP's role as a business cluster of regional importance, specialising in technology and knowledge-based businesses that are uses compatible or complementary with the use of the site as a 'Science Park' that supports the start-up, incubation and development of innovationled, high-growth, knowledge-based businesses. The site is partly within the Kent Level Area of High Landscape Value (DM24), and is to south is the Kent Downs AONB. This whole area is beyond Sittingbourne's built-up area boundary, and the Local Plan (pol ST3) considers such areas to be located in open countryside, where the primary objective is protection from isolated and/or large scales of development.	In terms of acceptable employment uses, these should be restricted to technology and knowledge- based businesses, as the objective for the Science Park is to diversify the local economy providing highen- value employment and skills. The landscape designations on and close to the site, and the need for much improved access arrangements.	Major	Not known	Low currently given the site in in-open countryside and likelt to remain so given proximity to landscape designations.	KSP immediately to the north, with open countryside agricultural land on other sides.	KSP provides some provision, Sittingbourne town centre 4 km. Prospect of enhanced local provision (local centres) through proposed urban extension	No known issues.	J5 M2 7.1 km	Whilst the Mway junction is comparatively close, at this time it is only accessible via rural lanes.	No	0	Planning applications.	I direct junction access to the M2 were provided in this location, then 34 ha of flexible employment space (E/B class uses) would undoubtedly be attractive to the general industrial/warehouse market (a low risk employment generating approach). In respect of a large allocation for science park uses, for the type of technology and knowledge-based businesses the Council would like to see KSP deliver, this would be a high-risk approach. Principally because Swale is not in the science park 'golden triangle' (west London / Cambridge / Oxford), and the lack of direct M2 access. FOr the general employment market there are alternative much more accessible sites, better suited and less constrained to meet future employment needs.	Possible	Possible	Large site Likely to be market attractive	Remote from established employment areas and with major access issues. Range of other sites better related to existing employment areas and to the labour force. However, issues could be resolved if comprehensive mixed use development were taken forward To allocate or not is	Unlikely	Possible	34
27	SBC17/ 095	Existing	Hartlip Industrial Estate, Hartlip (extension to)	Hartlip - tier 5 small villages	White land to the rear of an existing employment site (a large produce storage/distribution depot that appears to link to port activity) on the A2. Remote location away from main industrial areas., with some auto trade and repair businesses in former farm buildings.	agricultural	No	5.9	Light Industrial (B1c)	Industrial	This area is beyond Faversham's built-up area boundary, and the Local Plan (pol ST3) considers such areas to be located in open countryside, where the primary objective is protection from isolated and/or large scales of development. Site is mostly covered by Kent Minerals Safeguarded Areas (Brickearth).	The current policy position does not support incursions into the countryside. No physical constraints of note,	Major	Not available in the plan period	Low - to the rear of a large warehouse / coolstores, accessed via a country lane.	Agricultural on most sides, with employment uses immediately to the north.	Limited provision in Rainham 1.5 kms. Nearest major offer Sittingbourne 7.5 kms.	No, regular green field site,	M2 J4 in 7.7 kms. Immediate access to A2.	Good dedicated junction on A2. But link to M2 J4 is via route through Gillingham	No	0	Unknown	The site could accommodate expansion of the existing activity immediately to the north, which appears to be heavily utilised, and would benefit from shared infrastructure. The site is unlikely to be of interest to other developers because it lacks good access and is remote from other main employment areas.	Yes	Yes	Good market area. Extension to existing.	None	Good	Yes	5.9
28	SBC17/ 100	Existing	Halfway Egg Farm, Featherbed Lane, Iwade	Halfway - tier 4 Village Service Centre	White land in a key location within the Iwade Important Local Countryside Gap. Open land either side, no other employment uses nearby.	Agricultural	No	2.9	Light Industrial (B1c)	Industrial	Within Important Local Countryside Gaps (DM25) policy area, and Kent Minerals Safeguarded Area (Brickearth). This area is beyond a built-up area boundary, and the Local Plan (pol ST3) considers such areas to be located in open countryside, where the primary objective is protection from isolated and/or large scales of development. Proposed housing allocation directly to the north.	Critical part of the Important Local Countryside Gaps.	Major	Not available in the plan period	Medium prominence close to, but no access on to A249 junction.	Mostly agricultural with new residential to the north.	Limited provision in Iwade 1 km, with Sittingbourne 5.8 kms.	**None**	J5 M2 7.8kms via Sheppey Way and through Bobbing and A249.	Adjacent to, but with no access to A249 junction. Sheppey Way is suitable for large vehicles. Access to the A249 also possible via B2005, but requires a loop through Iwade.	No	2	Being actively promoted	Site could be attractive to industrial/warehouse occupiers as it provides good prominence. However, access is not directly on to the A249 and the market is weaker here that compared to Sittingbourne. But the market is currently tight and demand strong for these industrial/warehouse uses.	Possible	Possible	reasonable market area	Small scale.. Not established location. Access concerns	Possible	Possible	2.9
29	SBC17/ 119	Existing	Milstead Manor Farm, Manor Road, Milstead	Rural countryside	Farm buildings used for local service provision (such as joinery) in the AONB and close to an Local Designated Site of Biodiversity.	Employment	No	0.8	Light Industrial (B1c)	Industrial	Within Kent Downs Area of Outstanding Natural Beauty (DM24) and outside of settlement boundaries so Policy ST3 applies..	Site is within the AONB. Whilst reuse of the existing buildings is possible, expansion would not be supported.	Major	Not available in the plan period	Low - due to location on a country lane	Surrounded by agriculture. Existing local servicing related activities in former farm buildings are compatible.	Nothing in immediate vicinity. Sittingbourne 6.1 kms.	Restricted to using existing buildings.	J5 M2 9.2 kms via country lanes.	Via Bexon Lane and Oad Street	No	0	Unknown	Poor connectivity, rural location and a lack of prominence would be unattractive to occupiers.	No	No				No	
30	CFS49	Existing	Land south and west of Iwade	Iwade - tier 4 Village Service Centre	Arable farmland in two adjoining parcels - south of Iwade (but not adjoining, separated by further fields) and west of Iwade (partly adjoining).	Agricultural	No	65	Housing - only 1% employment	Industrial	Iwade is a Rural Local Service Centre. Iwade is identified for expansion in the Local Plan to the north, east and south-east. However, these areas does not include CFS 49. School Lane which runs through the site boundary is a rural lane. The site falls within a mineral safeguarding area for brickearth within the adopted Kent County Council Minerals and Waste Local Plan.	Within Flood Zone 2 and 3. Close to an area of sensitive/ high landscape value to the west - the Lower Halstow Iwade Ridge. This is particularly relevant for the western parcel. Separation of settlements - Important Local Countryside Gaps (DM27) is very relevant in the case of the southern part of the site. Under current arrangements vehicular access to the strategic network would be taken through Iwade.	Major	According to the promoter, the site is available within 1-5 years	Low - unlikely to be prominent from the A249.	Possible issues with residential to north.	1.5km from Iwade, and 2.7km from Sittingbourne Town Centre		Close to the Swale Way junction of the A249	Very close to the Swale Way junction of the A249, but there is no direct access, and vehicles would be required to travel north or south on Sheppey Way passing through villages or Iwade to access the A249. The site would need to provide new direct access to the A249 Swale Way junction	No	9	Site is being actively promoted	A call for sites representation was submitted by Vistry Group promoting the site for a sustainable new development for up to 1,200 new homes and a mix of other complementary land uses such as a new primary school, community facilities and 25 ha of open space provision. Only 1% of the site is promoted for employment.	No	No				No	
31	SBC17/ 025	Existing	Land at Radfield Farm, London Road Bapchild	Bapchild - tier 5 small villages	White land with immediate access to the A2, close to the Fowler Welch warehouse and a small number of businesses on the opposite site of the A2. Redundant farm buildings on approximately half the site.	agricultural (with half the site occupied by redundant farm buildings)	Yes	3	B1	Industrial	This area is beyond Teynham's built-up area boundary, and the Local Plan (pol ST3) considers such areas to be located in open countryside, where the primary objective is protection from isolated and/or large scales of development. The site is partially within the Kent Minerals safeguarded area (Brickearth)	For areas such as this, located in open countryside, the Local Plan (pol ST3) considers the primary objective to be protection from isolated and/or large scales of development.	Minor	Immediately available	Highly prominent from A2.	Although there are some small businesses operating on the opposite site of the A2 and Fowler Welch close by, the immediate neighbouring uses are residential including listed oast houses, where there will be compatibility issues	Limited local provision, Teynham 1.1 km and Sittingbourne 3 kms.	No	J5 M2 10 kms	Access on the A2 passes through Bapchild village and Sittingbourne to access the Mway.	No	2	Being actively promoted.	Not an established employment location, but would be attractive to small and mid size industrial/warehouse occupiers if it were redeveloped as part of the SBC17/0006 promoted site, but as a standalone development viability is likely to be challenging.	Yes	Yes	Likely to attract small/medium sized businesses	Unproven market area. Small scale	Possible	Possible	3
32	LPR232	Existing	Land rear of Axminster Tools, Stickfast Farm	Bobbing - tier 6 the open countryside	Small addition proposed to existing commercialfarm premises at Stickland Farm, Bobbing.	Agricultural	No	0.3	B1	Industrial	The site falls within a mineral safeguarding area for brickearth within the adopted Kent County Council Minerals and Waste Local Plan.	Proximity to open countryside is a factor, but given the backdrop is the existing farmsteadcommercial sheds the landscape constraint is limited. The site falls within a mineral safeguarding area for brickearth within the adopted Kent County Council Minerals and Waste Local Plan.	Minor	Available Immediately	Low - on Sheppey Way	Compatible with neighbouring industrial.	2.5 km from Sittingbourne Town Centre	None	Junction access to the A249 north and south, but requires passing through villages.	Sheppey Way south to the A249 Bobbing junction (1.7 km to the east), avoids the need to travel through Iwade	No	4	Site is being actively promoted for expansion of the existing employment area.	The proposal is modest in scale and appropriate to meet rural needs. Likely to provide expansion space for existing occupiers.	Yes	Yes				No	
33	LPR247 0 (R15)	Existing	Lamberhurst Farm,YorKetts - proposed southern expansion	Dargate - tier 6 small villages	Collection of former farm buildings on a 2.3ha site in rural location in the east of the Borough, now used for storage and distribution of material supplies, workshops for motor repair and MOTs and some limited vehicle open storage. The site is remote and accessed via a narrow country lane. (the site is within Area of Search 5)	agricultural	No	2.3	Mixed B uses	Industrial	Allocation for employment uses promoted through Reg 19 (rep LPR2470) (Pol A5), would expand the site by 3.2 ha on land immediately to the south and provide 7,246 sq m employment floorspace (option 1). Reg 19 refers to potential for this site, which extends over the Borough boundary, to be part of a wider proposal for a mixed use settlement as part of a joint approach with neighbouring Canterbury. At Reg18 (REG3220) a more expansive option 2 was promoted for 62,869 units extending further north as part of a much more comprehensive mixed use proposal that could provide net additional floorspace up to 36,836 sq m on 10.8 ha.	Significant landscape, heritage and transport constraints. Access via narrow rural lanes & located in open countryside with the Swale Level Area of high landscape value immediately to the south.	Major	Immediately available	Low - in the countryside	Low - no other employment uses nearby.	Limited provision 1.0 kms. Highstreet. Whitstable 6kms.	Poor - unplanned former agricultural buildings without clear parking and servicing areas and no internal landscaping.	A299 (becomes the M2) 0.8kms (via minor roads).	The access roads are very narrow country lanes.	No	0	Being actively promoted.	Current provision - low quality units only suitable for local storage and local car mechanics. Opportunities to serve the rural economy are not finite, especially in the rural east. This site would be in competition with better located more prominent sites in the east of the Borough such as Waterham and Plumpudding Lane. Question mark over whether there is sufficient demand for any more employment at this location. The site lacks prominence to the A299 and the site access road is poor to be attractive to occupiers. Market demand is stronger to the west of the Borough where there is a greater critical mass of similar uses and better links to London. Site is only likely to be attractive to local occupiers who have links to the area. Viability is likely to challenging in this area, as rents for units in this location will be lower than seen elsewhere.	Yes	Yes	Expansion of existing	Landscape constraints will limit possibilities. Unproven market.	Possible	Yes	3.2
34	CFS5 (R8)	Existing	Waterham Industrial Estate - expansion east	Rural countryside	A small industrial estate in a rural location with junction access to the A299 (Thanet Way). The site is bordered by a small number of residential and two very large glass houses. The principle use is storage which occupies the newer units, but some of the older units are used for engineering activity. Site area includes 0.5 ha on adjacent site with planning permission (same site was promoted in call for sites).	agricultural	No	3.1	Storage and Distribution (B8)	Industrial	Call for sites representation (CFS5) seeks employment use.	No relevant policy designations	None	Immediately available	Low - in the countryside.	Dwarfed in breadth by the scale of the nursery glass houses.	Limited provision in High Street. Nearest centre Whitstable 5.5 kms.	Whilst in the countryside the estate lacks soft landscaping, but the parking and servicing areas are ample.	A299 (that becomes M2 at J7) in 0.5 kms	Access via the High Street is narrow, but adequate to meet the relatively low level of use and the small number of large vehicles accessing the site.	No	3	Being actively promoted.	Existing Estate is a mix of newer and older units, but all are of reasonable quality. Units will be attractive to occupiers throughout the plan period. The permitted units are likely to be constructed and available in 2023.	Yes	Yes	Expansion of existing	Weaker market area	Good	Yes	0.5
35	30	Existing	Dargate Plumpudding Lane	Dargate - tier 6 small villages	Arable farmland immediately south of the A299 (Thanet Way), and adjacent to the Highstreet interchange. Land immediately to the east has planning permission for no.35 small industrial units.	Arable farmland	No	35	Mix of E/B uses	Industrial	No designations apply to the site. An Area of High Landscape Value is in close proximity to the south. Close proximity to a locally designated site for biodiversity. The southern boundary overlaps with a Brickearth Swale Safeguarded Area defined by the Kent Minerals and Waste Local Plan.	Other than the policy constraints, there are no other known site constraints. Plumpudding Lane is subject to rural lanes policy. However there is direct access onto the A299.	Minor	Immediately Available	Medium - fronting the A299.	High - roadside services and prospect of employment uses immediately to the east.	Limited offer in Highstreet and Thanet Way services	None	Direct access onto the A299 at the Highstreet/Dargate interchange.	Plumpudding Lane provides access in either direction to the A299 at the Dargate interchange. However, it is a Rural Lane and would need upgrade to serve a major development at this site.	No	0	Being actively promoted - commercial floorspace on the eastern parcel extending to 12.9 h The commercial offer: • Office 5,500 sq m • Small Industrial Units 20,600 sq m • General Industrial Units 13,200 sq m • Storage and Distribution 6,500 sq m	Site could attract industrial/warehouse uses, but is located in the east of the Borough where demand is weakest. Site would only appeal to local demand but viability would be challenging.	Possible	Possible	Owner interest	Unproven market	Possible	Possible	12.9
36	CFS29	Existing	Land at Fox Lane, Oversland, Boughton	Boughton - tier 4	This is a greenfield site, formerly an orchard, located by the village of Oversland. The site borders railway tracks.	Horticultural - former orchard	No	2	Mixed use	Unknown	Partly located within the Kent Minerals and Waste Plan Safeguarded Area - Brickearth Swale Areas. Access is via Rural Lanes. The Grade II listed Rose Cottage is located just outside the site boundary.	Close proximity to Kent Downs AONB. Although located 3 miles from J7 M2 the only access is via Rural Lanes. Policy DM26 engaged. Also constrained by its partial location within the Kent Minerals and Waste Plan Safeguarded Area - Brickearth Swale Areas. Grade II listed building located just outside the site boundary.	Major	Immediately available	Low - rural location	No incompatibility issues.	The site is 4km from Mackrade Cluster.	None	3 miles from junction 7 on the M2.	1.6km from A2, but there is no junction access and only rural lanes between the site and the principal road network.	Yes	Selling Rail Station, 3 bus stops	Being actively promoted for a mixed-use scheme with affordable housing	Site it too remotely located to be attractive to office or industrial/warehouse occupiers. Access and links to principal A roads is too poor and a lack of nearby amenities and public transport links.	No	No				No	
37	SBC17/ 101	Existing	Land north of Canterbury Road, Dunkirk	Dunkirk - tier 5	Agricultural land to the rear of an existing employment site that predominantly serves the local consumer market.	Agricultural	No	3.4	Light Industrial (B1c)	Industrial	Within Area of High Landscape Value (Kent Level) and beyond a built-up area boundary, and the Local Plan (pol ST3) considers such areas to be located in open countryside, where the primary objective is protection from isolated and/or large scales of development.	Local landscape designation.	Major	Not available in the plan period	Medium - on the route into the village centre, but not visible from the A2	Industrial uses immediately adjacent, but also residential to the west, agriculture and woodland to the north.	Limited provision in Boughton 1.5 kms, and Canterbury 7kms.	None	M2 J7 4.4kms (via minor roads).	The access route - Canterbury Road to the M2 J7 is narrow in places and goes through settlements.	No	2	Being actively promoted	Site is located in the east of the Borough, significantly away from the core industrial area of Sittingbourne and the main town centres. Site would not be attractive for general office and industrial requirements, further the site's size and location would also make viable development challenging	Yes	No				No	

Appendix VII: HELAA stage 2 findings employment sites summaries

Site Identifier	Existing site reference	New or existing site	Name	Settlement hierarchy proposed 2020	Site description	Current use	Is the site previously developed land?	Area (ha)	Proposed principle use	Principle land use (office/ind)	Planning designations	CONSTRAINTS (inc. physical and policy)	Overall constraint s?	Is this site available?	Prominence of site	Compatibility of surrounding uses	Access to amenities	Any problems with shape, gradient, boundary etc.?	Proximity to Maor/principle roads (M2/A249/A299) [kms]	Quality of access to the principal road network	Is the site close to a railway station (within 400m)?	Station name & number of bus stops	Evidence of developer / Occupier interest?	Other market intelligence	Is the site likely to be attractive to employment occupiers?	Is the site suitable for employment use?	Positives	Constraints	Prospect	Consider for employment allocation in the next plan	Potential employment area (Ha)
38	LPR2121	New	Land west of existing Bobbing village	Bobbing - tier 6 the open countryside	The site consists of a large number of arable fields. Howt Green sits to the east of the site, which consists of some large agricultural buildings. A crematorium is also located to the east. Otherwise the site is largely surrounding by open countryside. A tiny part of the site is within an Important Local Countryside Gap, and proposed Local Greenspace. A tiny amount is also ancient woodland and buffer. Whilst there are limited designations on site, building on such a large area of countryside would inevitably have landscape impacts.	predominately arable fields	No	199	Mixed use - settlement	Agriculture	Multiple designations FLDZ2 0.33%, FLDZ3a 0.26% FLDZ3b 0.26% RofSW 12.01% Brick earth 61.08% 1 Listed Building AAP 4.49% Local countryside gap 1.28% Proposed LGS 0.01% Ancient woodland 1.65% Agricultural grade 1 84.43% Agricultural grade 2 9.69% Agricultural grade 3 5.87% Overhead cables High and Low pressure gas intersects	Multiple planning desingation constraints plus the scale of the site would by considerable pressure on highways network that in the area of the site are only rural roads	Major	Available	Intergrate local rural country lanes. However A249 part of the strategic network runs along the eastern boundary of the site.	High - very large site surrounded by much rural countryside and small villages	Site is in rural countryside with now higher level settlements adjacent of it. However sittingbourne urban area is a short distance to the west on the other side of the A249	Large rural site in countryside with a range of landscape and boundary issues	r A249 part of the strategic network runs along the eastern boundary of the site however access to it at present is through rural country roads	Multiple rural roads run through the site varying from narrow lanes to more established B roads that would then led onto the strategic road network including the A2 to the south and A249 to the east	No	14 bus stops within 400m radius	Live planning application for the site	None	Yes	No	Proposed development is a strategic site with mixed uses. Live application is attempting to address site constraints	Multiple planning constraints predominatley landscape impacts that need to be mitigated for making delivery of the site complex	Moderate suitable uses proposed however significant constraits to be overcome.	Possible	5.21ha
39	CFS48	New	Winterbourne Fields	Dunkirk - tier 5	The site consists of a number of large agricultural fields, hedgerows and woodland, it has a very rural feel, but with the small settlement of Dunkirk adjacent and some large roads nearby, this takes away from the rural feel to a degree. Whilst development at this location would clearly have a landscape impact due to the development of a number of fields, the site is well enclosed by hedges and trees so would be unlikely to have a wider impact. However, the site is entirely within the Blean local landscape designation, and is within 400m of the KLV. Part of the site is considered highly sensitive in landscape terms, with most of the remainder being moderate-highly sensitive. There is a small area of local green space proposed on site, and a small area of ancient woodland. There are 2 TPOs.	Argicultural use	No	61.1	New settlement with mixed uses including employment	Agricultural fields	RofSW 26.44% LWS 0.73% BOA 92.28% TBCZNRPAD 4.17% TBBZ 99.53% Stodmarsh 94.73% AAP 0.42% 400m KLV SLV 100% LLD 2019 100% Proposed LGS 0.17% Agricultural grade 4 74.67% 2 TPO count Ancient woodland 0.33%	Very large site predominately in rural countryside no close to any major settlement, however Canterbury and Faversham could be accessed along A2. Substantial biodiversity constraints that could make developing this site challenging	Major	Available	High prominent from A2 and Hunction with M2 short distance to west	Poor - the site is in rural countryside with collection of fields and other landscape issues including ancient woodland including biodiversity adjacent to	Site is in rural countryside distant from both Canterbury and Faversham. The closest settlement is Boughton under Blean that is a tier 4 settlement with limited services that could not accommodate the scale of potentia development	Large rural site in countryside with a range of landscape and boundary issues	Access onto A2, M2 via A2 short dtiance to west	There is no established access onto A2, an alternative route would require using rural lanes	No	5 bus stops within 400m radius	Live planning application	Site maybe too far east of the borough for commercial interest	Yes	No	Large scale site straddling strategic road network that could meet a bt of employment need	Rural countryside, unsustainable location, significant landscape and biodiversity impacts	Low	No	None
40	CFS31	New	Land at Mackreale Fire Foods, Selling Road	Faversham - tier 2 Secondary towns	The site is roughly triangular in shape sitting on a raised plateaux to land adjacent to the north west and north. The site contains three distinctive parts, in the northern parts is a hardscaped carpark, the central part consists of a cluster of light commercial and storage buildings and the southern part is green open space. The northern boundary of the site is contained by a 2 metre high fence, with trees and scrub on dotted either side of the fence. The western boundary has a line of substantial poplars, with the southern boundary having a strong line of tree followed by a 1 metre high fence. The south western boundary has a strong tree line however the north western boundary is exposed as part of the economic function of the northern part of the site. There is a restaurant on the opposite side of the road to the north west of the site, there is residential on the opposite side of the road to the north of the site and residential immediately adjacent to the north east of the site. Open countryside is adjacent to the east, south and south west of the site. The character of the northern part of the site is consistent with the adjacent existing residential and commercial development. The character of the southern part of the site being green open space well screened by trees creates a transition to the rural countryside. Potential redevelopment of the northern part of this site could be out of context with the scale of existing built development being lower down on low scale and the lack of screening along the sites north western boundary. Further redevelopment of the central part of the site would be contained and in keeping with its existing character. The development of the southern part of the site which is currently green space could be acceptable due to the existing contained nature of the site with its tree boundaries to the south and it could also help soften the edge of the existing development of the light commercial and storage buildings.	Mixed Farm shop, cafe licenced bar area, storage and green open space to rear of site	Mixed	2.13	Employment	Mixed	RofSW 1.56% Brickearth 92.31% AAP 40.64% Agricultural grade 1 100% Employment land	Minimal existing buildings on site fully occupied andvibrant, hardscaping to front of site is used as a car park, the rear of the site is some storage and green openspace where there maybe the potential for further intensification of the site. Working of brickearth and arigcultrual use has already been stentisedand only small area of run of surface water flooding	Minor	Unavailable	High prominent from A2 and close to junctions with M2	Reasonable - Petrol station to south of site and large restaurant to east, however rural countryside to the west and south of the site - no other employment uses on the southern side of the A2.	Close to Faversham Faversham a tier 2 settlement that has a wider range of services and amenities	None. Flat contained site, screening to landscape to south is not great but could be improved	Immediately adjacent to A2 a spine road through the Borough. Also 2 junctions to the M2 are close by	Good established access onto the Highway, but not suitable for heavy lorries due to steep slop at access point	No	6 bus stops within a 4oom radius	None	Site is no longer available for the Local Plan Review. Site promoter confirmed April 2024. If becomes available again may be suitable for small scale high quality campus expanding on existing uses	Yes	Yes	Established employment site that is occupied and vibrant	Site has been withdrawn by site promoter. Considerable planning constraints including flood risk and heritage	None	No	None
41	SLA18/199	New	Land at West Street	Queenborough & Rushenden - Tier 3 Urban Service Centre	Active employment uses - including distinctive maritime uses. Site gently sloping away from water. Edge of estuary. Existing busy marine site - attractive and historic.	Marine commercial uses	Yes	1.45	Employment	Mixed employment	FLDZ 2 72.21% FLDZ 3a 57.81% FLDZ3b 0.29% RofSW 2.41% Contaminated land 47.09% Sub. Alluvial River Terrace Deposit 80.72% SCZ 0.02% SBZ 0.02% 1 Listed building count AAP 100% Conservation area 99.97% SLV 3.41% LLD 2019 3.41% 16 Combined sewer count Low gas pressure intersects	Site is fully developed offering no opportunity for further development meaning that redevelopment of the site through intensification is the main option. There are substantial flooding constraints and redevelopment would need to demonstrate improvement against flood. Further their are heritage constraints to be taken into account	High	Potentially available	The site has established employment uses with access to local road network. However the site is some distance to the A249 and dual carriage way that runs the horizontal length of the west of the Borough	Good - Surround by urban uses including other types of employment to the south, east and north-and open scub land to the west.	This site is within Sheerness a settlement that is in the second highest tier of settlement within the borough and has a wide range of services and amenities	None	A249 is approximately 600m to the east and accessed through B road	Good	No	6 bus stops within 400m radius	Promoted by development company who confirmed site is available for mixed use of residential, retail and employment April 2024	Suitable for creekside uses - likely wharfage	Yes	Yes	Established employment use in urban area with range of service and amenities. Site could offer regeneration possibilities through redevelopment	On site flood constraints that would need mitigation for, any redevelopment would need to be sensitive to heritage assets	Good	Yes	1.45ha
42	SLA18/207	New	South of Queenborough Creek	Queenborough & Rushenden - Tier 3 Urban Service Centre	Site is brownfield land in the southern part of Sheerness urban area. The sites has had ground work undertaken involving the clearance, raising and leveling of land. The site forms part of a cluster being promoted by homes england and as such is surrounded by similar urban land uses.	Brownfield land - cleared and raised up	Yes	7.03	Mixed - housing, employment and some leisure	Mixed employment	FLDZ 2 100% FLDZ 3a 58.57% FLDZ3b 0.52% RofSW 3.93% Historic landfill 4.87% Contaminated land 71.94% Sub Alluvial River Terrace Deposit 96.15% SCZ 35.64% SBZ 70.24% AAP 56.7% Conservation area 37.67% SLV 0.25% LLD 2019 0.25% 2 Combined sewer count Medium gas pressure intersects	Multiple flooding. Biodiversity, heritage constraints and landscape impacts. Due to the Brownfield nature of the northern part of the site there is good access and connectivity here however ush og the green spaces of the site are marsh lands	High	Available	The is part of an adopted master plan and being promoted by Homes England. There is good access and connectivity with the local road network with the A249 realitively easily accessed to the south east	Good - mainaly surrounded by urban uses	None - site is raised flattened and cleared	A249 is approximately 600m to the east and accessed through B road	Good	Yes	11 bus stops within 400m radius	Site is promoted by Homes England	Creekside employment uses and they need to be able sit alongside wider regeneration of the areas	Yes	Yes	Site in adopted masterplan, ground works carried out and the site is being promoted by Homes England. The site offers regeneration opportunities for the area	Multiple planning constraints like flood, Biodiversity and landscape impacts that need to be mitigated for making delivery of the site complex	Reasonable	Yes	Q&R masterplan
43	LPR2444 & 2466 &2459	New	Rushenden South	Rushenden - tier 3	The site consists of two distinct elements, a greenfield and a brownfield element. The greenfield element is a large area of open countryside with views out to the coast. It is marshy due to its location. The residential area of Rushenden sits between the greenfield and the brownfield parcels (outside of the site boundary), otherwise the greenfield element is largely surrounded by the coast and other countryside. The brownfield element has a railway running through it, and is partly used for car storage (east of the railway), and various industrial buildings and uses (west of the railway). Nearby to the north is Queenborough, Morrisons and Aldi are located to the east, and open countryside leading to the coast sits to the south. The greenfield parcel, and the area adjacent to the south of the brownfield parcel are within the Kent Valued Landscape Area. A large part of the site is within the North Swale (Sheppey) Marshes Local Landscape Designation. A small part of the site is open space and Local Green Space.	Mixed employment greenfields	Mixed	149	Employment and rural countryside	Mixed employment and a range of open field types	FLDZ 2 92.57% FLDZ 3a 43.43% FLDZ3b 2.65% RofSW 8.32% Historic landfill 26.36% Contaminated land 17.08% Sub Alluvial River Terrace Deposit 67.2% SSSI 2.17% BOA 64.9% SCZ 64.11% SBZ 76.78% AAP 68.42% SLV 68.66% O/S 5.99% LLD 2019 68.66% LGS 4.23% Agricultural grade 4 25.95% Agricultural grade 5 37.96% 85 foul sewer count 101 surface sewer count Medium gas pressure intersects Low gas pressure intersects	Multiple flooding. Biodiversity, heritage constraints and landscape impacts. Due to the Brownfield nature of the northern part of the site there is good access and connectivity here however ush og the green spaces of the site are marsh lands	High	Available	The site has established employment uses with access to local road network. However the site is some distance to the A249 and dual carriage way that runs the horizontal length of the west of the Borough	Low - the northern part of the site is part of Sheerness urban area and is surrounded by similar urban uses. However the outhern 2/3rds of the site sits is rural countryside	A third of the site is within Sheerness a settlement that is in the second highest tier of settlement within the borough and has a wide range of services and amenities	None	The site is some distance to the A249 and dual carriage way that runs the horizontal length of the west of the Borough	Local road network is integrated into the site	No	13 Bus stops within 400m radius	No	Port related uses most suitable - access to be resolved	Partially within established brownfield part of the site	Partially within established brownfield part of the site however intensification of this area would be difficult	Part of the site has employment use within the Sheerness built up area resulting in good access to the wider area and adjacent compatible uses	The open space area of the site is marsh land which in iteself would be difficult to develop upon further there is a large amount of flooding and biodiversity constraints and significant landscape impacts would occur from development	Low	No	None
44	REG1854 & 1860	New	Sheerness Dockyard	Sheerness - tier 2	The site is a collections of buildings associated with Dockard activites that are inter connected by a series of internal access road. The western part of the site abuts the Thames estuary whilst the rest of the site forms part of Sheerness urban area.	Mixed employment associated with Dockyard	Yes	22.5	Mixed use retail, leisure, employment	Employment	FLDZ2 100% FLDZ3a 95.05% FLDZ3b 15.68% RofSW 9.86% Sub. Alluvial river terrace deposit 82.1% BOA 3.04% 11 Listed building count AAP 100% Conservation area 48.16% Low pressure gas intersects	Multiple heritage assets within the site and much of the site suffers from flooding making redevelopment very challenging.	High	Unavailable	Connected and intergrated to local road network long distance from A249 part of the strategic road network	Good surrounded by similar urban uses of the Thames estuary	The site is within Sheerness urban area a tier 2 settlement with a wide range of amenities and services	None	Considerable distance	Local road network is integrated into the site	No	1 bus stop within 400m radius	Site has been withdrawn by site promoter	Suitable for potential reisue/intensification of port related uses	Yes	Yes	Established employment use in an urban area, opportunity to create heritage core	Site has been withdrawn by site promoter. Considerable planning constraints including flood risk and heritage	None	No	0
45	REG2700	New	Land at South-West Minster	Minster and Halfway - tier 3 Urban Service Centre	The site consists of arable fields located to the west and south of Minster. The major road of the A2500 is adjacent to the southern boundary, beyond which extends wide open countryside and the KLV. The eastern parcel has planning permission for 700 dwellings under consent 18/503135. That parcel is allocated in the adopted Local Plan. The remainder of the site is within an Important Local Countryside Gap.	Farmland	No	45	Mixed use retail, leisure, employment, residential	Agriculture	FLDZ2 1.2% FLDZ3a 0.63% RofSW 16.5% AAP 66.75% KLV 5.78% Local countryside gap 68.21% O/S 0.07% Agricultural grade 3 90.55% Medium gas intersects	Over 2rds of the site is in an important countryside gap. The purpose of this gap was reviewed in 2024 and found still to be appropriate. There will also landscape impacts to the south for the scale of potential development.	High	Available	Connected to the road network, A249 part of the strategic road network running horizontally through west of the Borough is a very short distance to the west	Reasonable - part of the north of the site is adjacent to and in the built up area and there is a road running along the southern boundary however there is rural countryside stretching away for a long distance to the south	The site is partly within the built up area boundary of Minster.e Tier 3 settlement that has a moderate range of services and amenities. The scale of potential development may be in excess of the services in Minster	None	Close to a junction with A249	Good local road network and junction access to A249	No	15 bus stops within 400m radius	Site promoter stated Persimmon homes under contract for the site	Uncertain how likley commercial uses suitable for this sites and residential uses will be able to mix	Yes	Partially as part of mixed development	Part of the site is an existing Local Plan allocation. The site is well connected to the wider area and strategic road network	nearly 70% of the site is within an important countryside gap that has been recently reviewed and found appropriate.	Good	No	None
46	SLA18/218	New	North East Sittingbourne	Sittingbourne - tier 1 Principal Town	The central part of the site is currently in use for industrial units, and it is unlikely these would be redeveloped. The remainder of the site is undulating scrubland including grass, hedgerows and trees. The greenfield element of the site to the north was difficult to view in its entirety, but development of this part of the site would have some landscape impact, though this is likely to be contained by vegetation which shields wider views. 28.81% of the site is within the North Kent Marshes Local Landscape Designation. The arable field to the southeast has planning consent for 380 dwellings and up to 450 sqm of employment floorspace so is assumed to be suitable	Mixed brownfield industrial units and green openspace	No	20	Mixed	Employment and orubland	FLDZ2 51.38% FLDZ3a 13.12% RofSW 5.74% GPZ 1 82% GPZ3 73.52% Contaminated land 0.06% Brickearth 19.6% Sub. Alluvial river terrace deposit 28.06% SSSI 1.75% BOA 1.75% SCZ 24.83% SBZ 34.43% 3 Listed building count AAP 3.97% SLV 28.81% LLD 2019 28.81% Agricultural grade 1 65.39% High, Medium and Low gas pressure intersects	Multiple flooding, biodiversity and landscape constraints The central part of the site has been built out for employment. The northern part of the site is unsuitable given various biodiversity and landscape designations and constraints. The south eastern part of the site has planning permission for 380 dwellings and 450sqm of employment floorspace under application ref. 22/502834/EIOUT. None of the land left remaining after the consented land and existing employment is excluded is suitable for development.	High	Available	Local road network is integrated into some of the site. The site is also 40% within Sittingbourne built up area and so is connected to the wider area	Reasonable - Part of the site is in brownfield that then extends to the south and west containing a mix of uses, however to the north and east is scrubland transitioning to rural countryside	The site is nearly 40% within the built up area boundary of Sittingbourne the largest settlement in the Borough with a wide range of services and amenities	None	Local road network is integrated within the parts of the site. However the closest strategic road the A2 is some distance to the south west access via the local road network	Local road network is integrated within parts of the site	No	3 bus stops within 400m radius	Multiple ownerships, Freeport local large development owns much of the site	None	No - None of the land left remaining after the consented land and existing employment is excluded is likely to be suitable for development.	Part of site established occupied industrial usage connected to local road network. Further there is planning consent granted on the land most suitable for development	Remaining land after planning consent an existing established building is unlikley to be developable	Low	No	None
47	CFS2024/038 -	New	10-14 High Street, Sittingbourne, ME10 1PD	Sittingbourne - tier 1 Principal Town	No formal landscape constraints as it is a town centre location of fairly dense development. However, setting, building height, massing etc will need to be considered due to position in the conservation area and adjacent to the church	Retail Ground floor, other floors unknown	Yes	0.07 (0.05 housing)	Employment	Not Specified	Sittingbourne Town Centre 99.99% Conservation Area 68.09% AAP Adjacent to listed building 1.39% RoSFW 1in 1000yr	Small site on high street in conservation area. Existing building is next to listed church and subsequently any intensification would be subject to scrutiny through a heritage assessment	Medium	Available	Prominent site on Sittingbourne High Street close to the A2	Compatible with neighbouring businesses	Excellent access to amenities due to location	No specific physical issues with the site, although may be too small	2kms to A249	Good junction access, urban roads out to junction	Yes	Sittingbourne Train Station	N/A	Good accessibility to a range of town centre uses	Yes	Yes	Sustainable Central Sittingbourne (Tier 1) location Established Use	Small site Limited to office/retail use	Possible	No	None
48	CFS2024/069	New	Land to the east of Oak Lane, Minster, ME12 3QT	Minster and Halfway - tier 3 Urban Service Centre	Site is a large undeveloped area that sits between the eastern edge of Minster and a large caravan complex, primarily consisting of Golden Lane Holiday Park. The site itself does have a fairly rural feel, although you are aware that you are never far from development around the access and eastern boundary road. Although the site is undulating, it is generally elevated, with long views towards the sea, including from the site entrance. Subsequently, it is generally of fairly high landscape sensitivity, broadly in line with the moderate high designation.	Agricultural mix of storage, horse grazing and other farmland	No	Housing 5.92 ha	Mixed	Not Specified	8.9% RoSFW 1 in 100yr 7.3% Contaminated Land Listed building 400m SCZ 0% 100% Moderate High Landscape Sensitivity 91.38% Grade 2 Agricultural Land 8.62% Grade 3 Agricultural Land 400m LGS Low pressure gas intersects Bus stop 400m Footpath intersects	Main constraints are likely to be the moderate high landscape sensitivity of the site, the sloping nature of the site with few flat areas, which can be more of an issue for larger structures.	Moderate	Available	Site is not particularly prominent, lying just east of Minster on the isle of Sheppey. Entrance a few metres from a B Road junction.	Depends on employment use (not specificied) but site could be compatible with business/retail and some small scale employment use in certain areas, given size of site.	Relatively close to Minster amenities between 800m and 1 mile away and in walking distance from a convenience store	Majority of site is not flat, undulating to various degrees and in various directions, which in some areas could cause practical problems.	Site is around 4.7km to east of A249	Site very close to B road junction and then A road out to the A249, however, junction access may not be appropriate from site entrance	No	7 Bus stops within 400m Queenborough Station around 5.2km away	Yes, some evidence	Poor access for employment uses	Unlikely, it is too far from main roads, so access and prominence an issue and is not easy to develop on due to gradient	Unlikely, unless small ancillary business to support the wider housing site	Close to tier 3 settlement of Minster, currently with limited employment opportunities Site large enough to position noise sensitive development away from residents on development site and at Minster	Site is uneven, which may be more problematic for business than housing. Site landscape sensitivity is moderate high, also something that may be more of an issue for employment than residential Fairly significant distance from A249 main road network	Unlikely	No - more suitable as residential and site is quite a long way from the main road network	N/A
49	CFS2024/073	New	Land adjacent to Leysdown Road, Eastchurch, ME12 4BN	Eastchurch – tier 4	The site is roughly triangular in shape with the narrowest point at the southern boundary. The site is an open agricultural field that slopes from north to south and sits on the edge adjacent to a village boundary and forms part of the rolling countryside beyond the village to the east. There is a strong tree line along the southern, eastern and northern boundary whilst the western boundary that adjoins the villages is mainly exposed with a part hedge row. Development of the site would be exposed to the countryside to the east though is somewhat contained to the wider countryside beyond as the field sits at the bottom of a hill that rises up to the east.	Open farmland	No	3.7ha	Mixed use - 80% housing	Agriculture	6.28% RoSFW 210m SPA 1 Listed Building 53.77% AAP 100% landscape sensitivity moderate to high 100% Grade 3 Agriculture Land	The garden wall of Shurland castle are along the east boundary of the site and there are two separate TPOs osite. Development would need to consider impact on listed building and TPOs	Moderate	Available	The site is on the B2231	Residential to the west, open fields to the east and south, shurland castle to the north.	Adjacent to Eastchurch, which includes shops, primary schools, bus stops, playing field and town hall.	along the east boundary sits the Shurland castle wall (a listed building) and along the west boundary there are two separate TPOs.	Approx 7km from A249	There is a farm access point along the middle of the sites western boundary with good visibility splays and could be relatively easily upgraded for the site.	No	8 Bus stops within 400m	N/A	Type of employment uses/s required due to sensitivity in planning matters of the site		Possibly, as a mixed development with 20% employment	Existing access point and within the built up area of Eastchurch	onsite listed building and TPOs	Possible	No	0.52

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Site number	Existing site reference	New or existing site	Name	Settlement (Proposed 2020)	Site description	Current use	Is the site developed (self)	Area (ha)	Proposed private use	Planning designations	Principal land use (default)	CONSTRAINTS (inc. physical and policy)	Overall constraints	Is this site available?	Prominence of site	Compatibility of surrounding uses	Access to a	Is the site likely to be attractive to employment occupiers?	Possibly, as part of mixed development	Is this site suitable for employment use?	Positives	Constraints	Prospect	Consider for employment in the next plan	Potential employment area (ha)
50	CFES024078	New	Land at Lower Road, Wilstead, MK45 2RY	Minster and Haffenden - see 3 Kings Business Park Centre	Site is on a/c open south facing slope south of the village of Minster. Long views can be obtained from the southern boundary and from the public footpath which runs through the site, so sensitive landscape area in these areas. Further south and east the view is contained by the ridge and the site is not visible from the wider landscape. Overall, the surrounding landscape is rated a mix of large agricultural fields, scattered trees and hedgerows. Site is relatively flat and is currently in agricultural use. Site is to the north. Site extends a long way south of the settlement into the countryside, however, there is a strong tree belt to the south which would provide a natural boundary to the site between that was submitted for development (LPR12/02) which might lock than settlement limit of Lower Road.	Open farmland	No	19.6h a	Housing	For employment only Use	12.96% RuffW 99.12% AAP 100% Landscape/High Landscape Sensitivity Ha 30dp 40Dh 1 PROW Restriction	Housing 3yr 20% affordable	Possibly, as part of mixed development	Yes	Sustainable Central Bilingbourne (Tier 1) Established Use	Site is in an A road, the Bilingbourne bypass is to the east and relatively close to the junction of the A6 and A428. It is also in a prominent position on the main road.	Site is fairly sloping, getting steeper to the south which may be a constraint for larger employment units. There is also of moderate high landscape sensitivity	Moderate	Available	Site is not particularly prominent, lying just east of the edge of the town of Sheppey	The vast majority of the site is detached from the residential area of Minster so most uses would be compatible	Moderate suitable uses would require some constraints to be overcome	No - more suitable as residential	N/A
51	CFES024090	New	The Classic Cinema, High Street, Biggleswade, SG18 0PE	Biggleswa - tier 1 Principal Town	No issues	No (around 600m)	Has Landowner (CIU Investments)	Yes	0.11	Housing	Housing 3yr 20% affordable	Low pressure gas main 400m Train Station Biggleswade Town Centre Biggleswade Flats 14.12% AAP 14.12% Buildings 22.5% RoSPW 1in 100 yr	Housing 3yr 20% affordable	Unlikely - Poorest rated employment area. Scored poorly on site. Is partially occupied	Sustainable Central Bilingbourne (Tier 1) Established Use	Heritage element given the proximity to the listed church and its position within a conservation area will be the most constraining factor. Site is also well and need to be sensitive to Scealbie Tower Curtain uses	Locally Listed building (may make demolition bas Adjacent to listed church.	Good	Yes	0.07 ha but likely could be part of a wider area (if more suitable possible)
52	CFES024100	New	Land to South of Stratton Way, Biggleswade, SG18 8JQ	Stratton Park Village Service Centre	No issues with the plot, visible from the road and the other side of the	Approx 2km to A428	No	Nearest train station is Biggleswade 2.5km Nearest bus stop is 800m - 1km walk	Yes- Country House homes	Rural employment should be established if possible	Mixed	Possibly - Site is slightly detached from the main road networks and main population centres. It could be suitable for some occupiers due to its proximity to an employment area to an existing area.	Closed employment area to the north. Scored poorly on site. Is partially occupied	Unlikely - Poorest rated employment area. Scored poorly on site. Is partially occupied	Closed employment area to existing mixed-use development. Site is not well connected to the main road network. Access down a track. Site is also of moderate high landscape sensitivity	Not prominent location Not prominent within the road network. Access down a track. Site is also of moderate high landscape sensitivity	Possible	Possible	2.3ha
53	CFES024126	New	Newington, Jet 4 Yage Service Centre	Newington - tier 1 Principal Town	No issues with the parcel of lands east from Headquarters	Immediate access A2	No	Nearest train station is Newington, 800m	Yes	None	Industrial	Low pressure gas main 400m Train Station Sittingbourne Town Centre Sittingbourne Flats 14.12% AAP 14.12% Buildings 22.5% RoSPW 1in 100 yr	Housing 3yr 20% affordable	Yes, the southern parcel is already being used for industrial units	Good connectivity to Newington and existing access point	Closed employment area to the north. Scored poorly on site. Is partially occupied	Highly suitable for employment use. The existing employment area is within Flood Zone 1 and would be more suitable for employment use.	Possible	Possible	1.725ha
54	CFES024129	New	Sittingbourne Eurolink Industrial Estate, Castle Road	Sittingbourne - tier 1Principal Town	Take Castle road through the site straight onto the A2	No	Sittingbourne Train Station and 2 bus stops within 800m	Yes	None	Industrial	Low pressure gas main 400m Train Station Sittingbourne Town Centre Sittingbourne Flats 14.12% AAP 14.12% Buildings 22.5% RoSPW 1in 100 yr	Housing 3yr 20% affordable	Yes - already being used for employment	Already has employment use with good access and very prominent location	The land sits in Illustrative 2, 3a and 3b.	Possible	Possible	4.3
55	CFES024142	New	Land to the west and south of Kemsley Industrial Estate, ME10 2NU	Kemsley - tier 3 Local Service Centre	Close to Newington which so has a wide variety of	Immediate access to A2	No	6	Site promoted by LRM Planning	An extension to Newington industrial estate however current site is not managed could be an opportunity to improve things there	Yes	Yes	Surrounding an industrial site so it is compatible and has good connectivity to the A2 and bus stops and a train station in Newington	6.25% FLDZ2 25.13% SPZ2 6.58% Biodiversity 2.63% Ancient monument 2.63% Kemsley Zone 99.62% Moderate to high landscape sensitivity 99.05% BMV 94.12% Agriculture grade 1 5.82% Built up area 0.02% Lake 1 PROW intersect	Limited physical constraints, majority of the site sits in a moderate landscape sensitivity. Development will need to be sensitive to Kemsley Zone and Ancient Monument designation. Agricultural land is classified as the most versatile land.	Medium	Available	majority of the site sits in a moderate landscape sensitivity. Development will need to be sensitive to Kemsley Zone and Ancient Monument designation. Agricultural land is classified as the most versatile land.	Good	Possible	3.145ha
56	CFES024161	New	Land at Lion Field	Faversham - tier 2 Secondary Towns	The site immediate abuts residential development that has a wider range of services and amenities	Immediately accessible via A2 a/c slip road Bredgar Road Borough Green Sittingbourne Sittingbourne is a short distance from the site accessed for the most part of the site.	No	Faversham Train Station, 2km within 400m radius	Site promoted by Esquire Developments, small to medium sized developer	There is potential for employment on this site, it has good access, however it is not ideally for a parkleas place of work to developer on the A2	2.25	60-70 bed care home, 50 assisted properties	Retail/leisure	Small amount of retail as there is an established use within the area and within the context of the area if developed it would be rural. Further additional retail would impact on the A2 and along the A2 would add to further congestion at this road	Medium	Available	Flat relatively sunkland site adjacent to Lidl and Aldi retail and residential is established to the south. Site would be suitable in this location providing screening to the adjacent heritage Dynsdale Yew	Limited Physical constraints on eastern half of the site. Development will need to be sensitive to the protected Yew planted both providing screening to the adjacent heritage Dynsdale Yew	Moderate suitable uses would require some constraints to be overcome	No - more suitable as residential	No
57	CFES024172	New	Isle of Sheppey Strategic Canalside Sites	Eastchurch - tier 4	Low - no onsite services and facilities in Eastchurch which is over 1km away	over 2km	No	7 Bus stops within 400m	No	Location is too unsustainable	No	No, although there are bus stops, the site is relatively dislocated from Eastchurch and other areas.	High	Available	Holiday park with a lack of services onsite and very dislocated from Eastchurch. Development will have to be sensitive to the moderate to high landscape sensitivity. Heritage statement required.	Low - no onsite services and facilities in Eastchurch which is over 1km away	Low	No - site is too isolated and has a lack of services.	10.65ha
58	CFES024177	New	Glove Farm	Bobbing - tier 4 Villages with the open countryside	This choice of the site is good for the development as long this causes a significant impact on the character and context of the site, however there may also pose an opportunity for light	Accessed from a good quality road, Sheppey Way, that is straight and relatively wide, as will the lorry process	No	There are 7 bus stops within 400m of the site.	Site promoted by Pomfoam	Proximity to good A roads will need to be defined. Coordination in regards to access with A13 and A11 if all are suitable.	Mixed	Potentially, due to its relatively isolated location and poor connections but approx 1km from Sittingbourne train station. Also within walking distance of the Kemsley train station.	Potentially, dependent upon the employment use to be provided, however the site is relatively isolated from the main urban areas of the Isle of Sheppey and the A249. Access to the site also being questioned between The Sheppey Way and the A249.	Yes	Yes, although there will be a number of constraints on the site it is considered that the site is suitable for employment use. Site is surrounded by existing employment uses and is relatively isolated from the urban areas of the Isle of Sheppey and the A249.	A gradient exists towards the southern part of the site, towards the Sheppey Way and the A249, after a long narrow parcel which is relatively flat and could be used for employment uses. Access to the site is also relatively poor as the A249 needs to be considered as the site is relatively isolated although provide good transport links to the employment uses on the site is 100% within the local countryside	Moderate suitable uses would require some constraints to be overcome	Yes, not suitable for residential, not use as per application.	5.1ha third of parcel A and three quarters of three parcel B, approx 7.1ha
59	CFES024186	New	Land north of Keycol Hill (Orange parcel)	Sittingbourne - tier 1 Principal Town	No major issues with the site, however the gradient does get steeper towards the north, however this is relatively	A249 junction and Bobbing village to the south of the site	No	6.7ha 650m within 400m	Yes, Footman Homes	Coordination in regards to access with A13 and A20 if all are suitable.	Mixed	Housing 3yr 20% for E, F,	Possibly, as it is close to the A249 and junction at Key Street	Site is suitable for the limited amount of employment in the accompanying development	Good access to main road network.	Agricultural Grade 1 and nearby conservation areas and listed buildings	Low as a standalone employment site or ancillary, as the site is relatively large and it is adjacent to the B development, so not totally sustainable for housing	No	2.95ha based on employment density of 45sqm
60	CFES024188	New	Land north of Keycol Hill (Yellow/Blue parcel)	Sittingbourne - tier 1 Principal Town	Site has extensive frontage to the A249, it can be very busy during peak hours, however there is relatively deep landscaping which would help to screen any future development. The site is also	Quiet, Very good access of the abandoned old route of the A249 (Bobbing Hill) which could be provided single 6.9m the site can be accessed from the A249	No	17.5ha 650m within 400m	Yes, Footman Homes	There are mixed land interests but is deliverable. Coordination in regards to access with a11 and a20 if all are suitable.	Yes	Yes	Site is suitable for the small amount of employment	Along the A2 and near Newington	No existing access point and A2 junction would be required. Site would need to be mitigated against	Moderate, footpath connections to the development will need to be established	No	3.9ha
61	CFES024194	New	Land West of Pond Farm, Station Road, Newington, ME9 7NU	Newington - tier 3 Local Service Centre	The site is an irregular rectangle shape with its length running parallel north to south. The site and immediate surrounding are flat however a short distance to the south the land rises steeply to the ridgeline of the North Downs. The site is currently in agricultural use. To the North East and west of High landscape value. A short distance to the north east of the site is the Kent Level area of High landscape value. A short distance to the north east of the site is the Kent Level area of High landscape value. The site is relatively open and has a strong boundary to the north. The site is relatively open and has a strong boundary to the south. The site is also open south facing slope south of the village of Minster. Long views can be obtained from the southern boundary and from the public footpath which runs through the site, so sensitive landscape areas in these areas. Further south and east the view is contained by the ridge and the site is not visible from the wider landscape. There is also a strong tree belt to the south which would provide a natural boundary to the site between that was submitted for development (LPR12/02) which might lock than settlement limit of Lower Road.	agricultural fields	No	10	Mixed use dwellings)	Housing 3yr 20% for E, F,	2.09% RoSPW 100% SPZ2 100% Ancient Monument 2kVolt+ SPA 0.17% Moderate to High landscape sensitivity 100% Agriculture grade 1 1 PROW intersect	Housing 3yr 20% for E, F,	Impacts on the moderate landscape sensitivity and no existing access point or footpaths	Medium	Available	Along the A2	Moderate - footpath connections to the development will need to be established	No	3.9ha

Employment Land Review Sites

KEY

Existing Employment Sites

Yes Employment Sites

Possible Employment Sites

No Employment Sites

North Point

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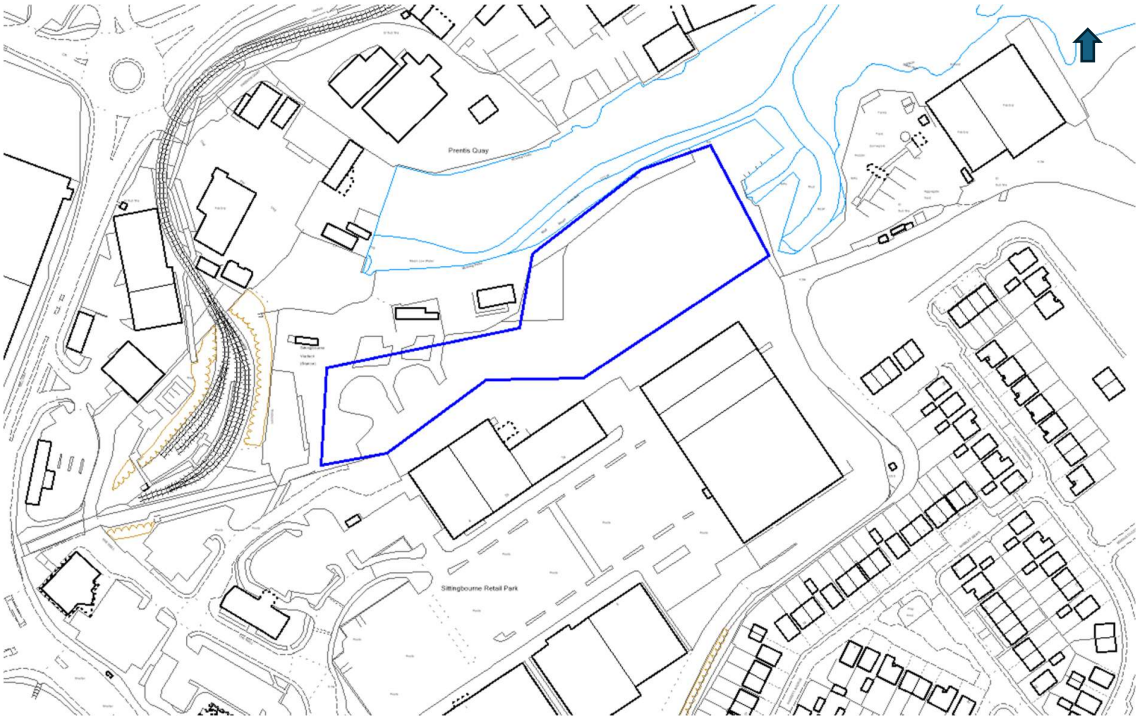
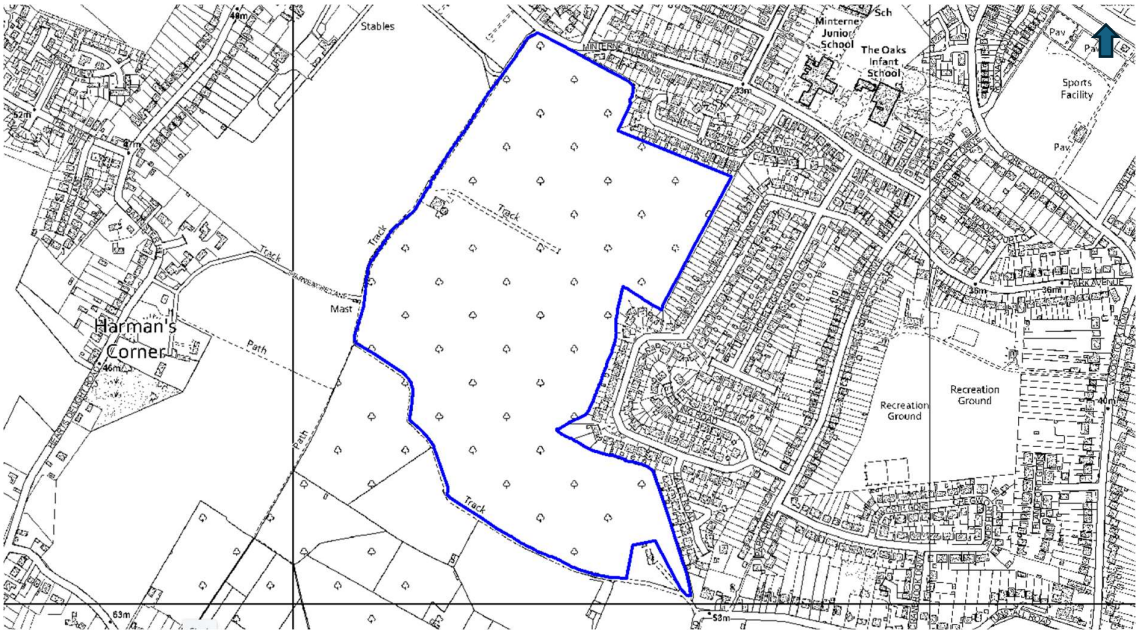
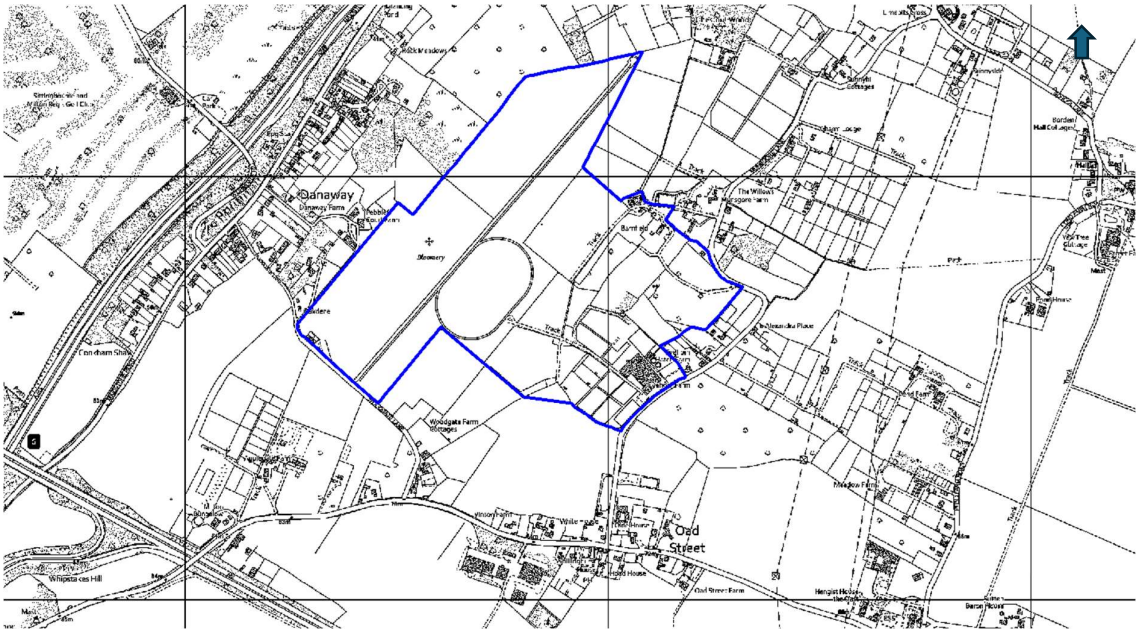
ELR/001 – Milton Creek



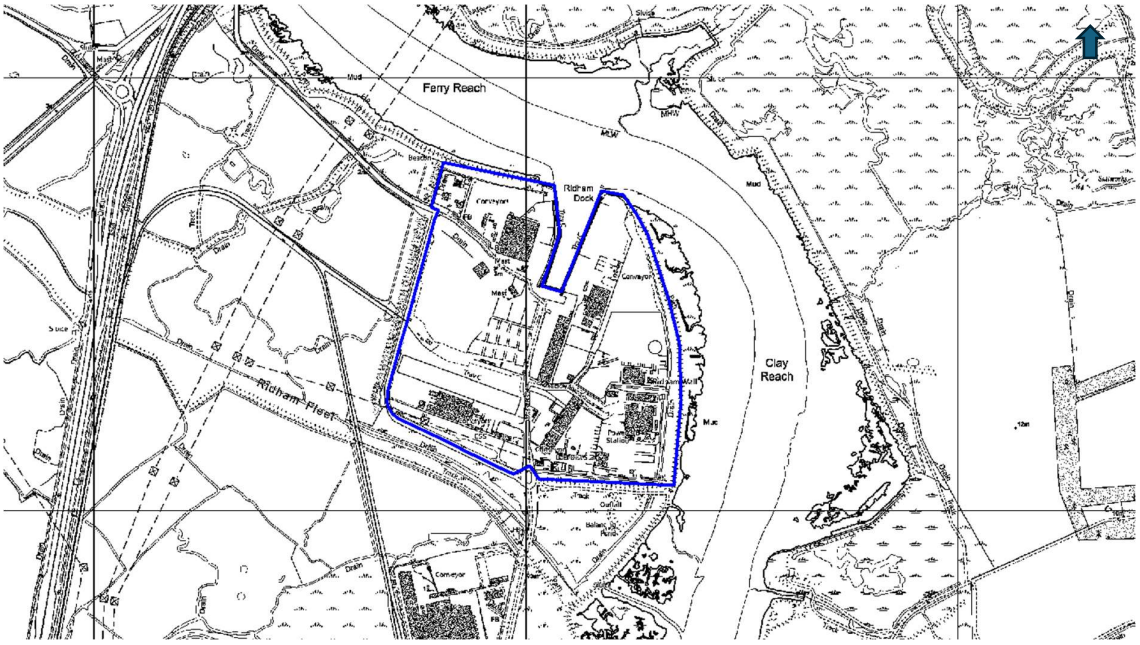
ELR/002 Ufton Court



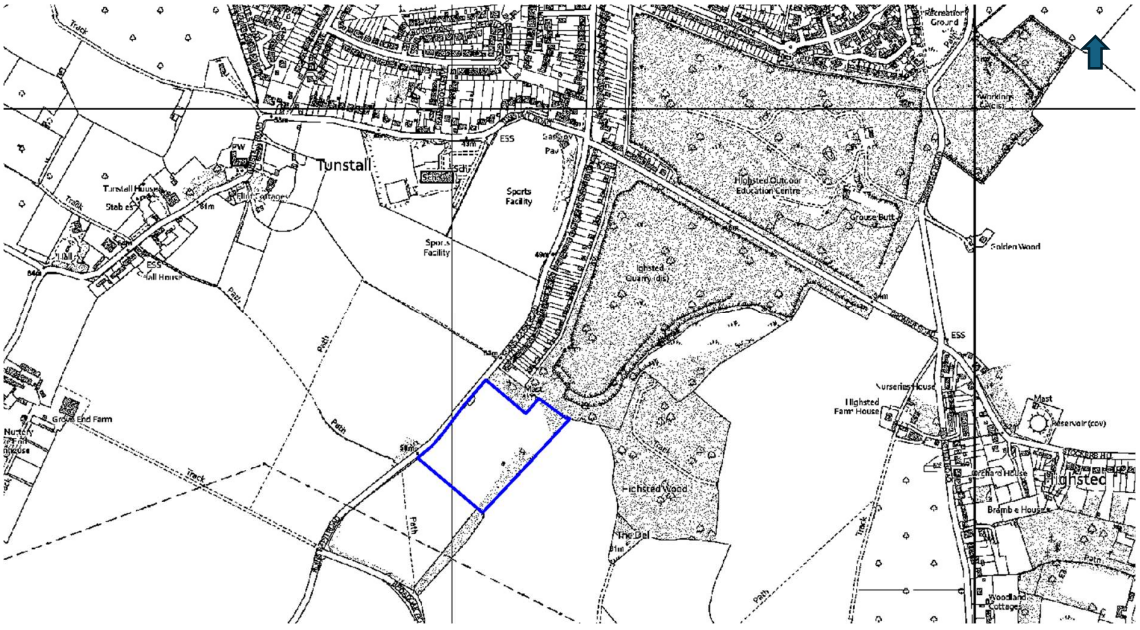
ELR/003 Eyehorn Farm, Munsgore Lane, Oad Street, Borden



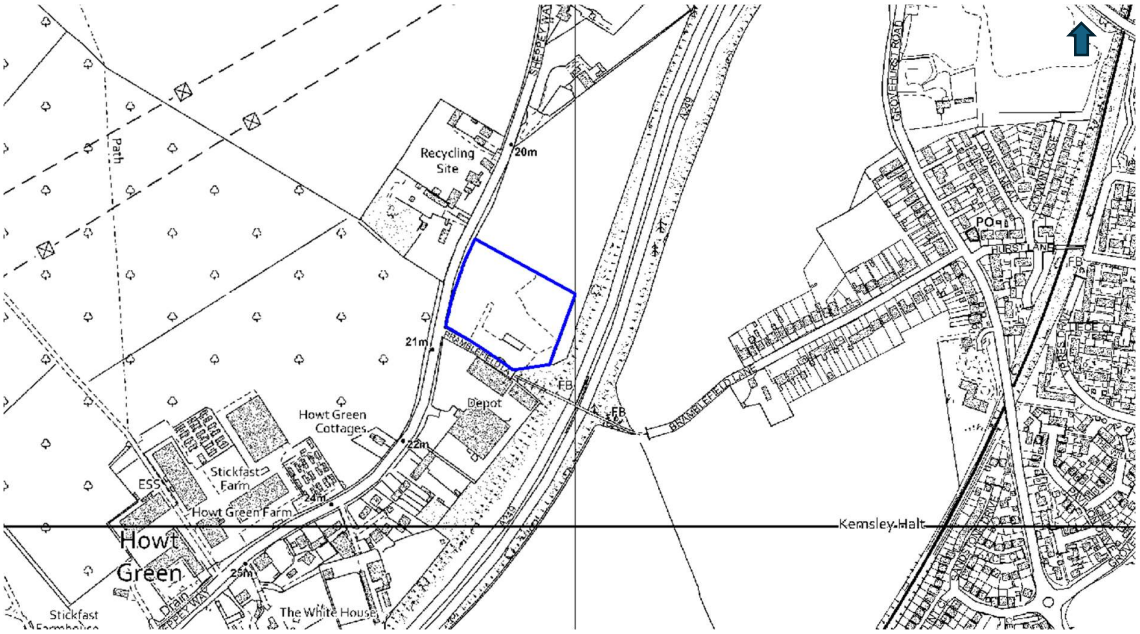
ELR/004 Ridham Dock – redevelopment



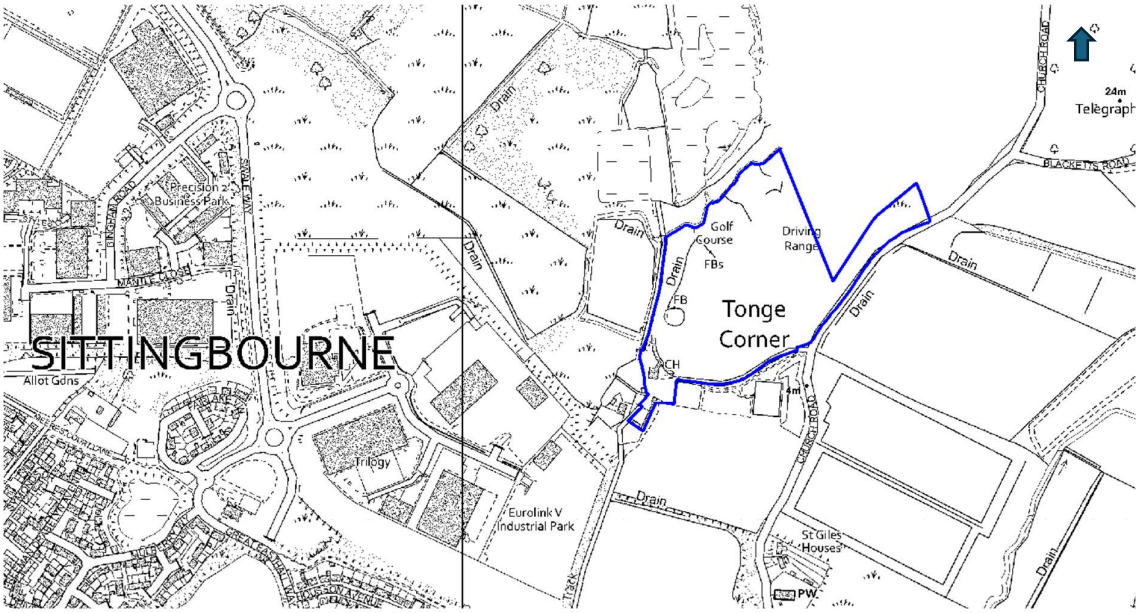
ELR/005 The Old Sale Field, Ruins Barn Road, Tunstall



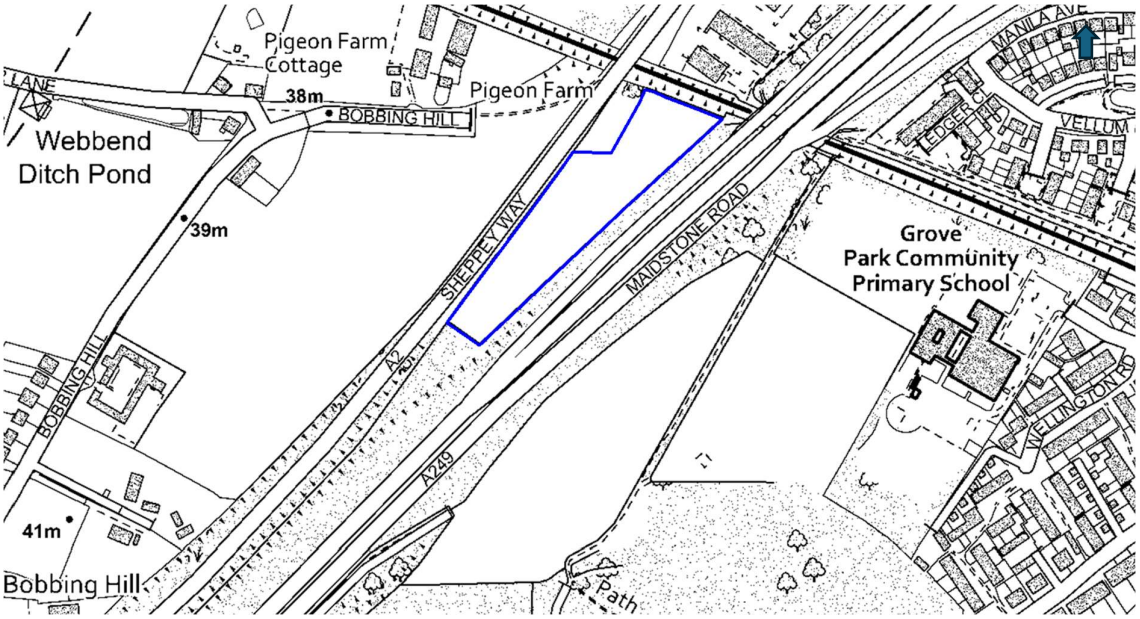
ELR/006 Land at Pheasant Farm (west), Howt Green, Sittingbourne



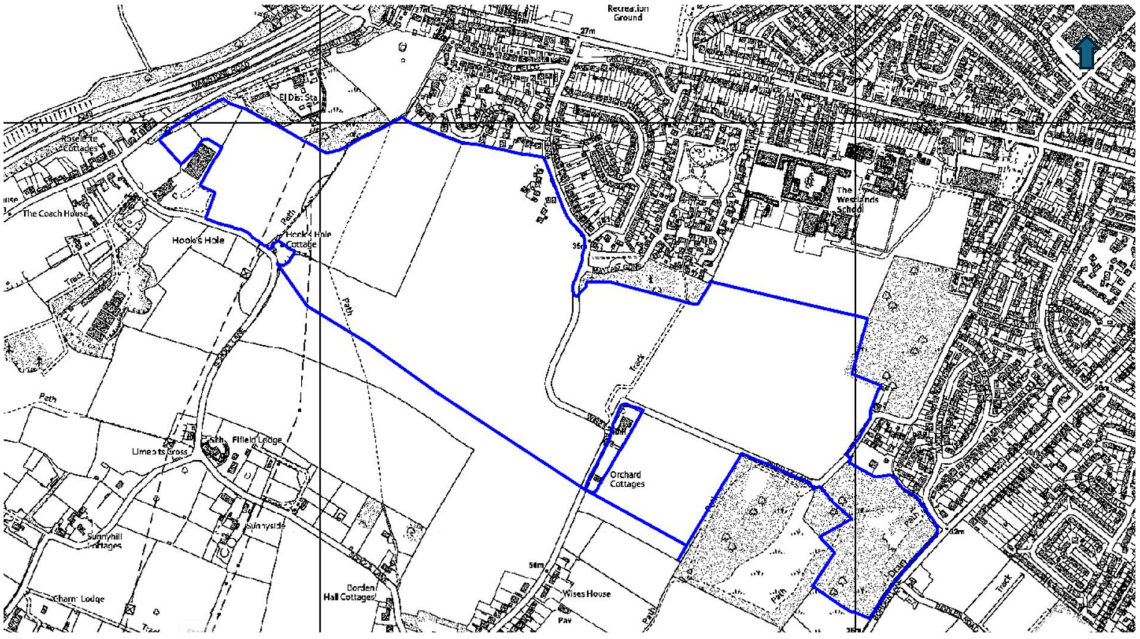
ELR/007 Land at Sittingbourne Golf Centre, Church Road, Tonge.



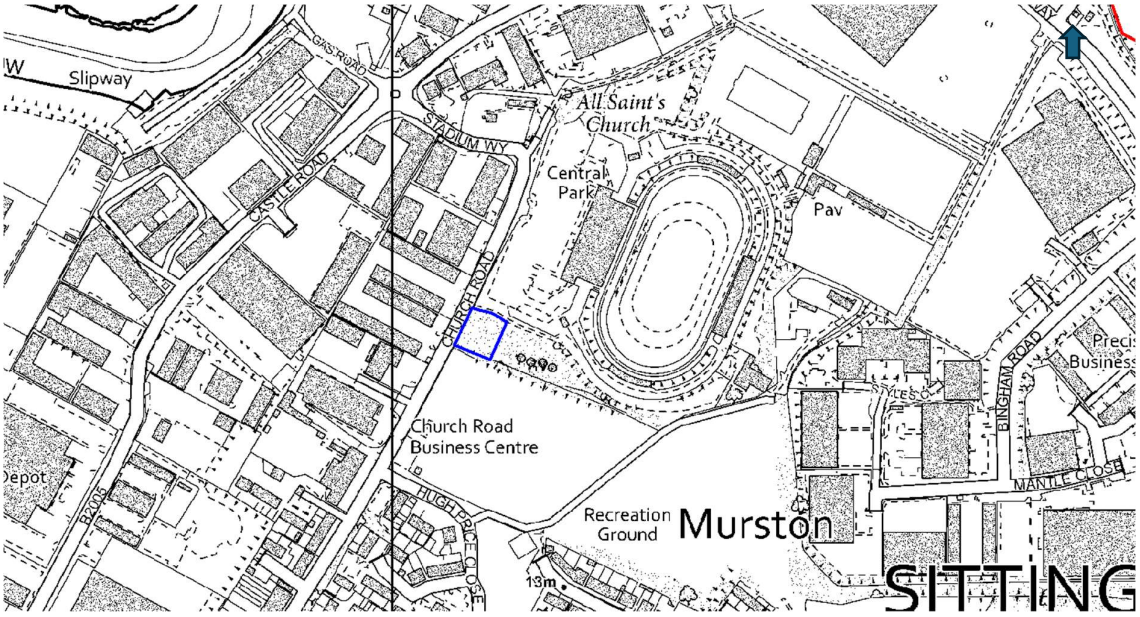
ELR/008 Land fronting east side Bobbing Hill, Sittingbourne



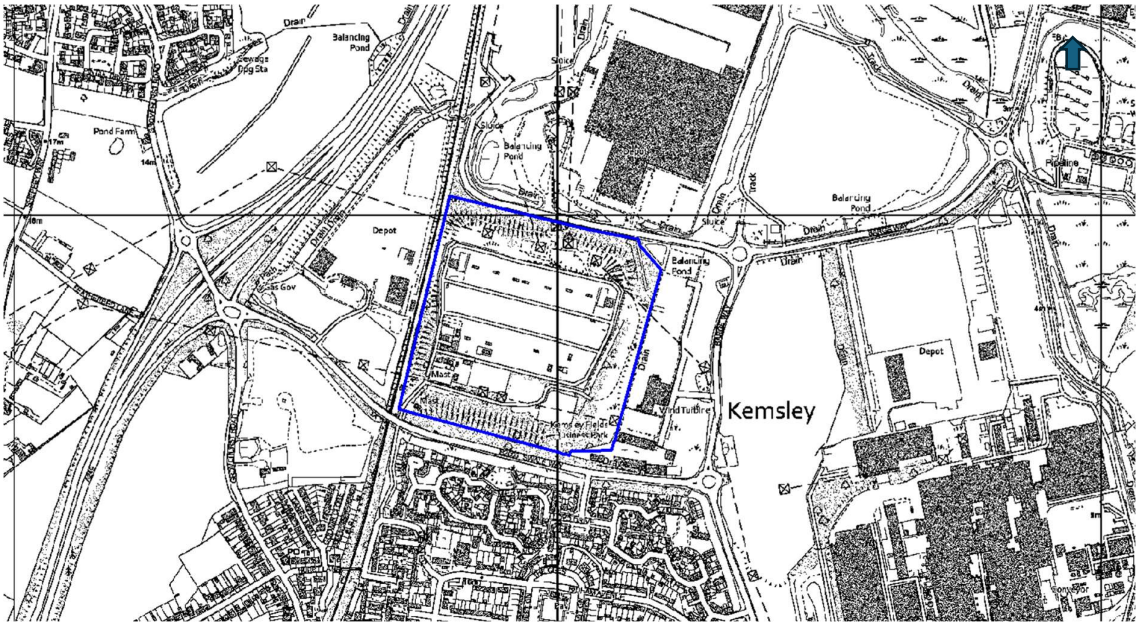
ELR/009 Land at South West Sittingbourne (Land at Wises Lane, Borden)



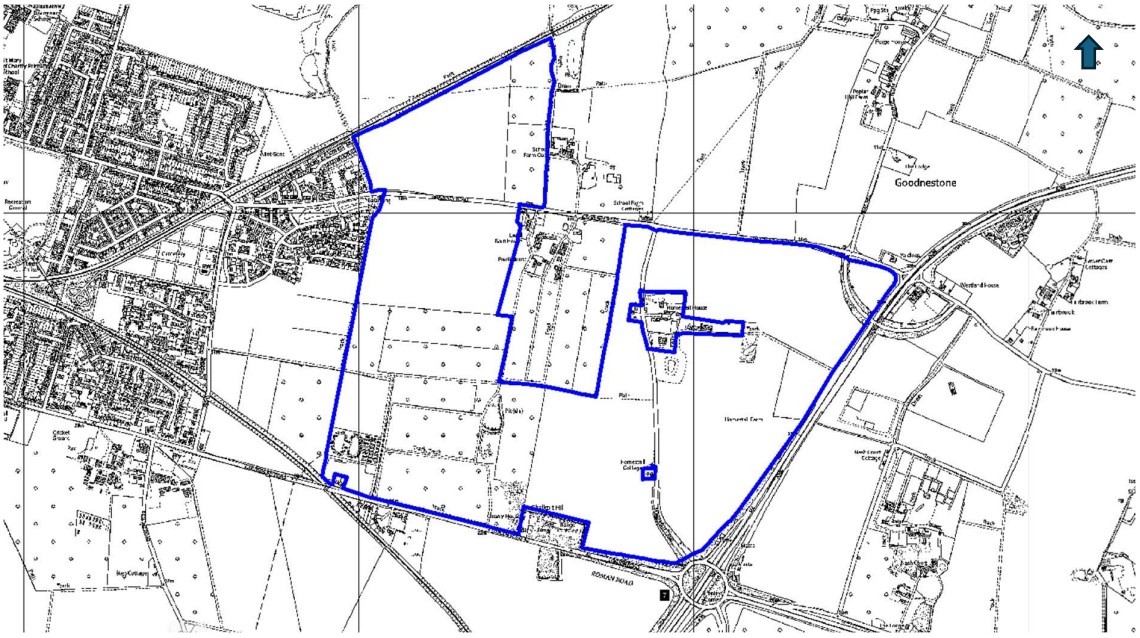
ELR/010 Land East of Church Road, Sittingbourne.



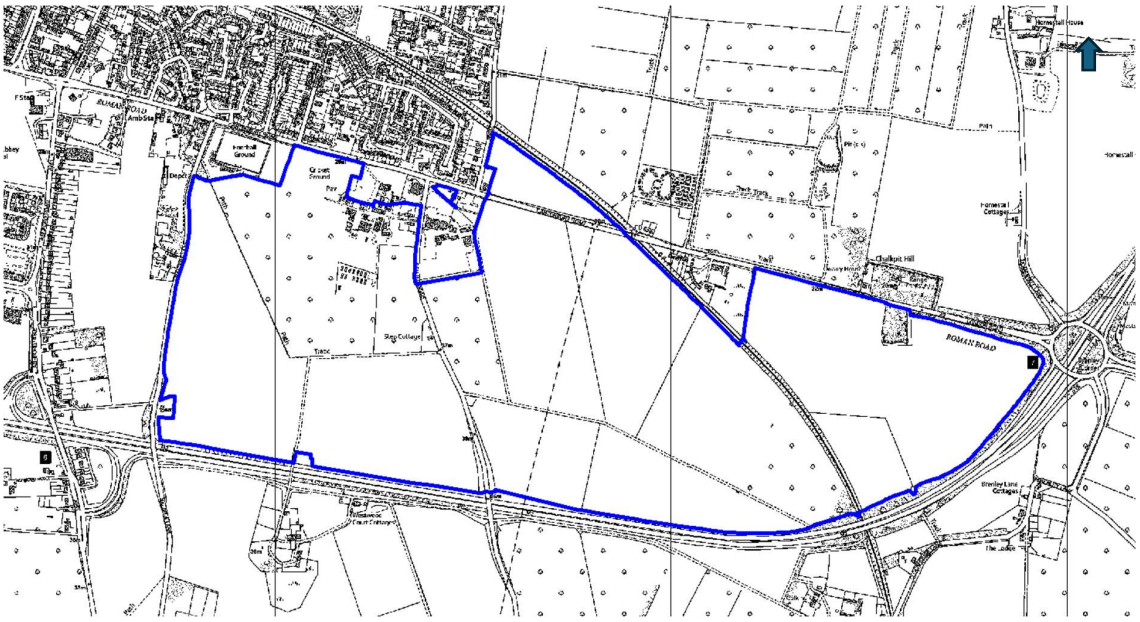
ELR/011 Land adj. Kemsley Substation



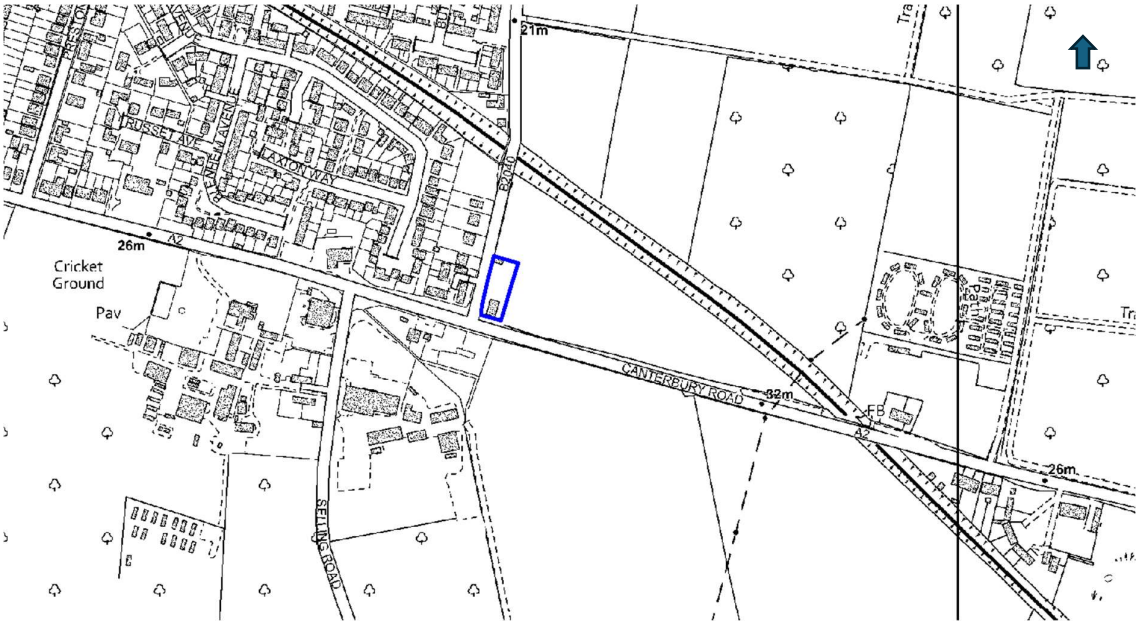
ELR/012 Land East of Faversham expansion



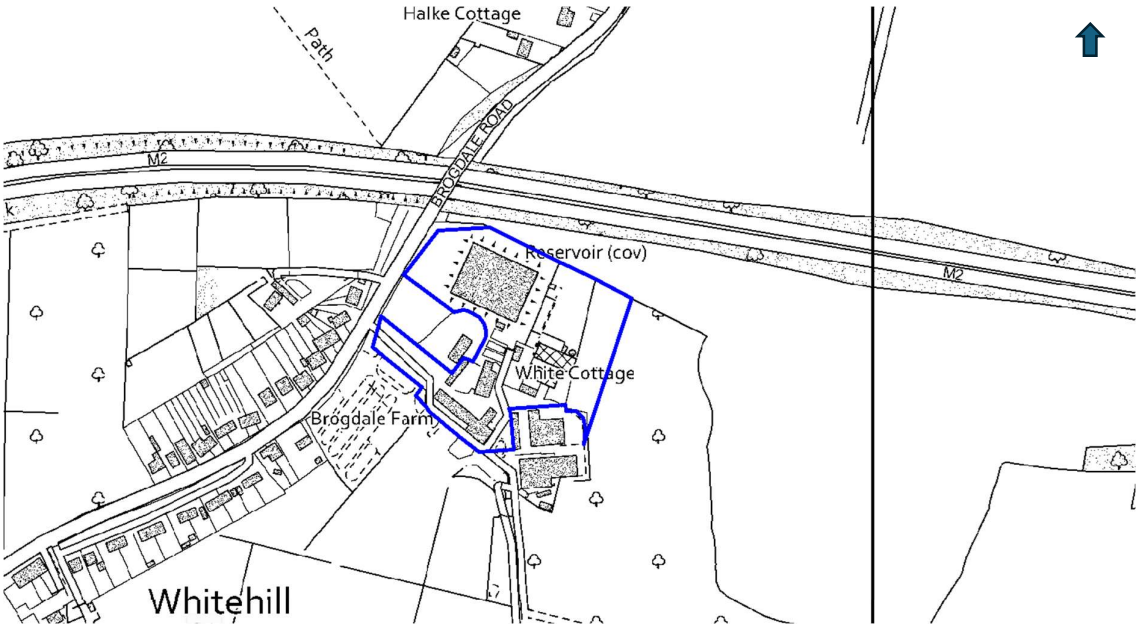
ELR/013 Land adj to A2 at Love Lane and west of Salter's Lane to Brenley Corner (the Duchy site)



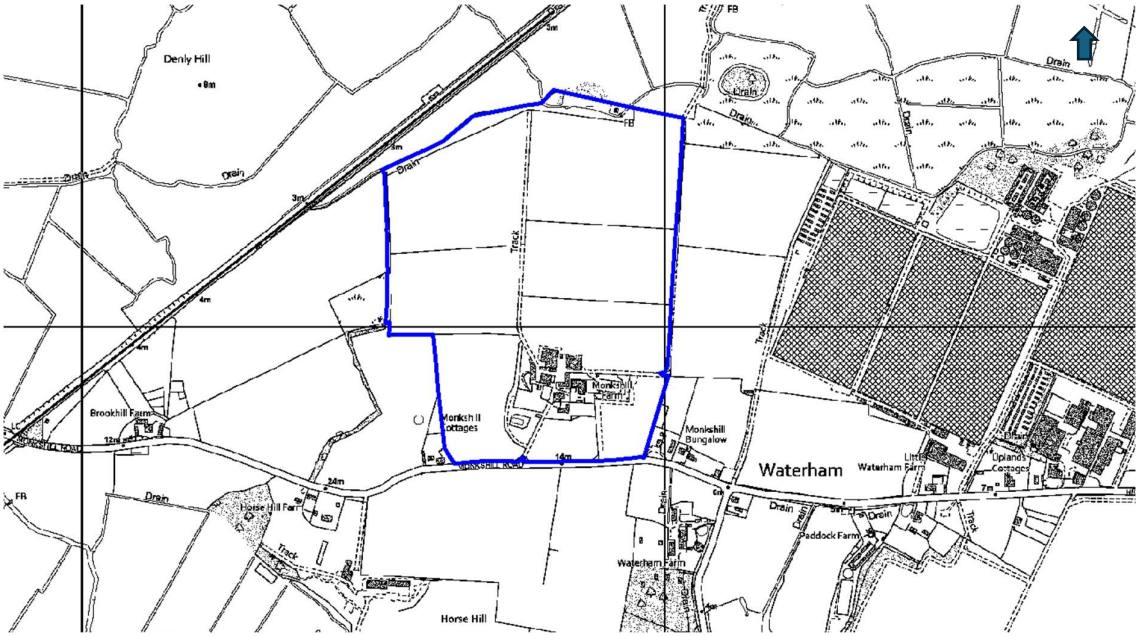
ELR/014 Corner Cottage, Canterbury Road, Faversham



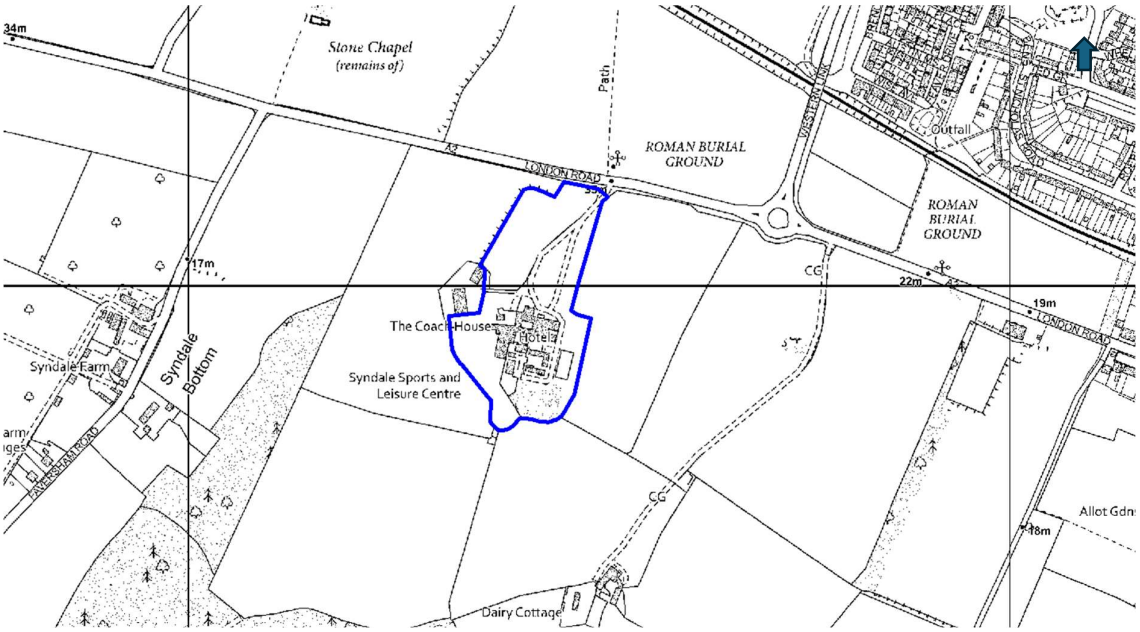
ELR/015 Land at Brogdale, Ospringe



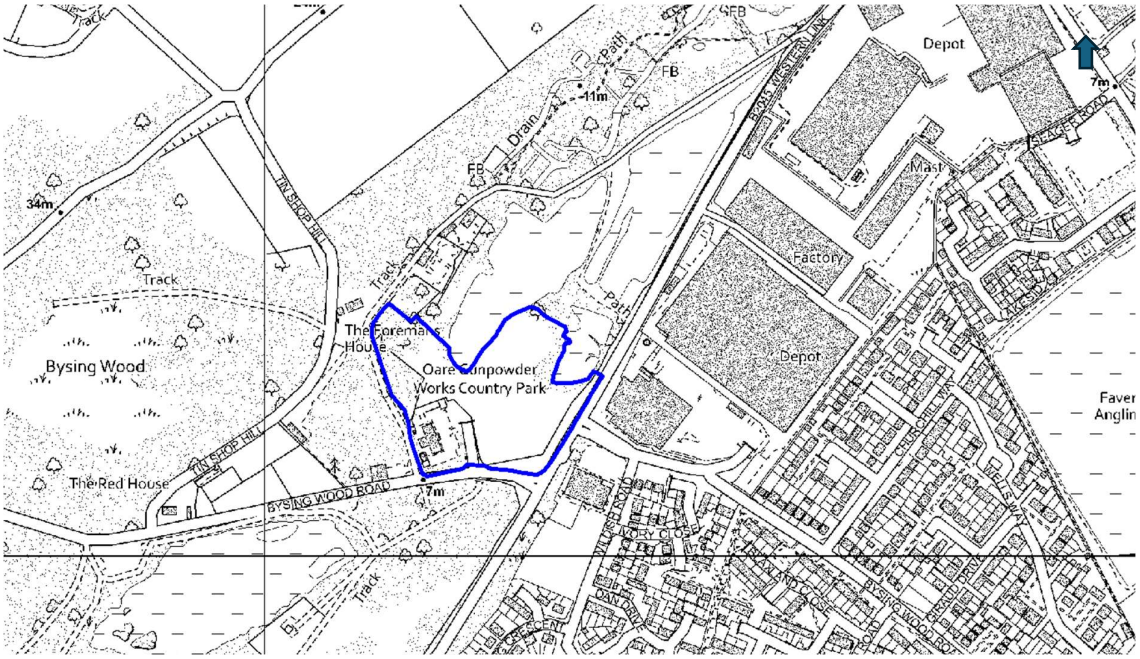
ELR/016 Monkshill Farm, Monkshill Road, Faversham



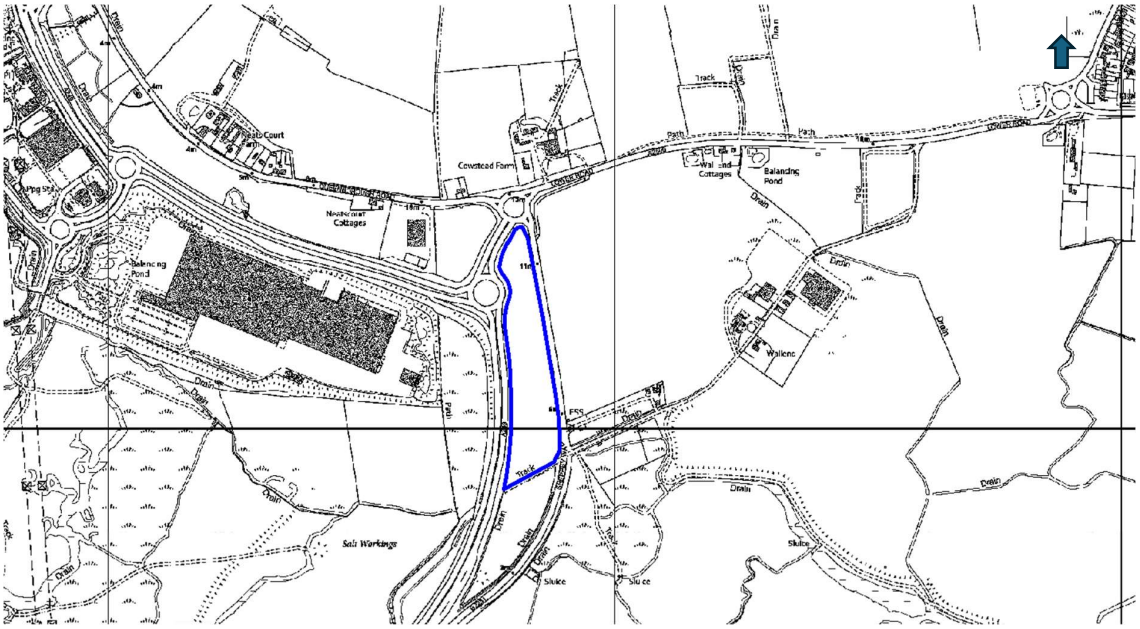
ELR/017 Syndale Park, London Road, Faversham



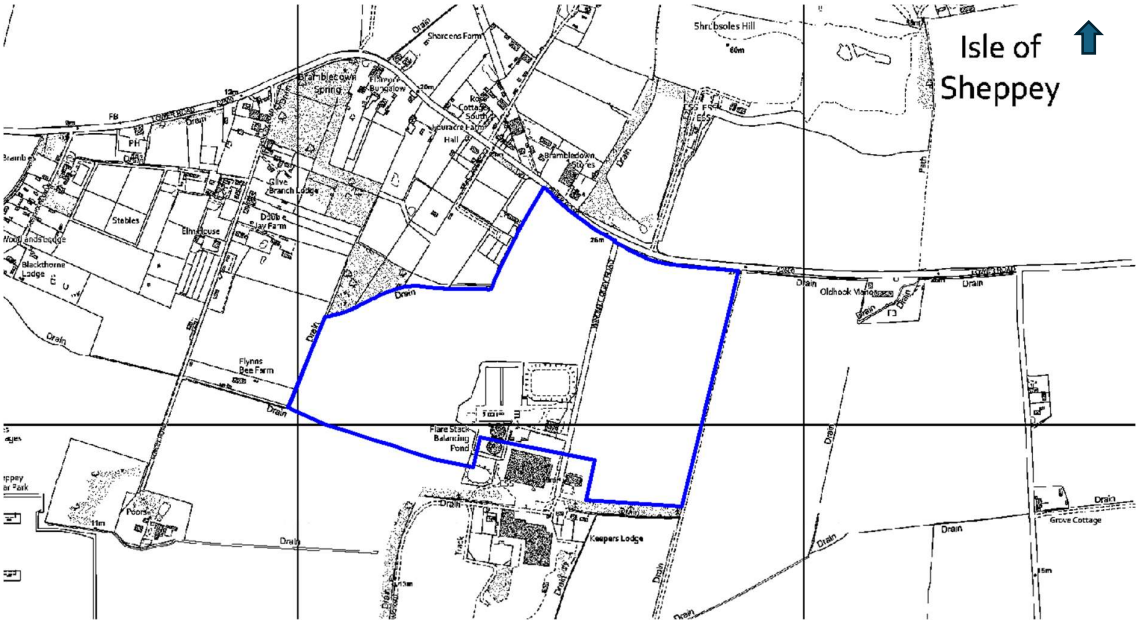
ELR/018 Bysing Wood Road, Faversham



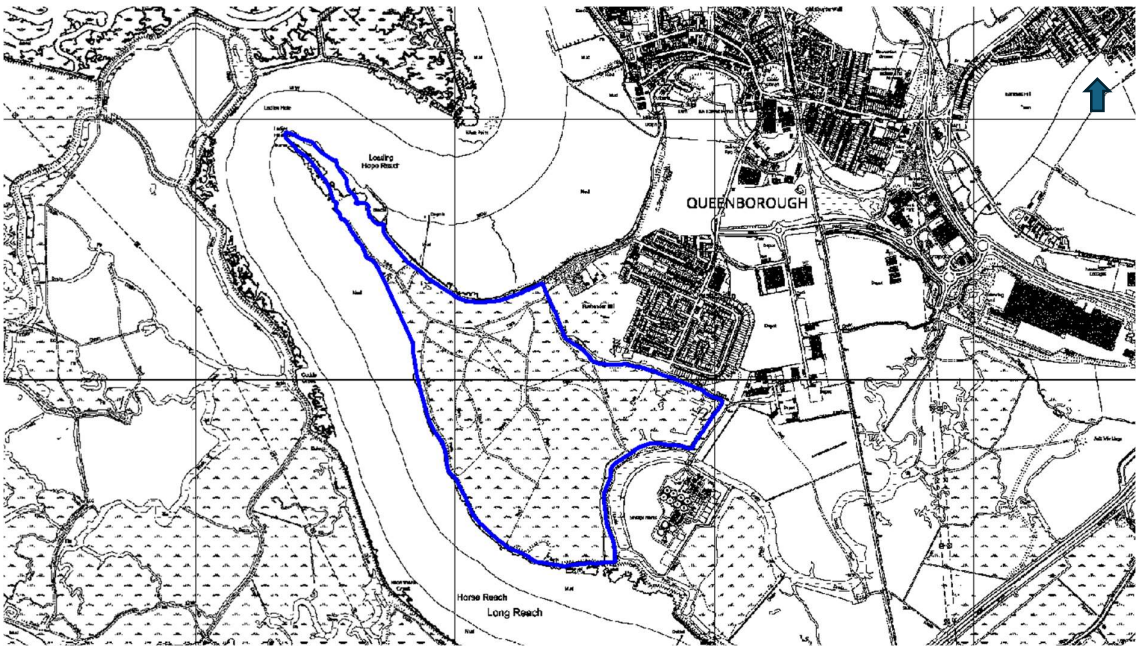
ELR/019 Land south of Cowstead Farm, Queenborough Road



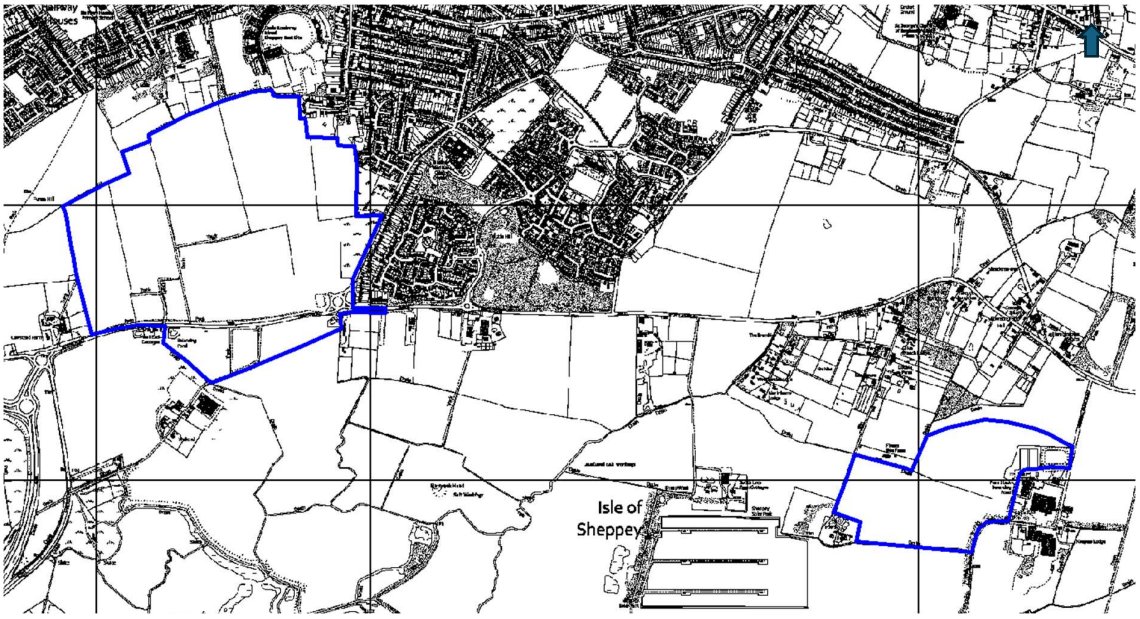
ELR/020 Land at New Hook Farm, Minster



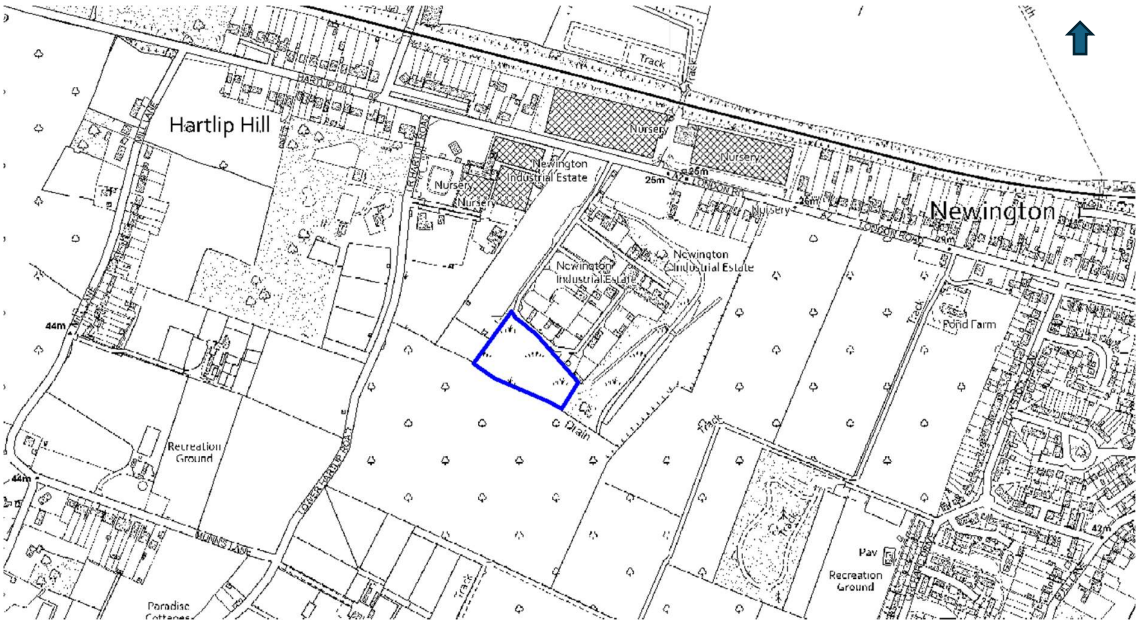
ELR/021 Port of Sheerness, Rushenden Marshes, Rushenden Road



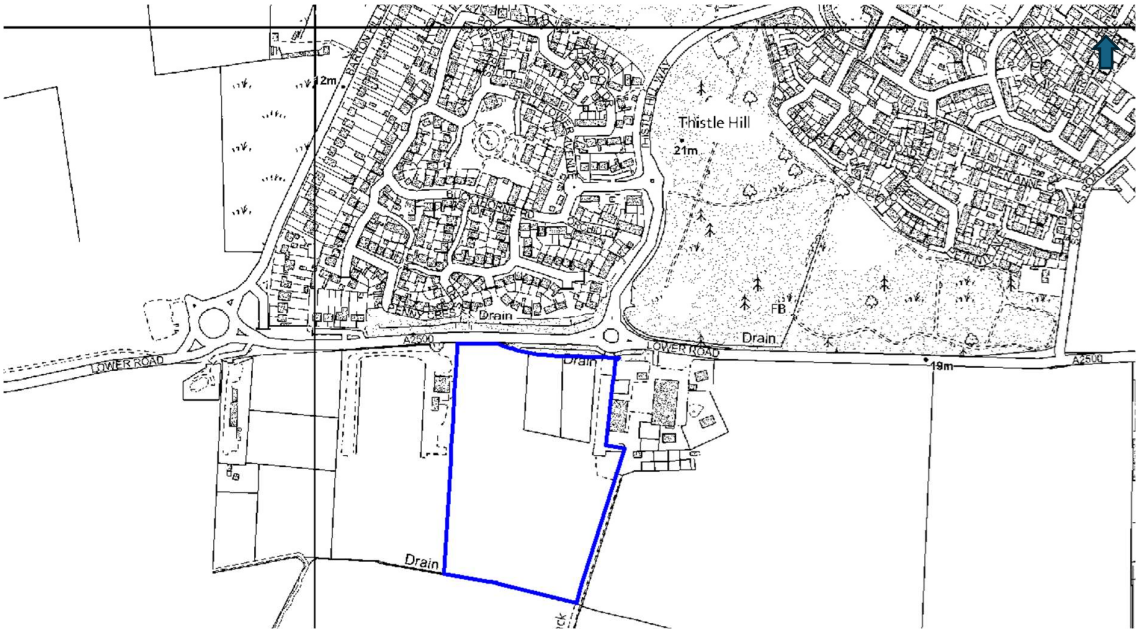
ELR/022 Land at South West Minster



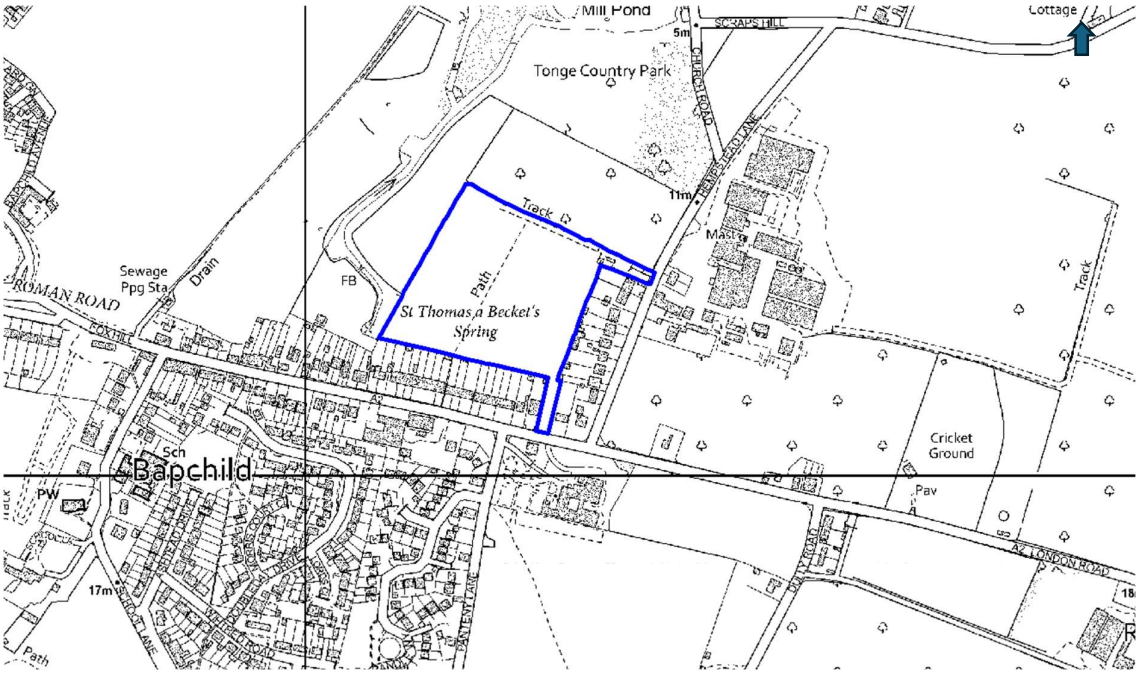
ELR/023 Newington Industrial Estate – southern expansion



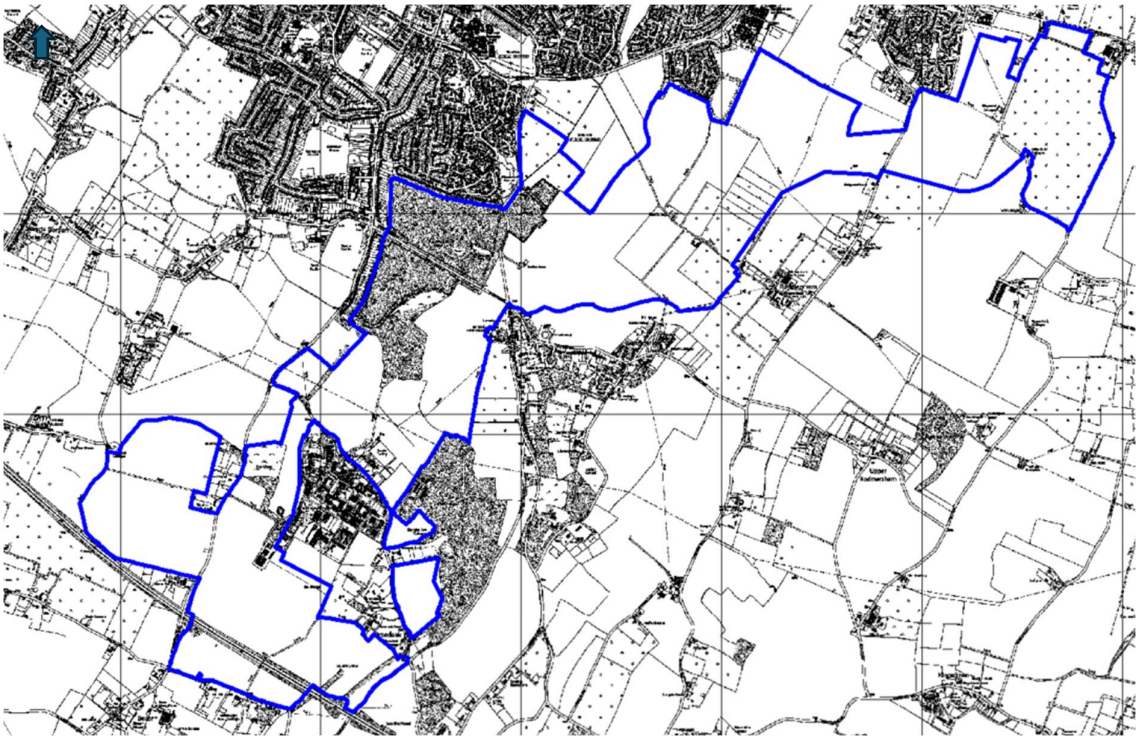
ELR/024 Land at Marshlands Farm, Lower Road, Minster



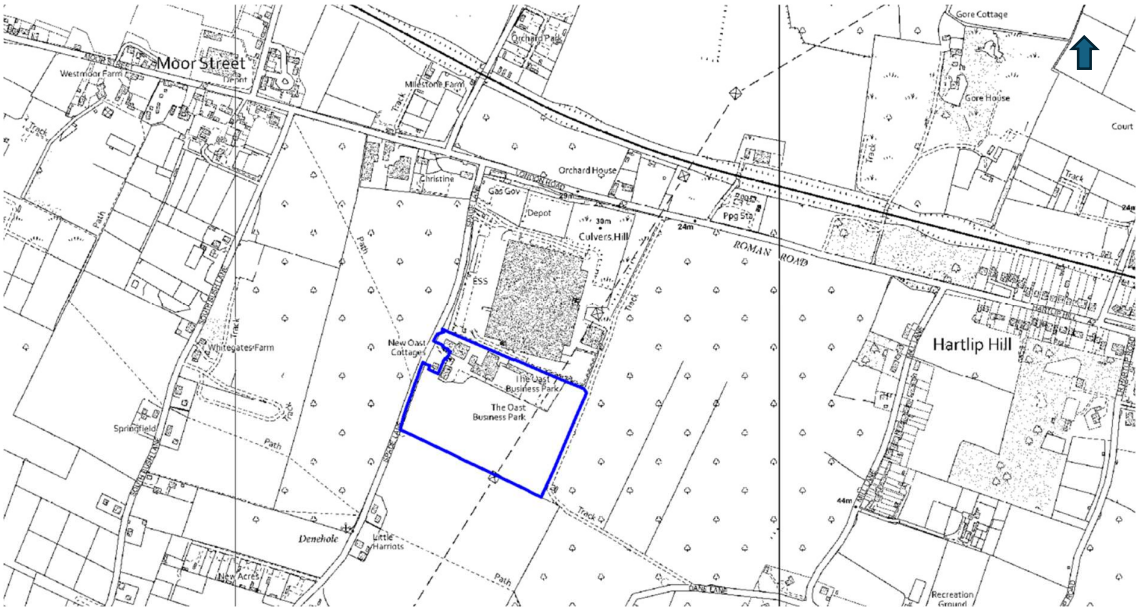
ELR/025 Land rear of The Street & Hempstead Lane, Bapchild



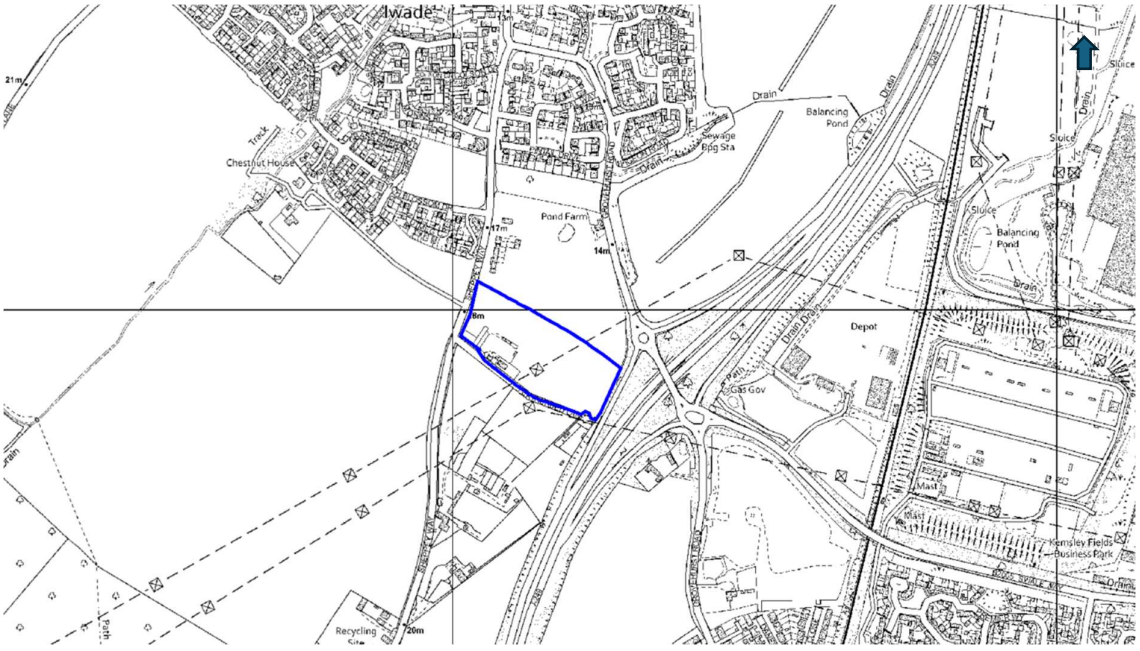
ELR/026 Highsted Park



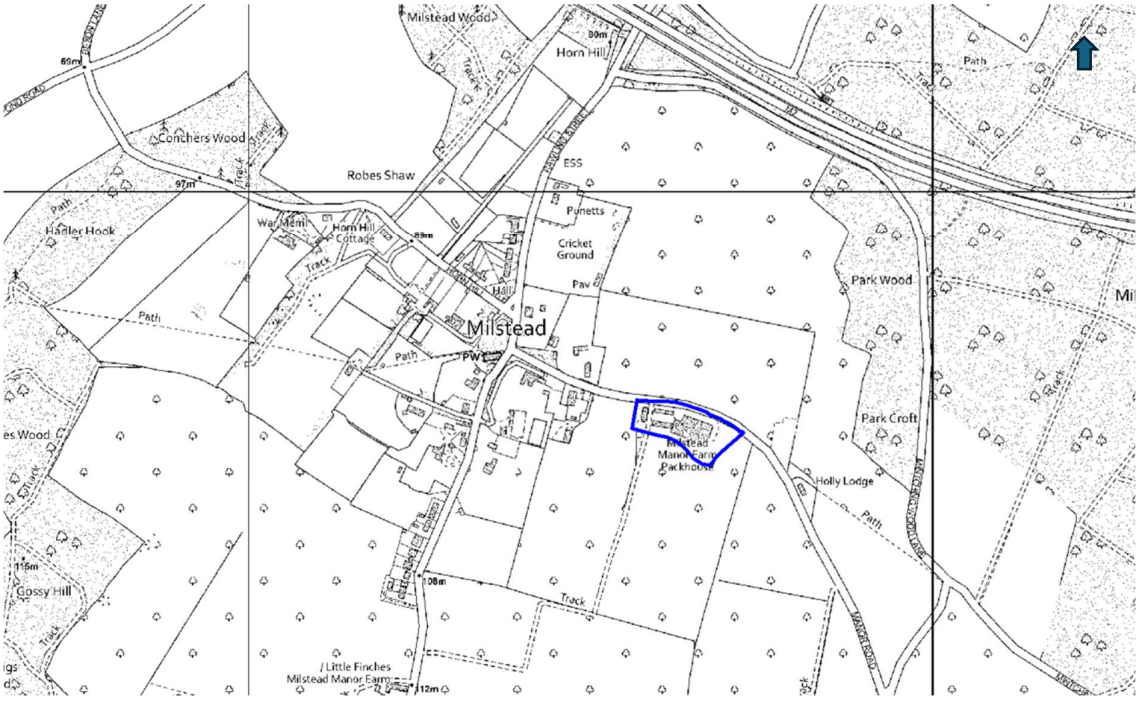
ELR/027 Hartlip Industrial Estate, Hartlip (extension to)



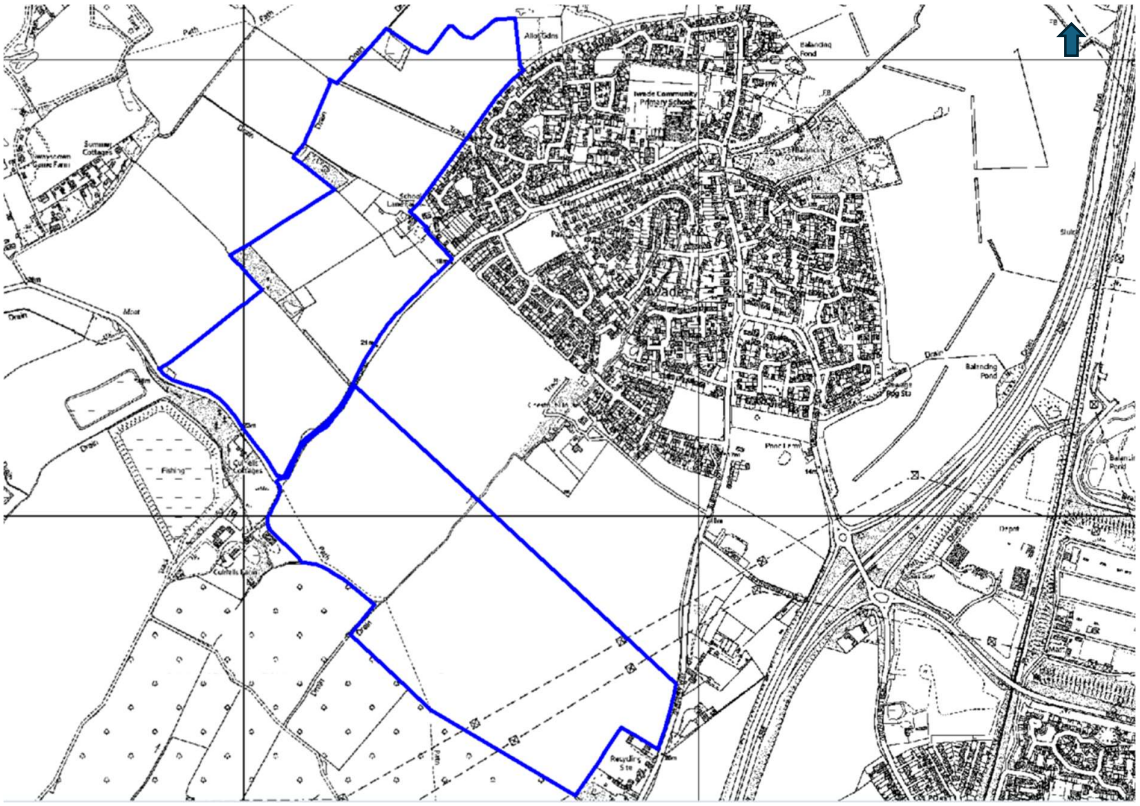
ELR/028 Halfway Egg Farm, Featherbed Lane, Iwade



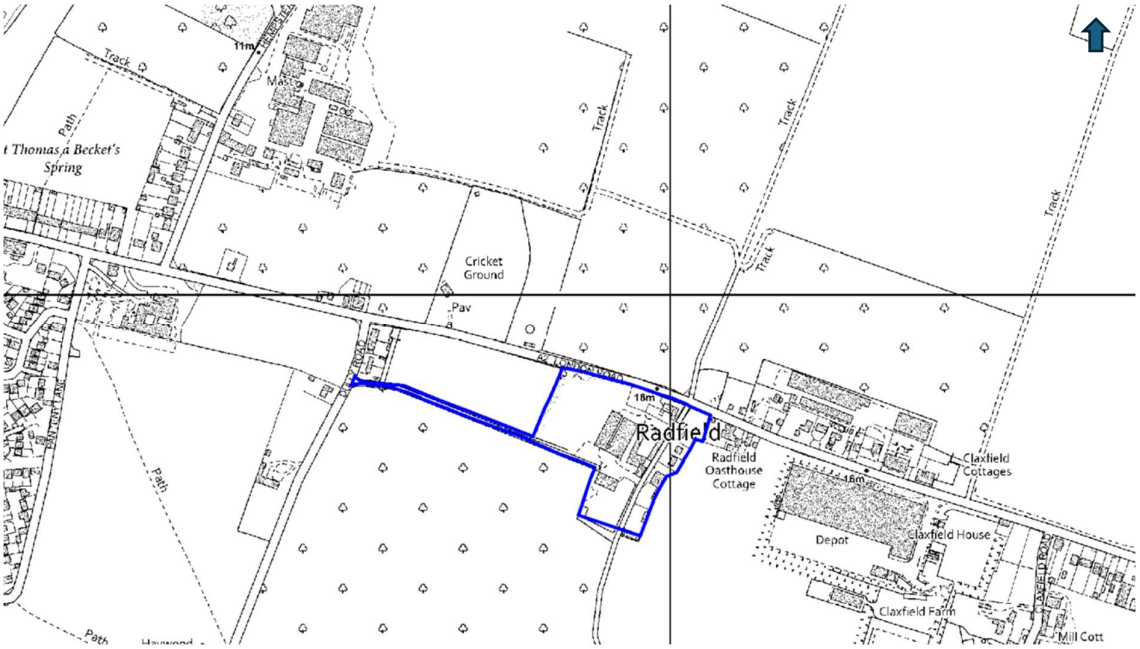
ELR/029 Milsted Manor Farm, Manor Road, Milsted



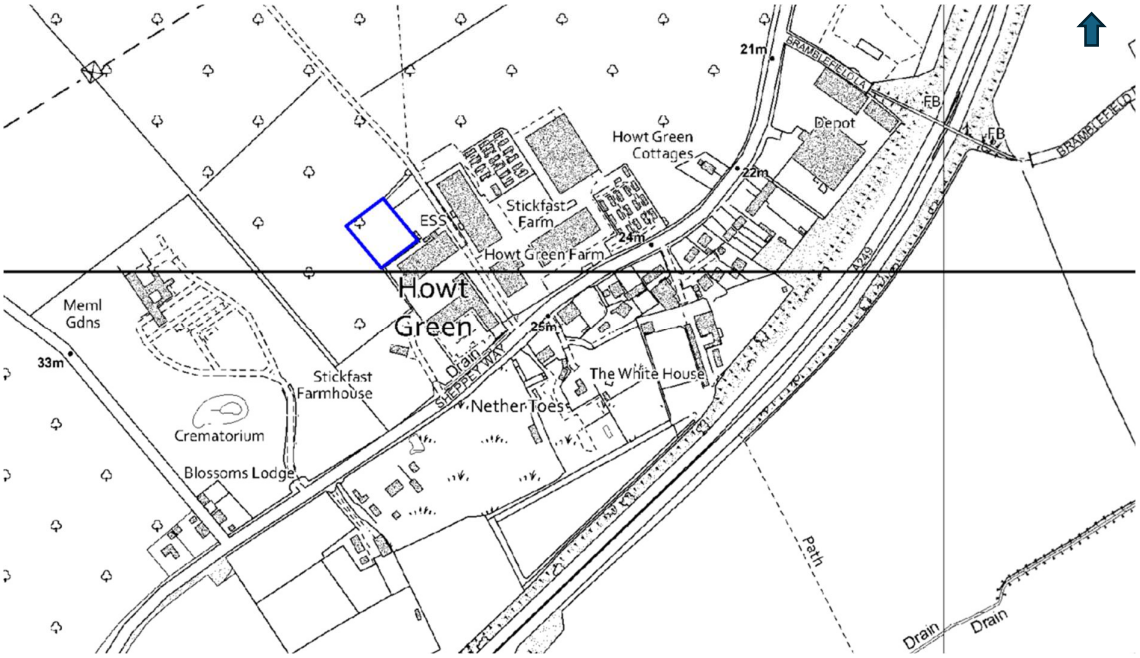
ELR/030 Land south and west of Iwade



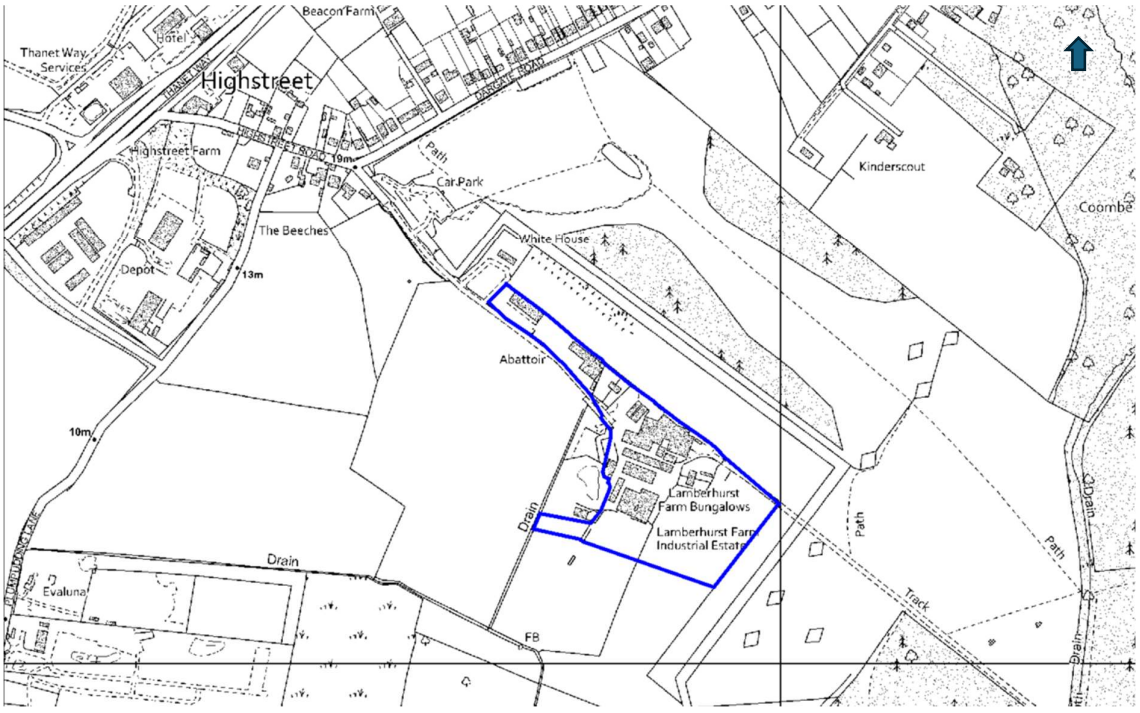
ELR/031 Land at Radfield Farm, London Road, Bapchild



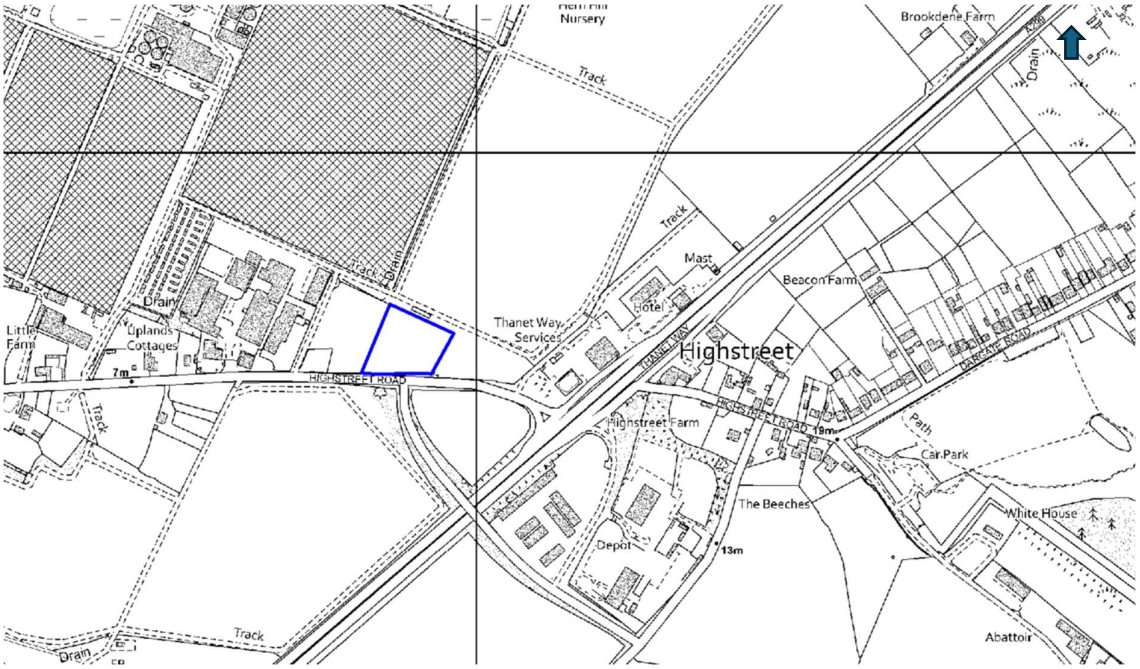
ELR/032 Land rear of Axminster Tools, Stickfast Farm



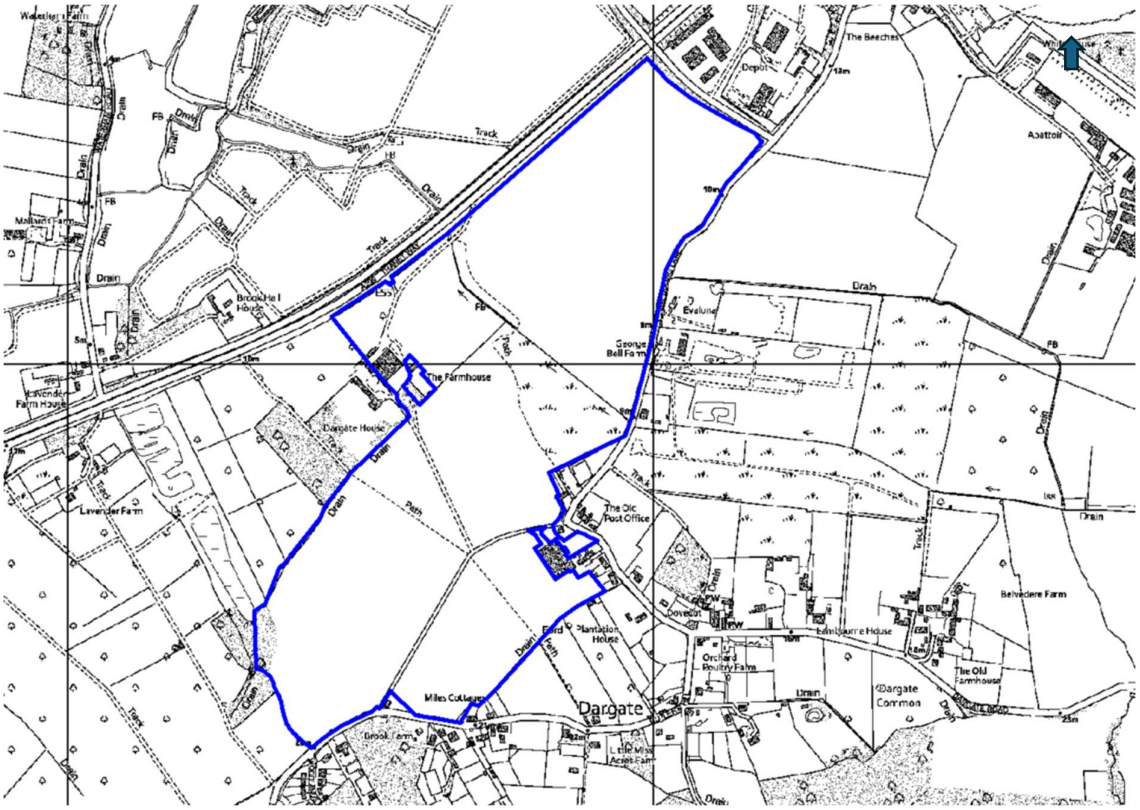
ELR/033 Lamberhurst Farm, Yorkletts – proposed southern expansion



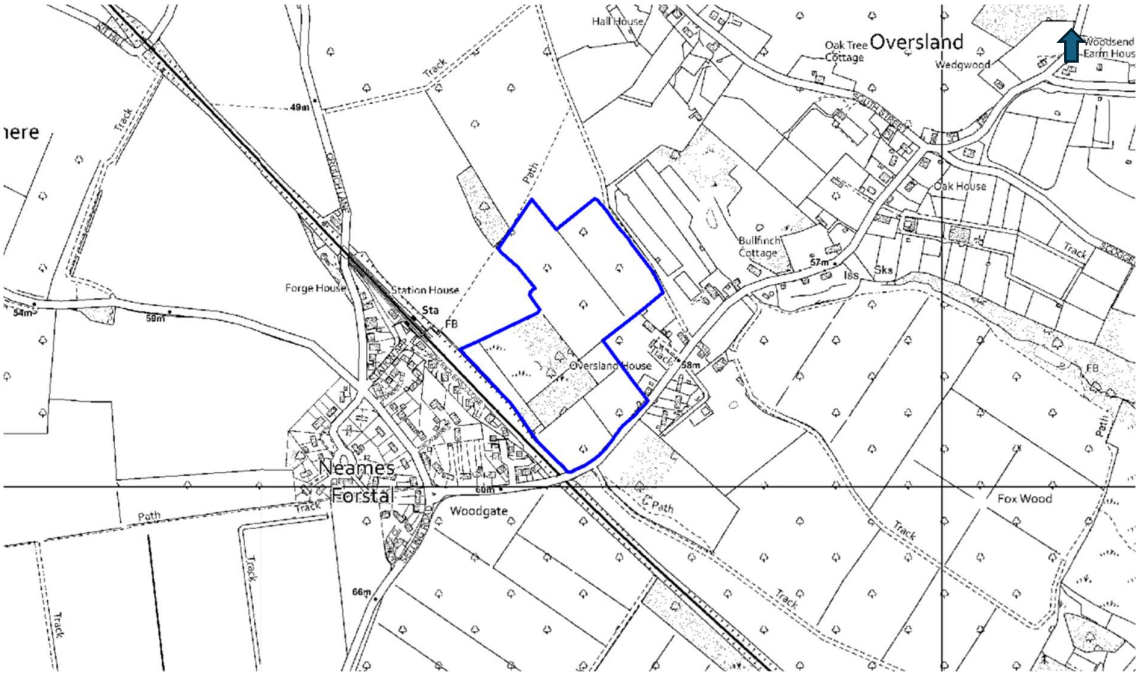
ELR/034 Waterham Industrial Estate – expansion east.



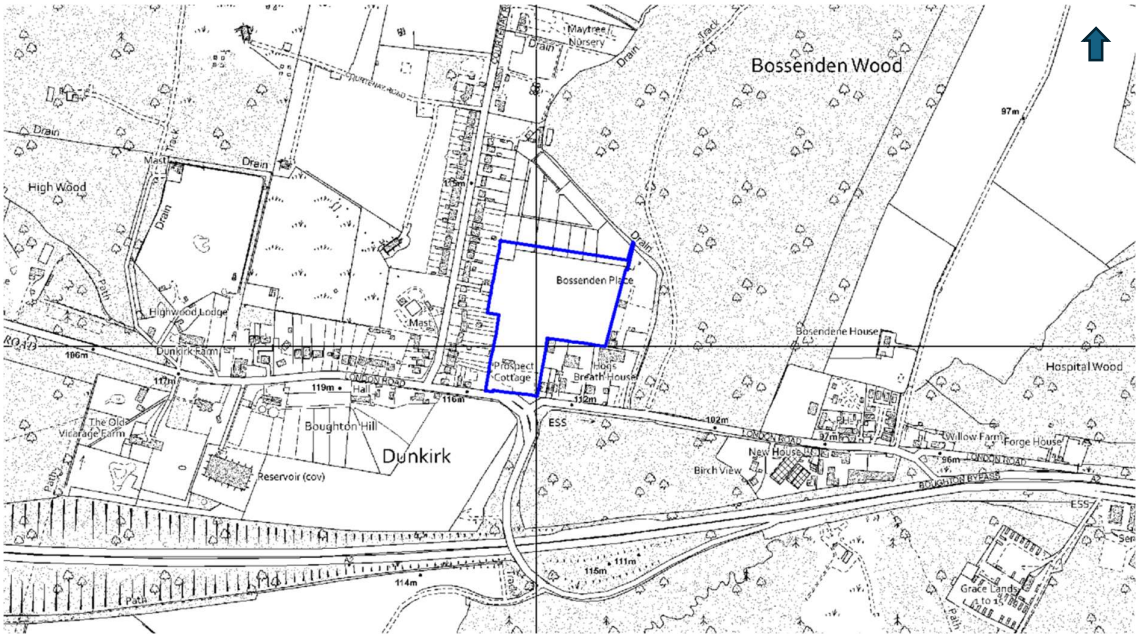
ELR/035 Dargate Plumpudding Lane



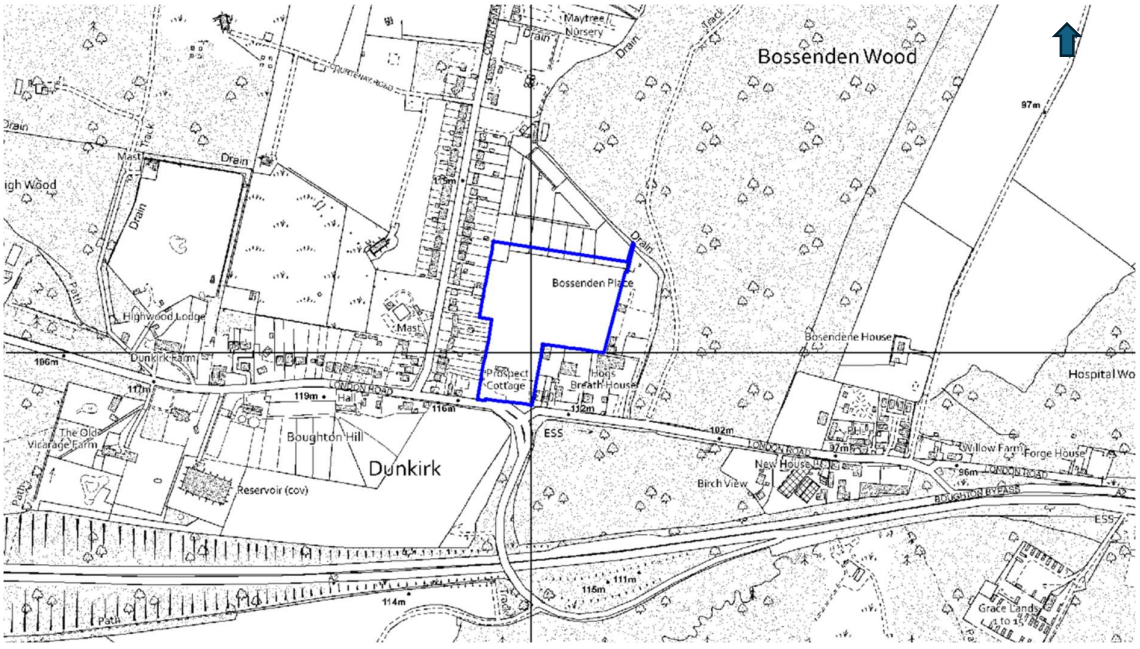
ELR/036 Land at Fox Lane, Oversland, Boughton



ELR/037 Land north of Canterbury Road, Dunkirk

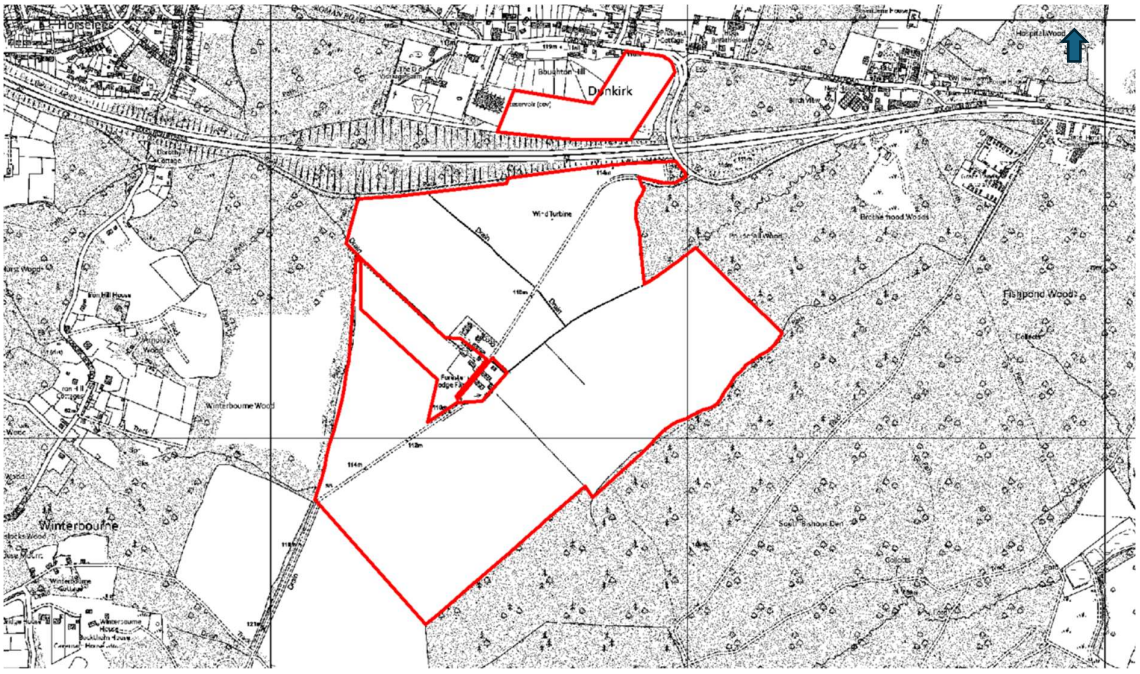


ELR/038 Land west of existing Bobbing village

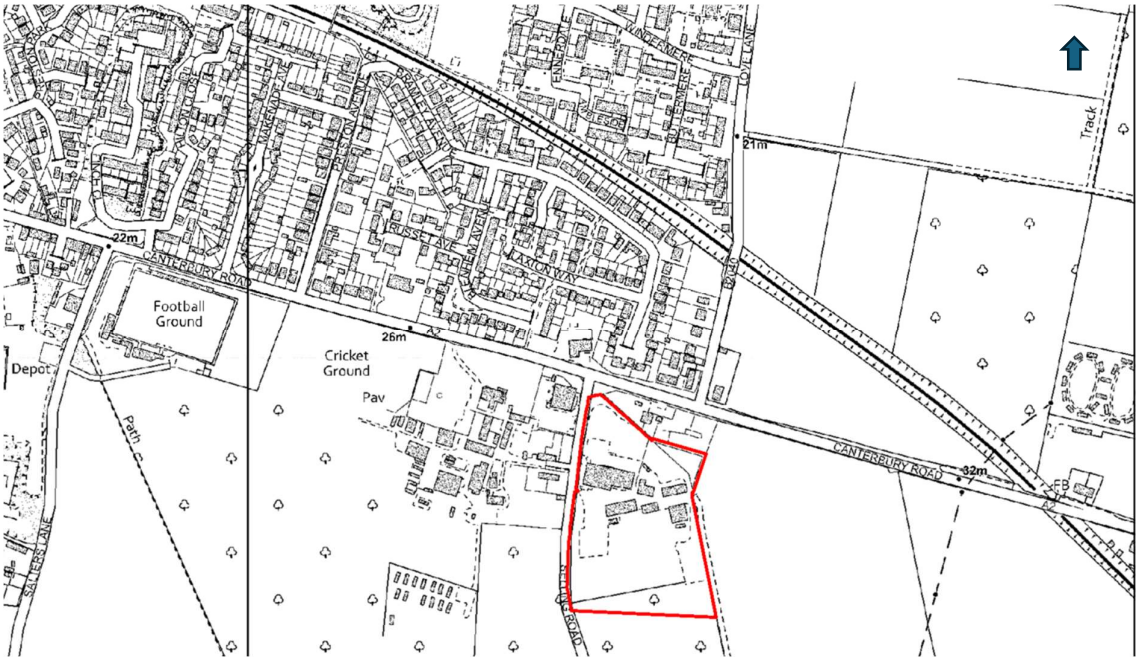


ELR/038 Land west of existing Bobbing

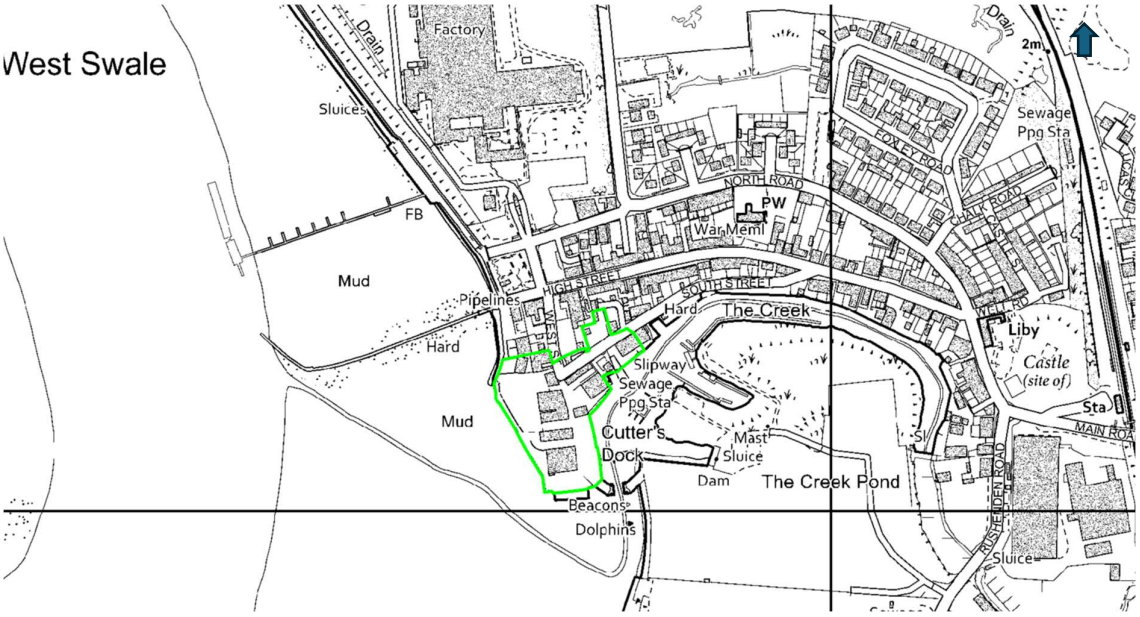
ELR/039 Winterbourne Fields



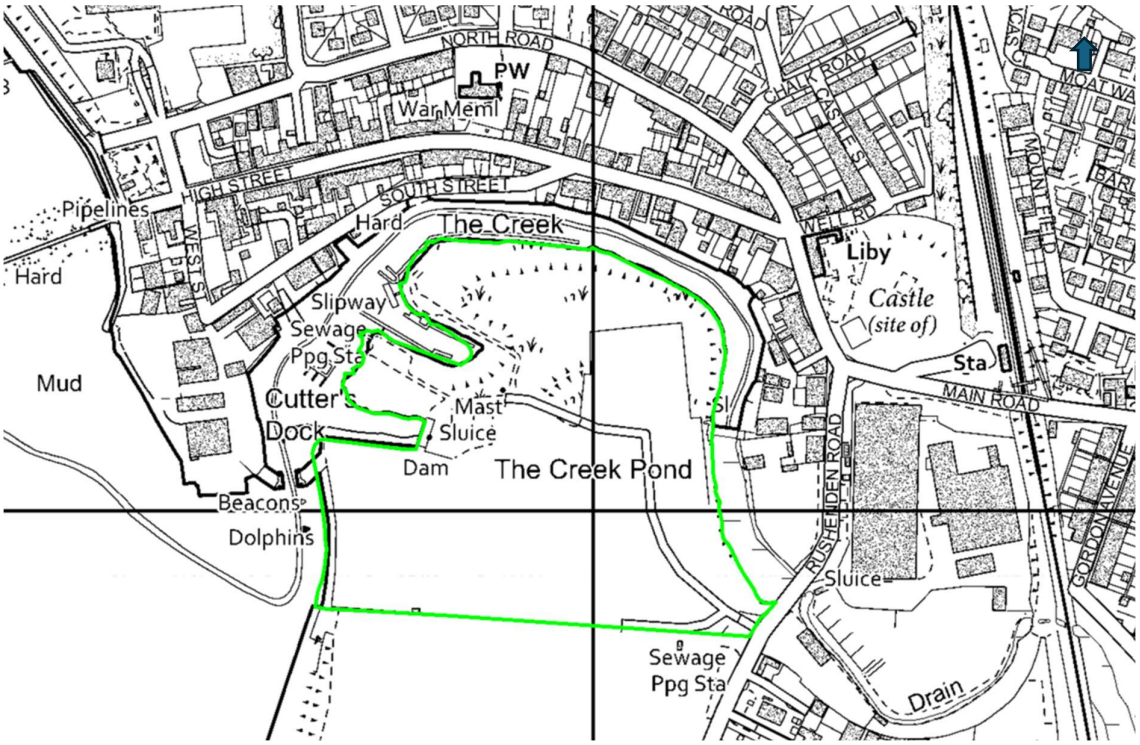
ELR/040 Land at Macknade Fine Foods, Selling Road



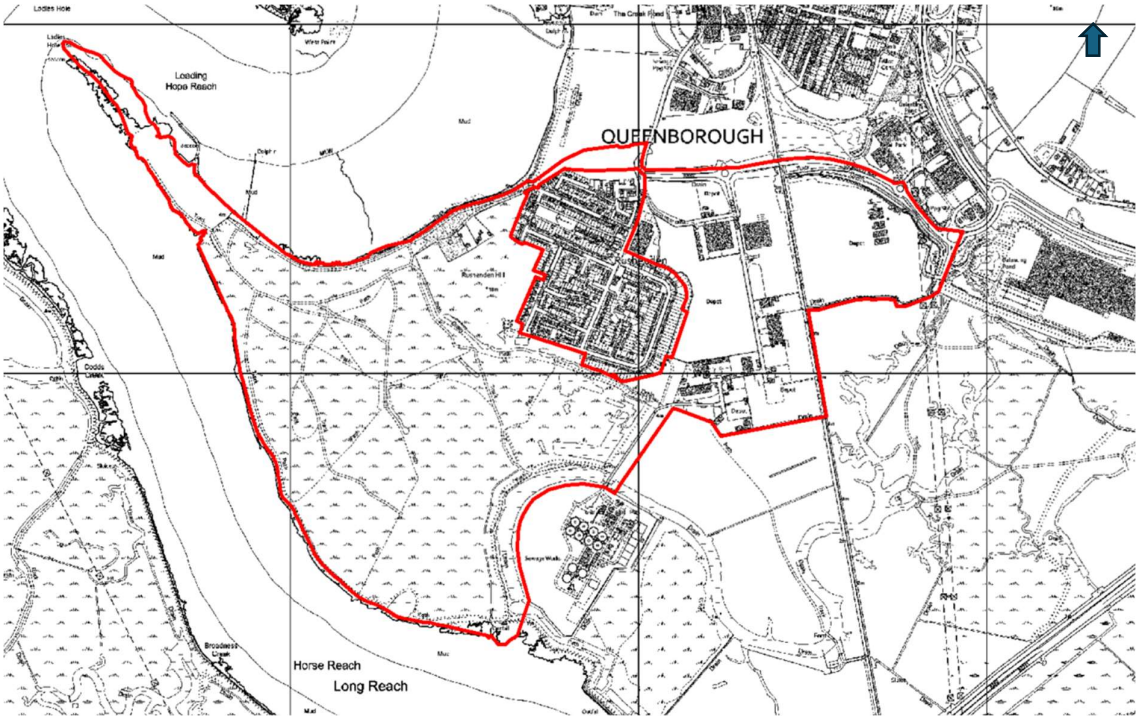
ELR/041 Land at West Street



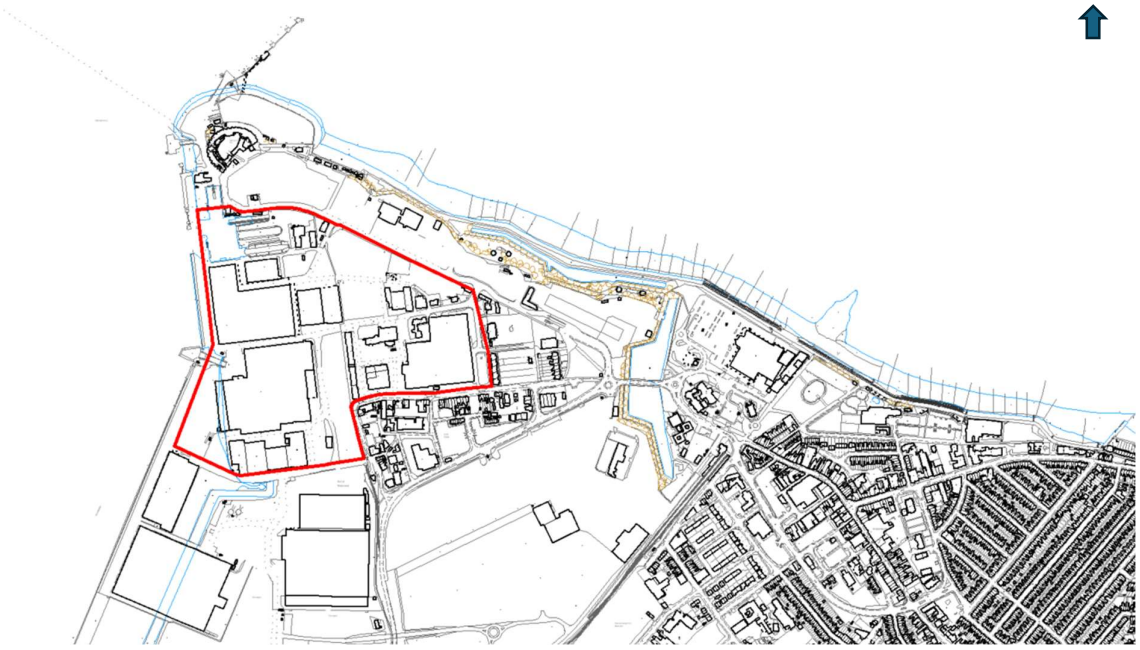
ELR/042 South of Queenborough Creek



ELR/043 Rushenden South

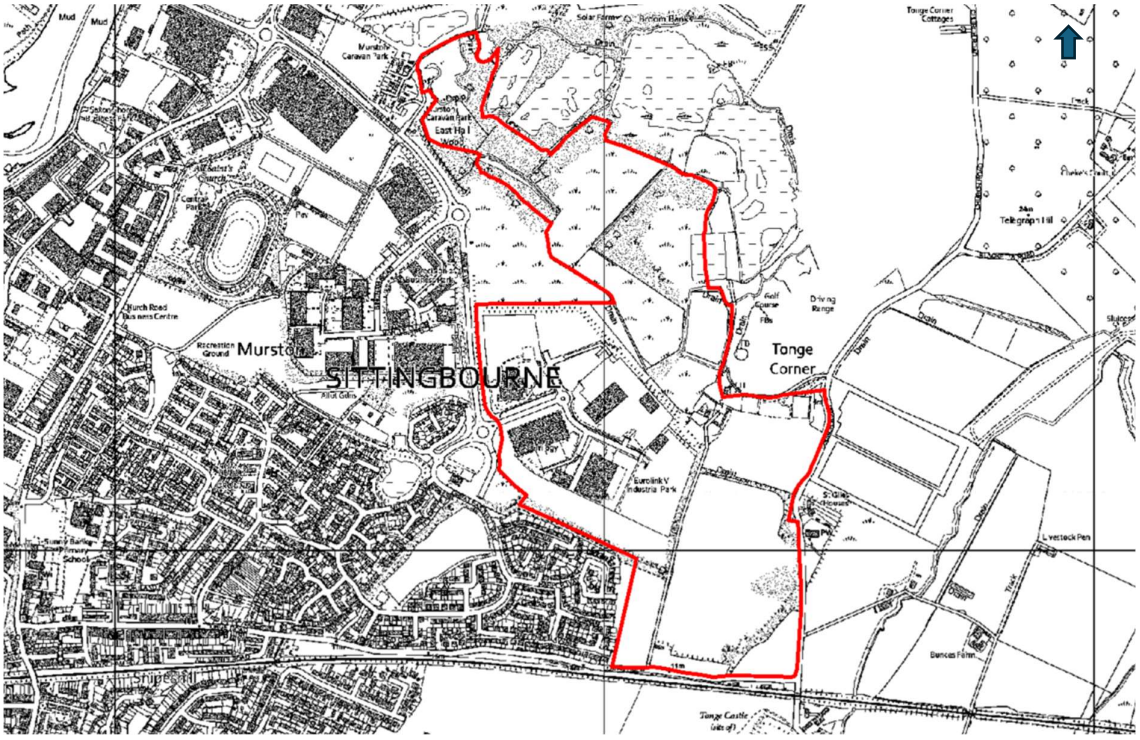


ELR/044 Sheerness Dockyard



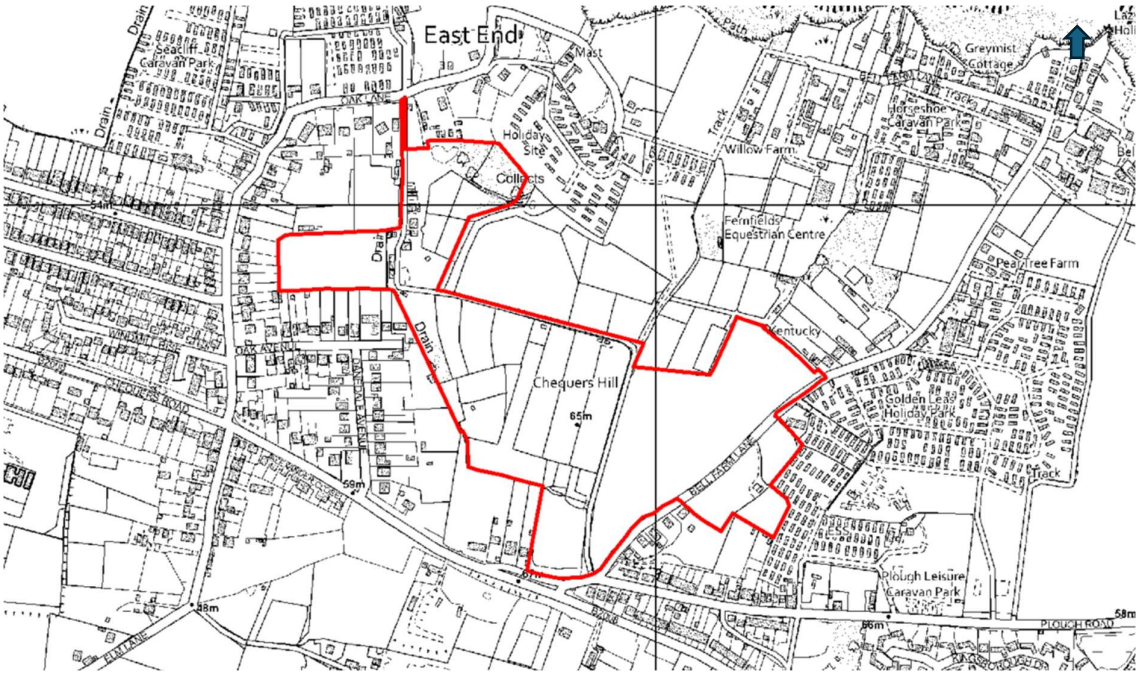
ELR/045 Land at South-West Minster

ELR/046 North East Sittingbourne

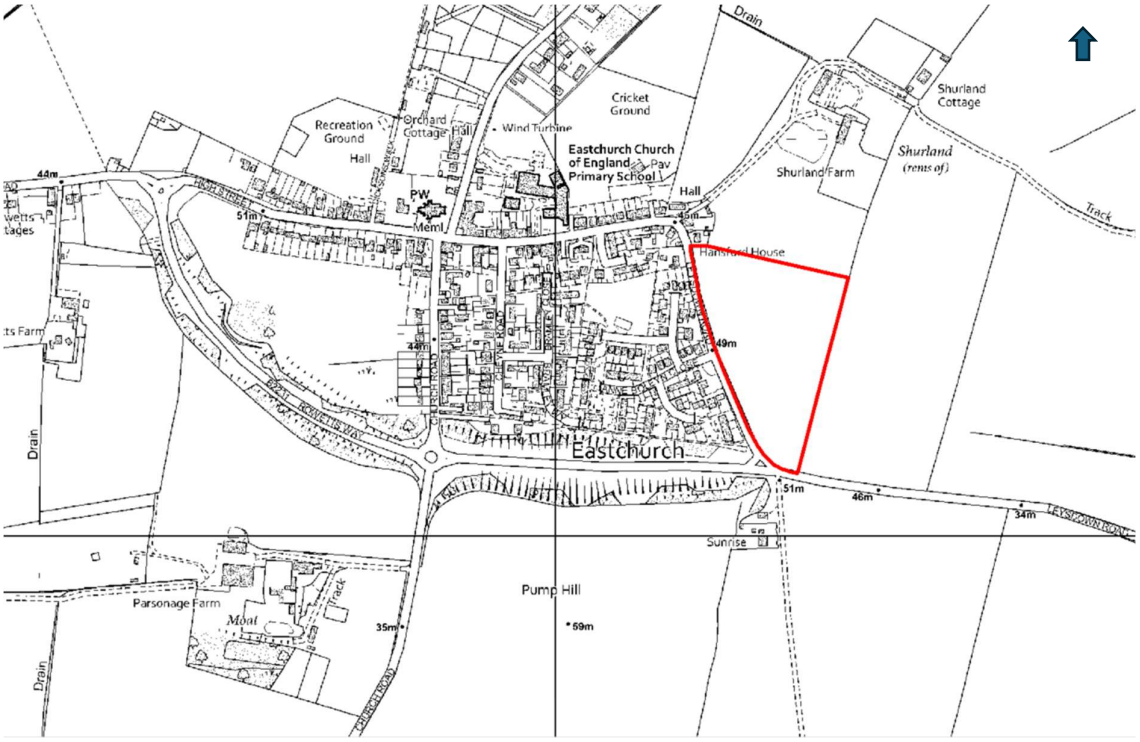


ELR/047 10-14 High Street, Sittingbourne.

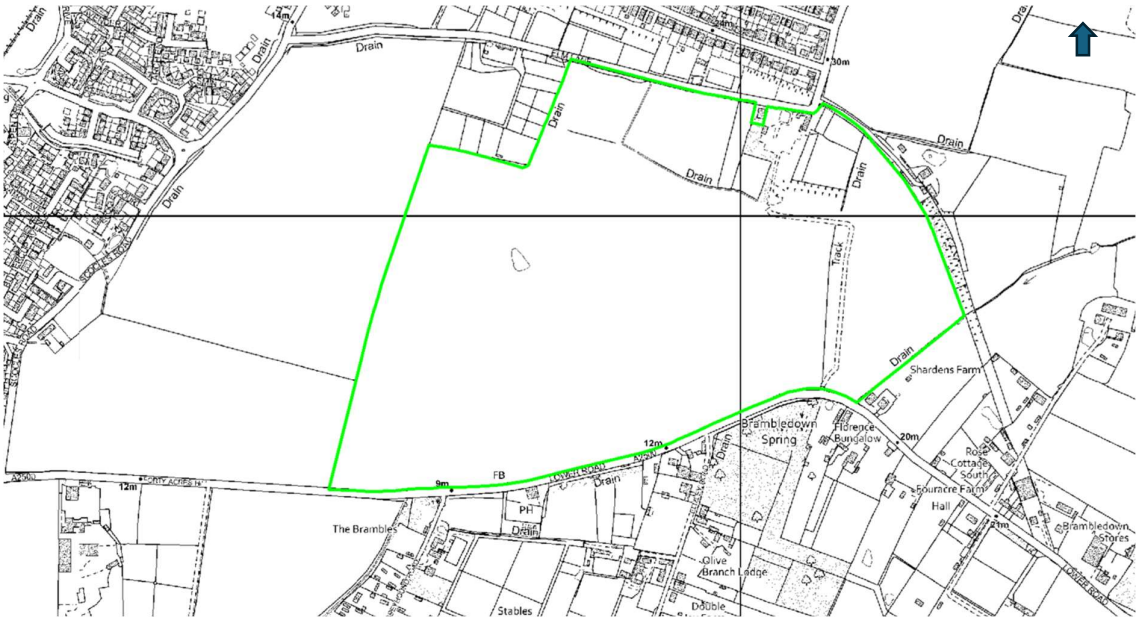
ELR/048 Land to the east of Oak



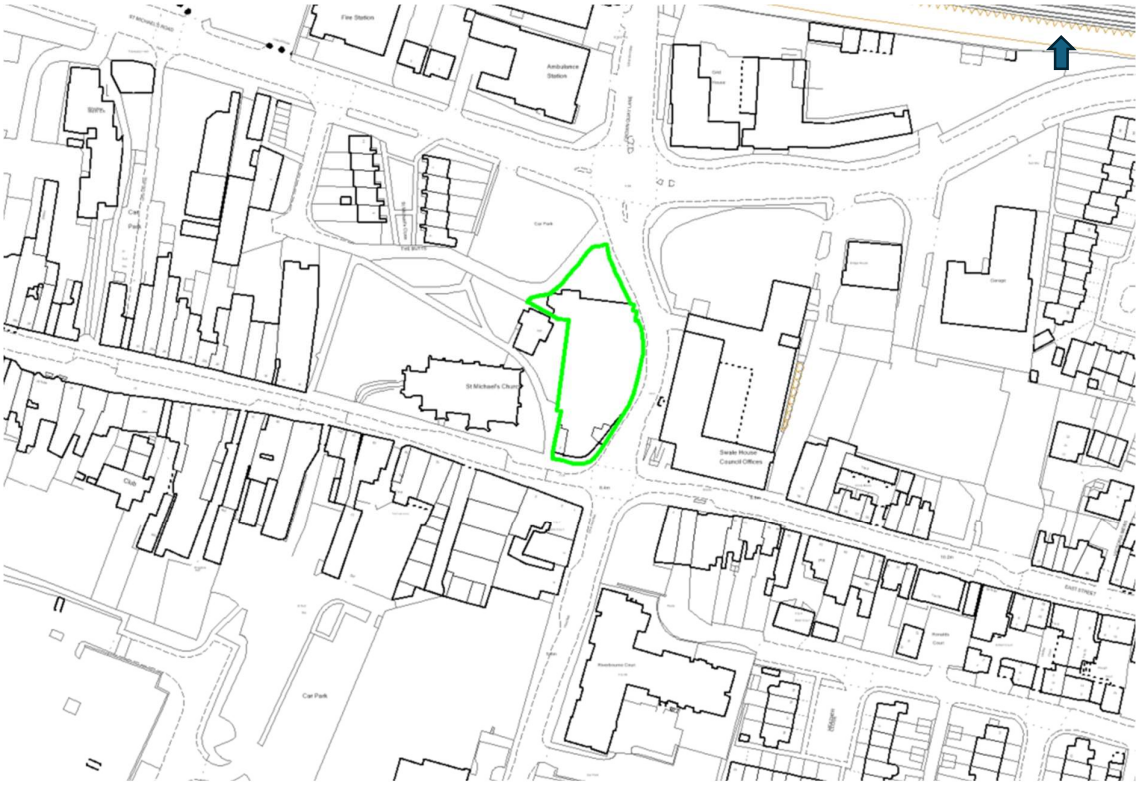
ELR/049 Land adjacent to Leysdown Road, Eastchurch



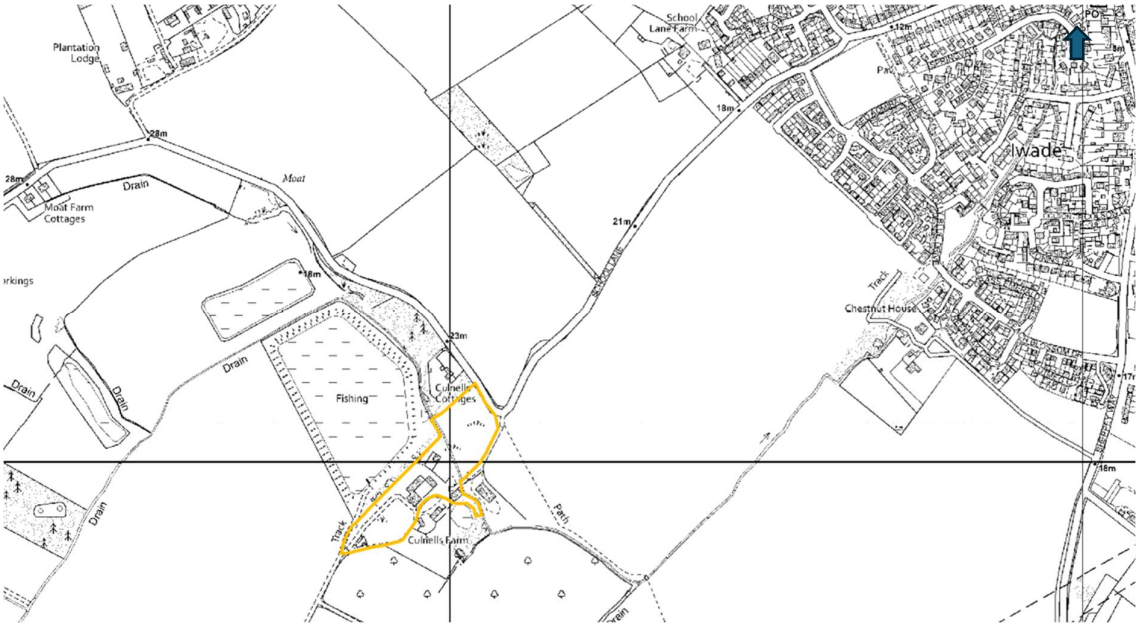
ELR/050 Land at Lower Road, Minster



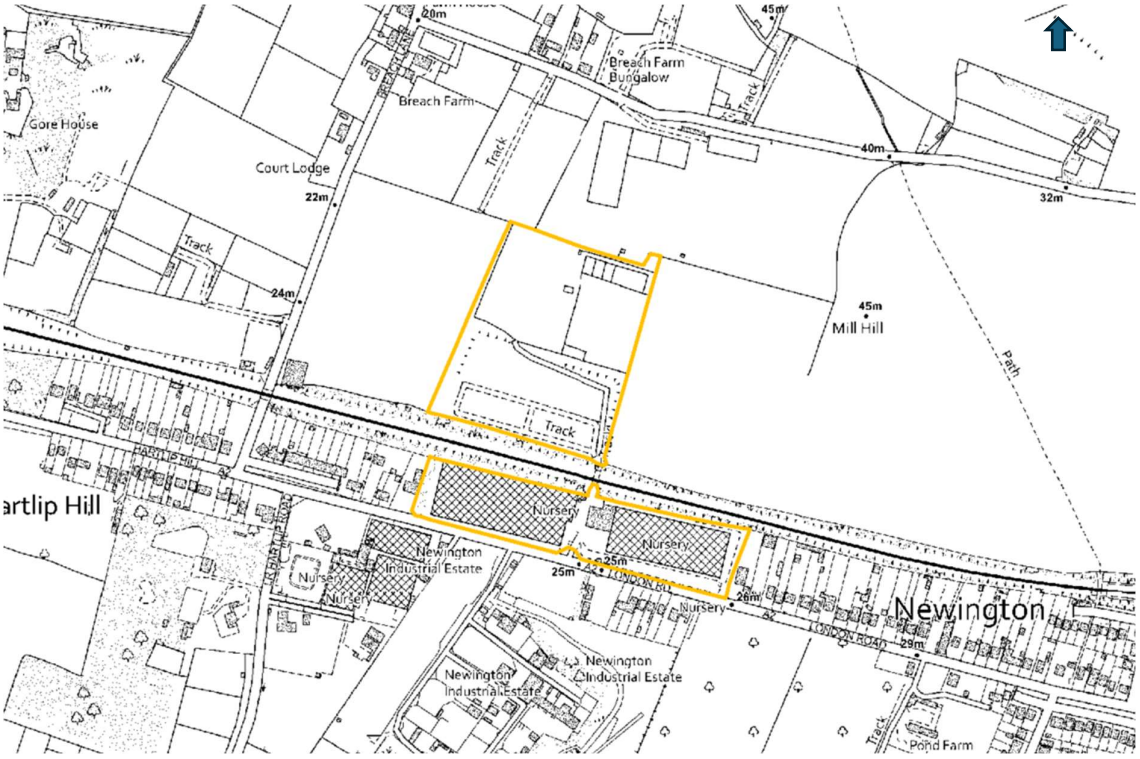
ELR/051 The Classic Cinema, High Street, Sittingbourne



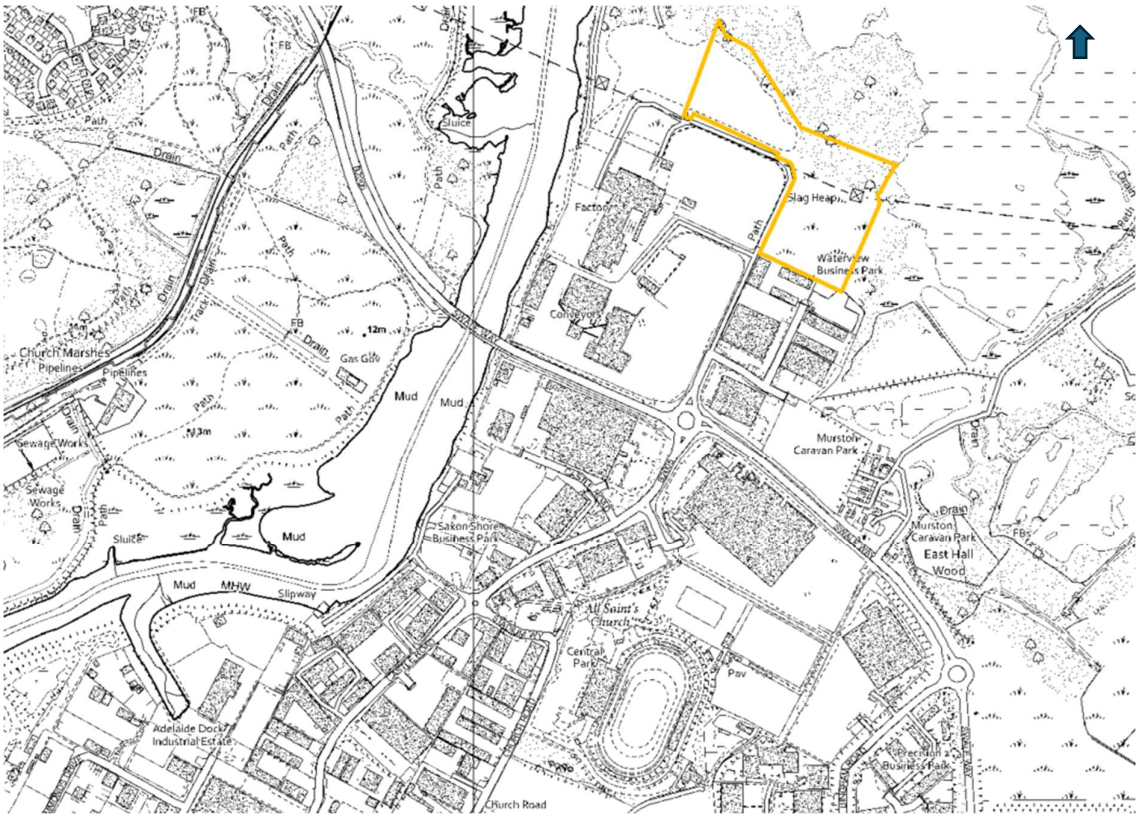
ELR/052 Culnells Farm, School Lane, Iwade



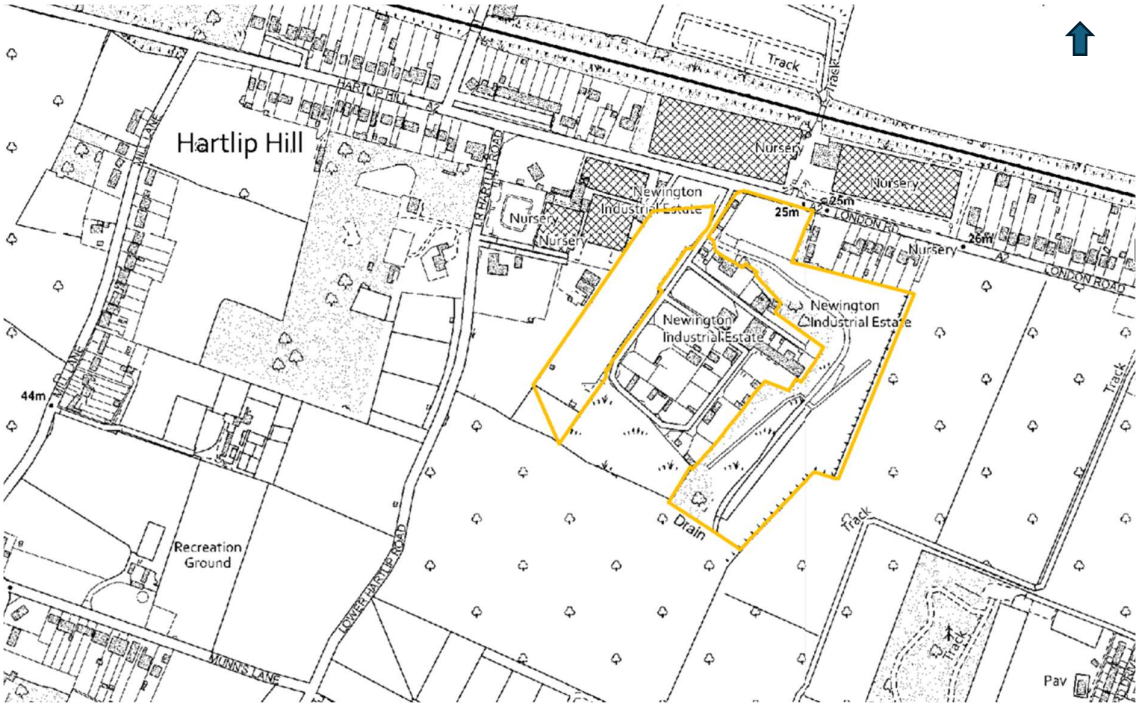
ELR/053 Amethyst Horticulture, Land at Newington Nurseries, London Road, Newington.



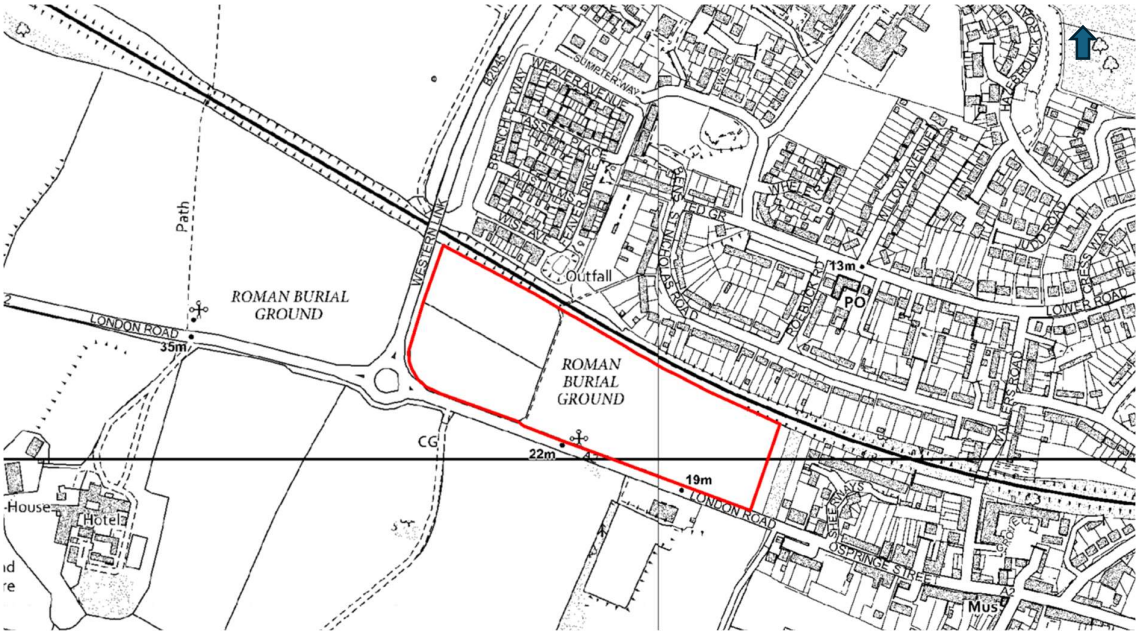
ELR/054 Smeed Dean Works, Eurolink Industrial Estate, Castle Road.



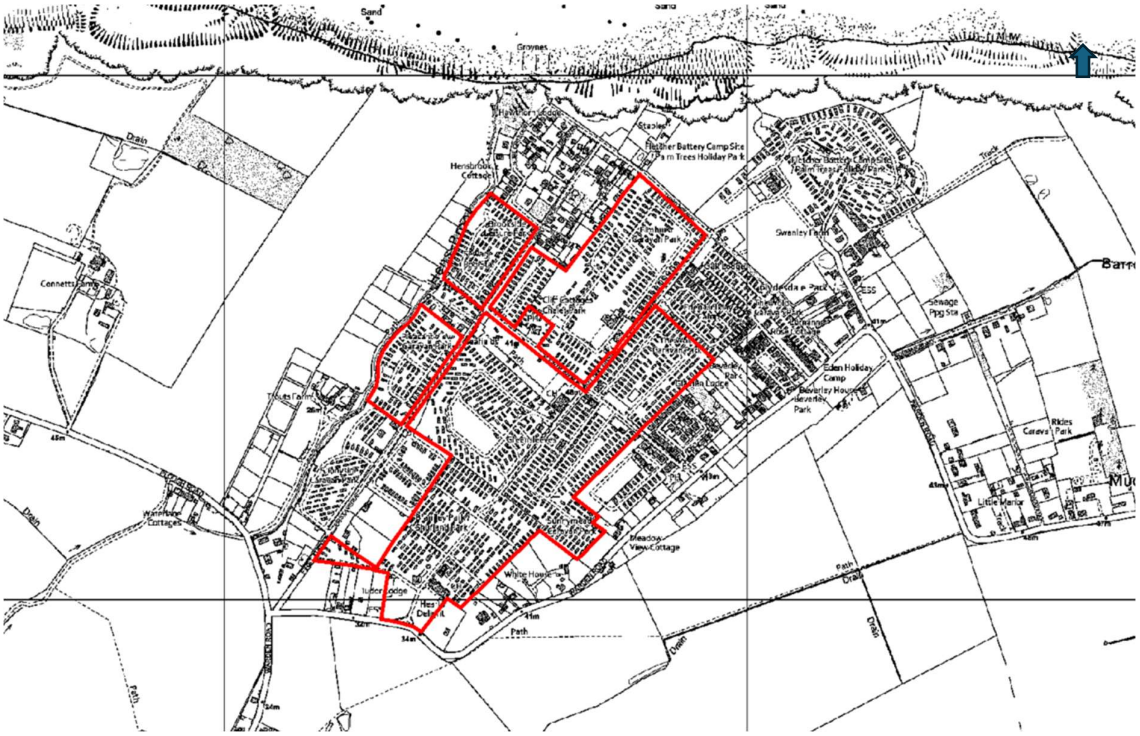
ELR/055 Land to the west and east of Newington Industrial Estate, Newington



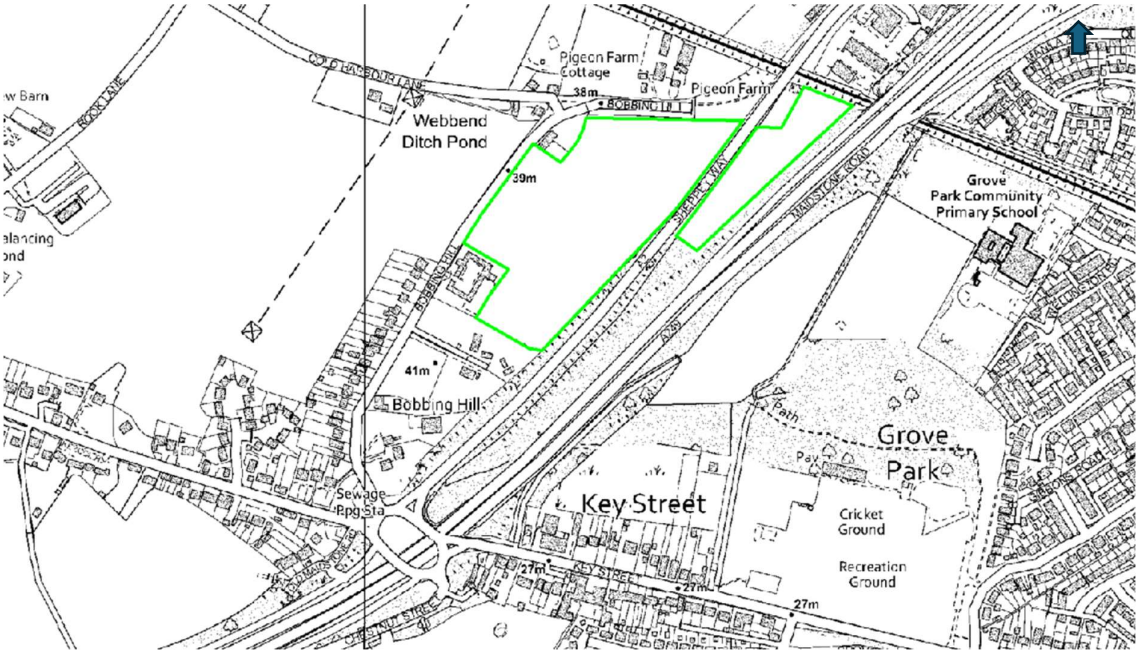
ELR/056 Land at Lion Field



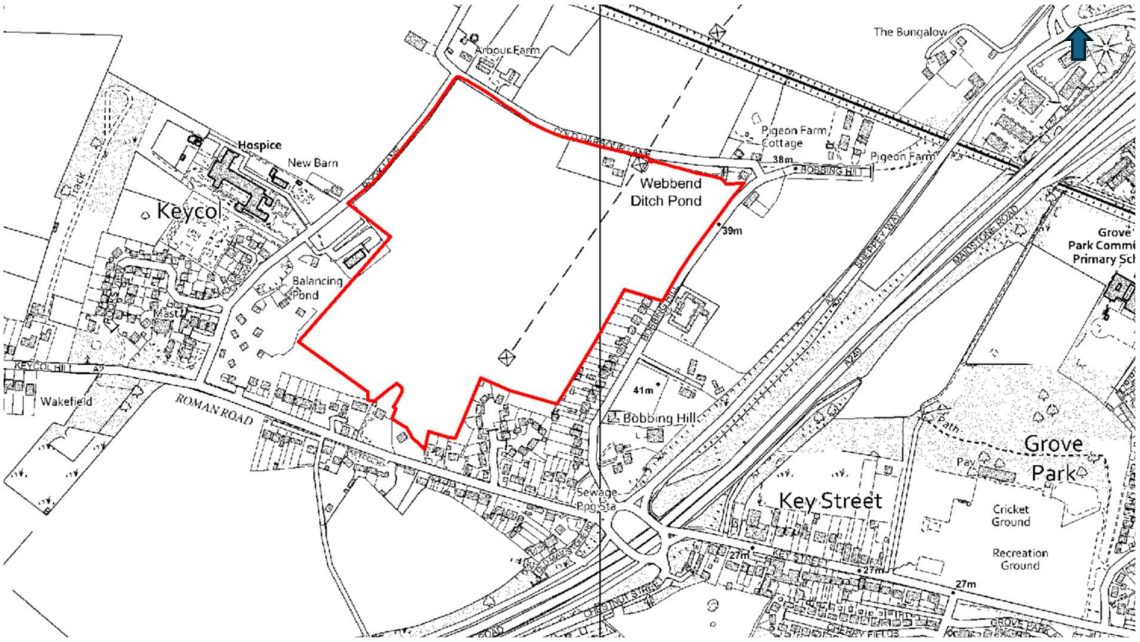
ELR/057 Isle of Sheppey Strategic Caravan Sites



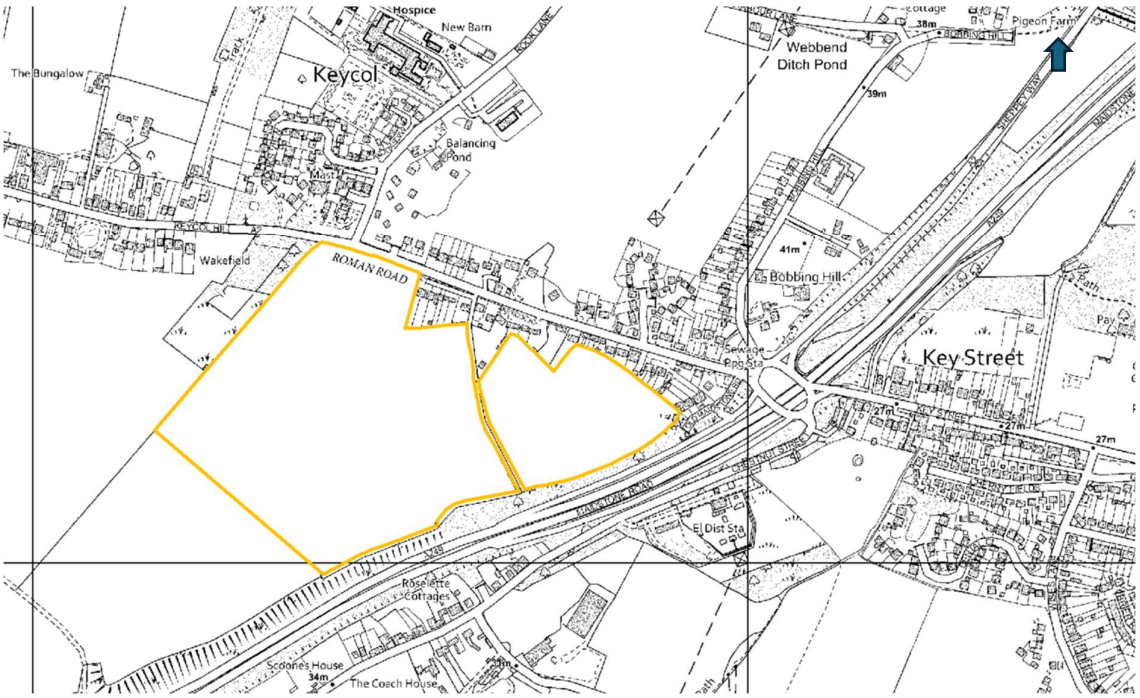
ELR/058 Grove Farm



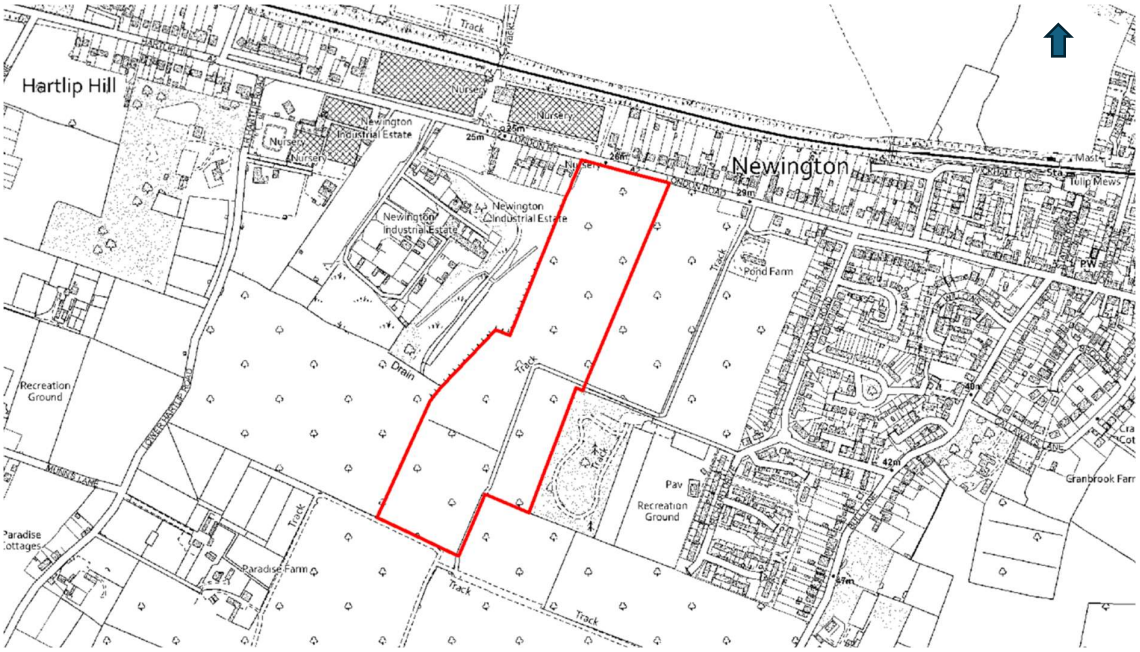
ELR/059 Land north of Keycol Hill (Orange parcel)



ELR/060 Land north of Keycol Hill (Yellow/Blue parcel)



ELR/061 Land West of Pond Farm, London Road, Newington



Appendix IX: Employment sites for allocation discussion

Site Identifier	Existing site reference	New or existing site	Name	Settlement hierarchy proposed 2020	Is the site previously developed land?	Proposed principle use	Principle land use (office/indl)	Positives	Constraints	Prospect	Consider for employment allocation in the next plan	Potential employment area (Ha)	Existing allocation decision
Tier 1 - Sittingbourne													
4	CFS24 (and R1)	Existing	Ridham Dock - redevelopment	Sittingbourne - tier 1 Principal Town	Yes	Mixed B uses	Industrial	Owner interest Strong market area	Possible loss of wharfage	Possible	Yes	25	Proposed
6	SBC17/005	Existing	Land at Pheasant Farm (west), Howt Green, Sittingbourne	Sittingbourne - tier 1 Principal Town	No	Light Industrial (B1c)	Industrial	Good market area	Small scale. Not established location	Possible	Possible	1.6	Proposed
8	SBC17/ 008	Existing	Land fronting east side Bobbing Hill, Sittingbourne	Sittingbourne - tier 1 Principal Town	No	Light Industrial (B1c)	Industrial	Good market area	Small scale. Not established location	Possible	Possible	1	Proposed
9	SBC17/ 049	Existing	Land at South West Sittingbourne (Land At Wises Lane, Borden)	Sittingbourne - tier 1 Principal Town	No	Other	Industrial	Good market area	Residential permissions means employment likely to be ruled out	Unlikely	Possible	10	Not proposed
11	CFS34	Existing	Land adj. Kemsley Substation, ME10 2FE	Sittingbourne - tier 1 Principal Town	No	B class uses	Industrial	Strong market area	Questionable how much of ~5 ha site available. site would wrap around electricity substation	Possible	Possible	5	Proposed
26	SBC17/ 093	Existing	Highsted Park	Sittingbourne - tier 1 Principal Town	No	B class uses	Mixed	Large site Likely to be market attractive	Remote from established employment areas and with major access issues. Range of other sites better related to existing employment areas and to the labour force. However, issues could be resolved if comprehensive mixed use development were taken forward. To allocate or not is	Unlikely	Possible	34	Not proposed
51	CFS2024/090	New	The Classic Cinema, High Street, Sittingbourme, ME10 4PE	Sittingbourne - tier 1 Principal Town	Yes	Housing	Housing but 30% office/retail/community use	Sustainable Central Sittingbourne (Tier 1) location Established Use	Locally Listed building (may make demolition less straighforward) Small site Adjacent to listed church	Good	Yes	0.07	New site
54	CFS2024/129	New	Smeed Dean Works, Eurolink Industrial Estate, Castle Road	Sittingbourne - tier 1 Principal Town	Employment	Employment	B2/B8/Class E	Already has employment use with good access and a very sustainable location	The land sits in floodzone 2, 3a and 3b	Possible	Possible	4.3	New site
60	CFS2024/188	New	Land north of Keycol Hill (Yellow/Blue parcel)	Sittingbourne - tier 1 Principal Town	No	Housing, but employment wise, community use	E/F1/F2	Site is very close to the A249 road junction, A2 and to Sittingbourne, the main Tier 1 settlement.	Access into site might be tricky, along with the access onto the A2 as it is very close to the A249 Key St roundabout. Site is on a hill, which could prove problematic for some employment types	Moderate	Possible	N/A	New site
Totals												**80.97**	
Tier 2 - Faversham													
12	CFS50	Existing	Land East of Faversham expansion	Faversham - tier 2 Secondary towns	No	Residential	Employment	Large site likely to be market attractive	Landscape constraints will limit possible scale. Brenley Corner junction issues	Possible	Yes	21	Not proposed

Appendix IX: Employment sites for allocation discussion

Site Identifier	Existing site reference	New or existing site	Name	Settlement hierarchy proposed 2020	Is the site previously developed land?	Proposed principle use	Principle land use (office/indl)	Positives	Constraints	Prospect	Consider for employment allocation in the next plan	Potential employment area (Ha)	Existing allocation decision
18	SBC17/ 097	Existing	Bysing Wood Road, Faversham	Faversham - tier 2 Secondary towns	No	B class uses	Industrial	No data	No data	No data	Yes	2.8	Not proposed
13	SBC17/ 094	Existing	Land adj to A2 at Love Lane and west of Salter's Lane to Brenley Corner (the Duchy site)	Faversham - tier 2 Secondary towns	No	B class uses	Industrial	Large site likely to be market attractive	Landscape constraints will limit possible scale. Brenley Corner junction issues	Possible	Possible	20	Proposed
Totals												**43.8**	
Tier 3 - Minster & Halfway													
50	CFS2024/076	New	Land at Lower Road, Minster, ME12 3RY	Minster and Halfway - tier 3 Urban Service Centre	No	Housing	For employment-Leisure/Community Use	Site is on an A road, the main route east/west across the island and relatively close to the trunk road, the A249. It is also in a prominent position from the road.	Site is fairly sloping, getting steeper toward the top which may be a constraint for larger empolyment structures. Site is also of moderate high landscape sensitivity.	Possible	Yes consider as part of mixed use development	N/A	New site
24	REG31 97	Existing	Land at Marshlands Farm, Lower Road, Minster	Minster and Halfway - tier 3 Urban Service Centre	No	Mix of B uses	Industrial	Good market area. Being actively promoted. Neighbouring existing estate.	Small scale, but landscape constraints.	Good	Possible	5.6	Proposed
Totals												**5.6**	
Tier 3 - Queenborough & Rushenden													
19	CFS47	Existing	Land south of Cowstead Farm, Queenborough Road	Queenborough & Rushenden - Tier 3 Urban Service Centre	No	Promoted for retail, but potentially suitable for employment	Industrial	Strong market area	Small scale only due to limited site area	Good	Yes	3.7	Not proposed
41	SLA18/199	New	Land at West Street	Queenborough & Rushenden - Tier 3 Urban Service Centre	Yes	Employment	Mixed employment	Established employment use in urban area with range of service and amenities. Site could offer regeneration possibilities through redevelopment	On site flood constraints that would need mitigation for, any redevelopment would need to be sensitive to heritage assets	Good	Yes	1.45	New site
42	SLA18/207	New	South of Queenborough Creek	Queenborough & Rushenden - Tier 3 Urban Service Centre	Yes	Mixed - housing, employment and some leisure	Mixed employment	Site in adopted masterplan, ground works carried out and the site is being promoted by Homes England. The site offers regeneration opportunities for the area	Mulitple planning constraints like flood, biodiversity and landscape impacts that need to be mitigated for making delivery of the site complex	Reasonable	Yes	Q&R masterplan	New site
Totals												**5.15**	
Tier 4 - Iwade													
28	SBC17/ 100	Existing	Halfway Egg Farm, Featherbed Lane, Iwade	Iwade - tier 4 Village Service Centre	No	Light Industrial (B1c)	Industrial	reasonable market area	Small scale.. Not established location. Access concerns	Possible	Possible	2.9	Not proposed
52	CFS2024/100	New	Culnells Farm. School Lane, Iwade, ME9 8JQ	Iwade - tier 4 Village Service Centre	Mixed	Employment	Storage/Gen Industrial	Closest employment area to expanding Iwade. Some existing employment on site, so partially brownfield	Not prominent location Not particularly close to main road network. Access down a track from a minor rural road. Some on site flood risk and possible heritage constraints	Possible	Possible	2.3	New site
Totals												**5.2**	
Tier 4 - Newington													
23	REG30 44 (R10)	Existing	Newington Industrial Estate - southern expansion	Newington - tier 4 Village Service Centre	No	Storage and Distribution (B8)	Industrial	Expansion of existing Good market area	None	Good	Yes	2	Proposed

Appendix IX: Employment sites for allocation discussion

Site Identifier	Existing site reference	New or existing site	Name	Settlement hierarchy proposed 2020	Is the site previously developed land?	Proposed principle use	Principle land use (office/indl)	Positives	Constraints	Prospect	Consider for employment allocation in the next plan	Potential employment area (Ha)	Existing allocation decision
53	CFS2024/126	New	Amethyst Horticulture, Land at Newington Nurseries, London Road, Newington, ME9 7NY	Newington - tier 4 Village Service Centre	No	Mixed	Industrial	Good connectivity to Newington and has an existing access point directly on the A2	Sits in a floodplain and the southern parcel is adjacent an area of high to moderate landscape sensitivity. The majority of the western part of the site is located within Flood Zones 2 & 3 and would be more suitable for an employment use. The eastern part of the site is located within Flood Zone 1 and would be suitable for residential development.	Possible	Possible	1.72	New site
55	CFS2024/142	New	Land to the west and east of Newington Industrial Estate, Newington, ME9 7NU	Newington - tier 4 Village Service Centre	No	Employment	Industrial	Surrounding an industrial site so it is compatible and has good connectivity along the A2 and bus stops and a train station in Newington.	majority of the site sits in a moderate landscape sensitivity. Development will need to be sensitive to surface water flooding and GPZ2. Mineral assessment required. Heritage assessment required. Development will need to be justifiable as it is on the best and most versatile land.	Good	Possible	3.14	New site
Totals												**6.86**	
Tier 5 - Bapchild													
31	SBC17/ 025	Existing	Land at Radfield Farm, London Road, Bapchild	Bapchild - tier 5 small villages	Yes	B1	Industrial	Likely to attract small/medium sized businesses	Unproven market area. Small scale	Possible	Possible	3	Proposed
Totals												**3**	
Tier 5 - Hartlip													
27	SBC17/ 095	Existing	Hartlip Industrial Estate, Hartlip (extension to)	Hartlip - tier 5 small villages	No	Light Industrial (B1c)	Industrial	Good market area. Extension to existing.	None	Good	Yes	5.9	Proposed
Totals												**5.9**	
Tier 6 - Bobbing													
38	LPR2121	New	Land west of existing Bobbing village	Bobbing - tier 6 the open countryside	No	Mixed use - settlement	Agriculture	Proposed development is a strategic site with mixed uses. Live application is attempting to address site constraints	Mulitple planning constraints predominatley landscape impacts that need to be mitigated for making delivery of the site complex	Moderate suitable uses proposed however significant constraits to be overcome	Possible	5.21	New site
58	CFS2024/177	New	Grove Farm	Bobbing - tier 6 the open countryside	No	E/B2/B8 and potential to provide retail or other similar uses.	Mixed	Contained site, may offer a useful space depending upon the employment use, direct access to the wide straight roads of The Sheppey Way and the A249.	A gradient exists towards the eastern part of the site, towards the A249 embankment which may not be suited towards all employment uses. The site does offer a long narrow parcel which again may not be suitable for all employment uses. Access to The Sheppey Way and The A249 needs to be considered as these are main, busy roads, although provide good transport links. It should be noted that the site is 100% within the local countryside gap.	Moderate-suitable uses proposed however there are some constraits to be overcome depending upon employment use and access.	Yes, not suitable for housing, more suited to employment use, as per application.	5.1	New site
Totals												**10.31**	
Tier 6 - Dargate													

Appendix IX: Employment sites for allocation discussion

Site Identifier	Existing site reference	New or existing site	Name	Settlement hierarchy proposed 2020	Is the site previously developed land?	Proposed principle use	Principle land use (office/indl)	Positives	Constraints	Prospect	Consider for employment allocation in the next plan	Potential employment area (Ha)	Existing allocation decision
33	LPR247 0 (R15)	Existing	Lamberhurst Farm,Yorkletts - proposed southern expansion	Dargate - tier 6 small villages	No	Mixed B uses	Industrial	Expansion of existing	Landscape constraints will limit possibilities. Unproven market.	Possible	Yes	3.2	Proposed
35	30	Existing	Dargate Plumpudding Lane	Dargate - tier 6 small villages	No	Mix of E/B uses	Industrial	Owner interest	Unproven market	Possible	Possible	12.9	Not proposed
34	CFS5 (R8)	Existing	Waterham Industrial Estate - expansion east	Rural countryside	No	Storage and Distribution (B8)	Industrial	Expansion of existing	Weaker market area	Good	Yes	0.5	Proposed
Totals												**16.6**	

Appendix X: Consented Gypsy and Travellers pitches 1 April 2022 to 31 December 2025

Planning Application	Site Name/Address	Decision	Date of Decision	Approved Pitches	Approved Caravans
19/505263/FULL	Kaynes Farm, Breach Lane	Approved	14/04/2022	1	1
22/501431/FULL	Graces Place, Homestall Road	Approved	16/05/2022	1	1
19/502204/FULL	Land West of Greyhound Road	Approved	19/07/2022	1	2
21/503319/FULL	Halstow Grove, Halstow Lane	Approved	10/08/2022	1	2
17/503860/FULL	St Thomas Yard, Holywell Lane	Approved	12/08/2022	3	6
20/504393/FULL	Rose Tree Place, Greyhound Road	Approved	10/03/2025	1	3
22/504543/FULL	Land at School Lane	Approved	17/04/2024	4	4
23/500575/FULL	Land adjacent to Tiptree Bungalow, School Lane	Approved	13/06/2025	6	6
24/504613/FULL	The Pheasantry Wardwell Lane Lower Halstow Kent ME9 7ER	Approved	20/08/2025	2	2
23/500635/FULL	Sunrise Place Plough Road Eastchurch Kent ME12 4JL	Approved	03/11/2023	2	2
22/503908/FULL	Land At Eden Top Sheppey Way Bobbing Kent ME9 8QP	Approved	12/05/2025	1	1
Totals				**23**	**30**

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Appendix XI: Non selected existing Local Plan allocated sites

UniqueID	Site_address	Ward	Parish	Confirmed site area (ha)	Final dwelling capacity up to	Suitability RAG Justification
SHELAA/011	Land north of Key Street	Borden and Grove Park	Bobbing	1.55	30	Most of site (80.88%) at risk of surface water flooding which is unlikely to be possible to mitigate against. Parts of site also in flood zones 2 (49.66%) and 3a (43.17%).
SHELAA/038	Land South of Colonels Lane	Boughton & Courtenay	Boughton-under-Blean	0.31	6	Most of site (82.97%) at risk of surface water flooding which is unlikely to be possible to mitigate against. No confirmation site remains available.
SHELAA/076	Faversham Police Stn, Church Rd	Abbey	Faversham	0.18	12	No response to availability survey
SHELAA/077	Bysingwood Primary School, Hazebrouck Road	St Anns	Faversham	0.75	15	Various constraints, notably: 100% contaminated land, 44.59% Local Green Space, site also heavily vegetated.
SHELAA/078	Provender Mil, New Creek Road	Abbey	Faversham	0.95	38	2 sub parcels of the site are Faversham Town NP allocations No response to availability survey
SHELAA/079	Opposite 1, New Creek Road	Abbey	Faversham		0	Below HELAA threshold
SHELAA/134	Iwade Village Centre II	Bobbing, Iwade & Lower Halstow	Iwade	0.19	10	The site is almost entirely within a proposed local green space.
SHELAA/144	Shellness Rd & Park Avenue	Sheppey East	Leysdown	0.16	10	Most of the site (78.35%) is contaminated and given the small size of the site this is likely to make development unviable. Small sites with TPO making development unlikely
SHELAA/214	Nil Desperandum Rushenden Hill	Queenborough & Halfway	Queenborough	1.06	22	99.99% is within a Local Landscape Designation, and the access is unlikely to be acceptable for a development of this size, as was referenced in the recent Ufton Court appeal. Site also entirely within the Swale Buffer Zone (biodiversity designation).
SHELAA/215	Adj Manor Road	Queenborough & Halfway	Queenborough		0	Below HELAA threshold
SHELAA/252	35, High Street, Milton Regis	Milton Regis	Sittingbourne	0.18	10	Site is in multiple ownerships which make it very difficult to deliver. No sign of this site being developed
SHELAA/253	Swale House and environs, East Street	Roman	Sittingbourne	0.58	95	Council offices which are not available for development as in use by the Council.
SHELAA/254	Central Avenue	Homewood	Sittingbourne	0.93	121	Site no longer available for development.
SHELAA/255	St Michaels Road/East Street	Roman	Sittingbourne	0.10	0	The site in now consumed within Aldi store expansion and no further opporyunity for development
SHELAA/256	Former McDonald's Mailing Centre, Staplehurst Road	Chalkwell	Sittingbourne	1.5	60	Site no longer available for development.
SHELAA/276	North East Sittingbourne	Murston/Teynham & Lynsted	Sittingbourne/Tonge	20	0	The central part of the site has been built out for employment. The northern part of the site is unsuitable given various biodiversity and landscape designations and constraints. The south eastern part of the site has planning permission for 380 dwellings and 450sqm of employment floorspace under application ref. 22/502834/EIOUT. None of the land left remaining after the consented land and existing employment is excluded is suitable for development.
Totals					**429**	

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Appendix XII: Local Plan Review high level timetable to December 2026

| Year | 2025 | | |

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Extraordinary Planning and Transportation Policy Working Group	
Meeting Date	22nd January 2026
Report Title	Houses in Multiple Occupation (HMO) Supplementary Planning Document (SPD) – Consultation Launch
EMT Lead	Emma Wiggins, Director of Regeneration and Neighbourhoods
Head of Service	Joanne Johnson, Head of Place
Lead Officer	Ian Harrison, Planning Manager (Planning Applications)
Classification	**Open**
Recommendations	1. That members note the new time constraints for the adoption of Supplementary Planning Documents; 3. That members note the importance of this SPD to the Council motion; and 4. That members recommend to Policy and Resources Committee (P&R) that it approves a consultation draft based on the core principles of the motion and the parameters as set out in the report (without Planning and Transportation Policy Working Group (PTPWG) formally reviewing the draft).

1 Purpose of Report and Executive Summary

1.1 This report sets out newly-introduced time constraints around the adoption of Supplementary Planning Documents and the importance of such an SPD to meeting the Council motion of 1st October 2025 which relates to Houses in Multiple Occupation, which is set out in detail below.

1.2 The report recommends that PTPWG recommends that P&R approves a consultation draft of a Supplementary Planning Document that addresses House in Houses in Multiple Occupation (HMOs) based on the principles and parameters set out in section 2 below.

1.3 A draft HMO SPD has not been prepared at this time. However, the below report sets out the means of ensuring that such a document relates to the existing policies of the development plan but provides clarification as to how these will be applied in relation to applications for HMOs, particularly having regard to four focussed areas of consideration including the accumulation of HMOs, parking standards, refuse and recycling storage and minimum room sizes and standards.

2 Background

Swale Council Meeting – 1st October 2025

2.1 At the Full Council Meeting on 1st October 2025, a motion was brought relating to the *"Management and Regulation of HMO's in Swale".* The full minutes of the Agenda Item can be found at:

https://ws.swale.gov.uk/meetings/mgAi.aspx?ID=20955

2.2 At that Council Meeting it was resolved to commence the process of introducing a borough-wide Immediate Article 4 Direction under the Town and Country (General Permitted Development) (England) Order 2015 to remove the permitted development right allowing the conversion of a dwelling house (Use Class C3) into an HMO for up to six residents (Use Class C4) and, most crucially to this report:

Refer this matter to the relevant Committee to develop a Supplementary Planning Document (SPD) addressing:

- *A maximum threshold for HMO's within defined areas or individual streets to avoid over concentration*
- *Minimum off-street parking requirements for HMO's to reduce pressure on local roads*
- *Proper waste and recycling storage and management for all HMO's*
- *Minimum room sizes and standards in line with national guidelines*

2.3 It was also resolved that there would be consultation with residents, ward councillors, parish councils, area committees, and other stakeholders to ensure the proposed Article 4 Direction and revised SPD are responsive to community concerns while supporting access to affordable housing.

Existing Supplementary Planning Guidance (SPG)

2.4 The Council has an SPG that is partially related to this matter titled *"The Conversion of Buildings into Flats and Houses in Multiple Occupation Supplementary Planning Guidance."* This can be found at https://services.swale.gov.uk/assets/Planning-Forms-and-Leaflets/The-Conversion-Of-Buildings-into-flats-etc-feb-2011.pdf

Supplementary Planning Documents

2.5 Article 5 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out that *"local development documents are…any document prepared by a local planning authority….which contains statements regarding one or more of the following……*

(i) the development and use of land which the local planning authority wish to encourage during any specified period;
(ii) the allocation of sites for a particular type of development or use;
(iii) any environmental, social, design and economic objectives which are relevant to the attainment of the development and use of land mentioned in paragraph (i)
(iv) development management and site allocation policies, which are intended to guide the determination of applications for planning permission."

2.6 The relevance of this is that if the document falls into categories (i), (ii) or (iv), they must meet the requirements of local plans (prepared in accordance with Part 6 of the Regulations). Conversely, if it falls within category (iii), it can be considered a Supplementary Planning Document and prepared in accordance with Part 5 of the Regulations. This is clarified in case law including William Davis Ltd & Ors v Charnwood Borough Council [2017] EWHC 3006 (Admin).

2.7 Article 8 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out that, amongst other things, an SPD must contain a reasoned justification of the policies contained in it and must not contain any policies that conflict with the adopted development plan.

2.8 At Paragraph 008 of the Plan-Making section of Planning Practice Guidance (Reference ID: 61-008-20190315 - https://www.gov.uk/guidance/plan-making), it is highlighted that:

"Supplementary planning documents (SPDs) should build upon and provide more detailed advice or guidance on policies in an adopted local plan. As they do not form part of the development plan, they cannot introduce new planning policies into the development plan. They are however a material consideration in decision-making. They should not add unnecessarily to the financial burdens on development."

2.9 The reason for this commentary is to stress the importance of the prepared document falling within the scope of an SPD, noting that the outcome of the case law mentioned above was that the SPD was quashed. Moreover, as a result of the above, SPDs are considered to be required to be positively prepared documents as they must include environmental, social, design and economic objectives which are relevant to the attainment of the development and use of land that is referred to in paragraph 1 which is, the development and use of land which the local planning authority wish to encourage during any specified period.

Local and National Policy Context

2.10 Local Plan Policy ST1 (Delivering sustainable development in Swale) states that "*all development proposals will, as appropriate:*

7. Deliver a wide choice of high quality homes by:

a. meeting the full, objectively assessed need for housing in the housing market area;
b. providing housing opportunity, choice and independence with types of housing for local needs; and
c. keeping vitality within rural communities with identified housing needs, proportionate to their character, scale and role;

8. Achieve good design through reflecting the best of an area's defining characteristics;

9. Promote healthy communities through:
a. location of development to achieve safe, mixed uses and shared spaces;
b. rejuvenation of deprived communities."

2.11 Local Plan Policy CP3 (Delivering a wide choice of high quality homes) states that the Council and others *"shall work towards the delivery of a wide choice of high quality homes that extend opportunities for home ownership and create sustainable, inclusive and mixed communities."* It goes on to state that "*development proposals will, as appropriate:*

(2) tailor the purpose and objectives of housing proposals to the issues present within local housing market areas;

(5) achieve a mix of housing types, reflecting the findings of the current Strategic Housing Market Assessment or similar needs assessment;

(6) meet the housing requirements of specific groups, including families, older persons, or disabled and other vulnerable persons; and

(8) achieve sustainable and high quality design in accordance with Policy CP4 and Policy DM19."

2.12 Leading on from the above, Policy CP4 (Requiring good design) states "*that all development proposals will be of a high quality design that is appropriate to its surroundings."* It goes on to state that *"development proposals will, as appropriate:*

1. Create safe, accessible, comfortable, varied and attractive places;
2. Enrich the qualities of the existing environment by promoting and reinforcing local distinctiveness and strengthening sense of place;
5. Retain and enhance features which contribute to local character and distinctiveness;
7. Achieve a mix of uses, building forms, tenure and densities;
10. Use densities determined by the context and the defining characteristics of the area
11. Ensure the long-term maintenance and management of buildings, spaces, features and social infrastructure;

12. Be flexible in order to respond to future changes in use, lifestyle, and demography;

2.13 Policy DM14 (General development criteria) sets out that *"All development proposals will, as appropriate:*

3. Accord with adopted Supplementary Planning Documents and Guidance
5. Reflect the positive characteristics and features of the site and locality
7. Be both well sited and of a scale, design, appearance and detail that is sympathetic and appropriate to the location;
8. Cause no significant harm to amenity and other sensitive uses or areas;
10. Achieve safe vehicular access, convenient routes and facilities for pedestrians and cyclists, enhanced public transport facilities and services, together with parking and servicing facilities in accordance with the County Council's standards."

2.14 Finally, Policy DM7 (Vehicle Parking) states that *"when prepared, the Swale Vehicle Parking SPD will provide guidelines for:*

1. Car parking standards for residential development, which will

a. take into account the type, size and mix of dwellings and the need for visitor parking; and

b. provide design advice to ensure efficient and attractive layout of development whilst ensuring that appropriate provision for vehicle parking is integrated within it.

3. Cycle parking facilities on new developments, of an appropriate design and in a convenient, safe, secure and sheltered location."

2.15 These policies are considered to be aligned with paragraphs 8, 63, 96, 109, 111, 112, 131 and 135 of the NPPF. Moreover, although it has been published in draft and is the subject of current public consultation, it is relevant that the policies appear to align with policies, DP3, P3, TR2 and TR4 of the Consultation Draft NPPF that was published on 16th December 2026.

2.16 In this context, it is considered appropriate for the Local Planning Authority to seek to prepare an SPD that guides the circumstances where HMOs will be able to be supported as they will achieve the outcomes set out within these policies.

2.17 It is noted that, in many instances, development plans will feature a policy specifically related to HMOs which provides the basis for a subsequent SPD. No such policy forms part of the Local Plan. However, provided that any SPD remains within the ambit of the above mentioned policies, it is considered that an SPD can set out objectives to direct how HMOs can be found acceptable in Swale.

Houses In Multiple Occupation in Swale

2.18 Evidence sourced from the Office for National Statistics (ONS) indicates that when the 2021 Census was undertaken, there were 61 Small HMOs and 14 Large HMOs in the Swale Borough. In total there were, therefore, 75 HMOs.

2.19 The Council's Register of Licenced HMOs cannot represent a full picture of the number of HMOs in the Swale Borough as a licence is only required (under the Housing Act 2004) where there are 5 or more occupiers within the building. However, it is noteworthy that the most recent Register indicates that there are 45 licensed HMOs.

2.20 Other sources of information in relation to the existence of HMOs include planning applications (25 examples) and enforcement cases (33 cases). Combining the three sources and removing duplicates that also appeared on the Register, leads to it being assessed that there are at least 94 HMOs in the Swale Borough. Further sources of evidence will be explored to establish a more complete and accurate evidence base in relation to the number of HMOs that exist and how the number has changed.

2.21 A more detailed breakdown of the location of the HMOs within the Borough will be provided as the evidence base for the SPD is enhanced but, at this stage, it appears that approximately 58% of the known HMOs are in Sittingbourne and the majority of the remainder are at West Sheppey.

Timeframe:

2.22 The 2024 National Planning Policy Framework (NPPF) put in place transitional arrangements to support progress of advanced plans to progress the Government's objective of achieving the adoption of local plans as quickly as possible.

2.23 The MHCLG "Plan-making regulations explainer" document, published late last year, states that *"Supplementary Planning Documents (SPDs) will remain in force until planning authorities adopt a new style local plan or minerals and waste plan. The final adoption date for new SPDs will be 30 June 2026, to ensure any advanced emerging SPD can be adopted."*

2.24 To put the Council in the best position to be able to adopt an SPD prior to the abovementioned deadline, it is suggested that the following key milestones are followed:

Stage	**Date**
Presentation of this report to the Planning and Transportation Policy Working Group.	22 January 2026
Circulation of Draft HMO SPD to Members of the Planning and Transportation Policy Working Group for comment.	Late February 2026

Seek approval from the Policy and Resources Committee to consult on the Draft HMO SPD.	11 March 2026
Undertake a four week consultation in respect of the Draft HMO SPD.	23 March 2026 to 20th April 2026
Extraordinary meeting of the Planning and Transportation Policy Working Group to recommend post-consultation draft for adoption.	Mid / Late May 2026
Policy and Resources Committee Meeting to recommend post-consultation draft for adoption.	Mid June 2026
Urgent Decision Committee for adoption.	Late June 2026

2.25 It is understood that, within the new plan making system that is being introduced, "Supplementary Plans" will be able to be prepared and adopted. The understanding is that these will carry greater weight than SPDs but there use is expected to be relates to design issues or to respond to changing issues, circumstances or regeneration projects. As such, opportunities may continue to exist to adopt additional guidance documents after the stated deadline. However, as the emerging Local Plan is being prepared under the transitional arrangements rather than the new system, the opportunities in this regard might be limited. Moreover, there might be constraints around scope and this would be a much longer term approach which would not align with the resolution of Full Council.

Scope of Draft HMO SPD

2.26 At this time, only high-level details of the scope of the Draft HMO SPD have been considered. It is anticipated that the Draft HMO SPD will guide HMO development in the following regards, as requested by the Council Motion:

A maximum threshold for HMO's within defined areas or individual streets to avoid over concentration

2.27 This objective is considered to align with the consideration of developments in respect of Policies ST1, CP3, CP4 and DM14. In particular, it is considered that the avoidance of an undue accumulation of HMOs within a particular area will ensure that areas with a character defined by dwellinghouses is not unduly eroded. Moreover, it is considered that this will ensure that the developments contribute to the achievement of achieving sustainable inclusive and mixed communities as required by Policy CP3.

2.28 Once the evidence base of the existing accumulation of existing HMOs has been enhanced, it is likely that it will be possible to set an approach to control the accumulation of HMOs. This would most likely be suggested to be in the form of a radius measurement taken from the site and a means of calculating the number of HMOs relative to the number of dwellinghouses.

2.29 In addition, guidelines can be provided to ensure that the living conditions of dwellinghouses are not unacceptably impacted as a result of "sandwiching." There can be an uplift of activity arising from HMOs being utilised and it is

considered that enabling this at one side of a dwellinghouse might be acceptable but the activity could become a source of undue disturbance if it is introduced at both sides.

2.30 Such approaches can be seen in the HMO SPDs that have been adopted in Maidstone Borough, Bedford Borough and Halton Borough amongst others.

Minimum off-street parking requirements for HMO's to reduce pressure on local roads.

2.31 This objective is considered to align with the consideration of developments in respect of Policies DM7 and DM14. The Council's Parking Standards currently provide no parking standards for HMOs. By setting out how parking will be expected to be provided, it will provide clarity for all.

2.32 Although detailed comment will not be able to be provided until the evidence base has been progressed, an initial assessment of the location of the existing HMOs within the Swale Borough indicates that many are located in areas where there is limited off-street parking and a reliance, by all, on on-street parking. Parking stress can be detrimental to living conditions and detract from the amenities of an area and, as such, it will be beneficial for such developments to be steered to locations where they can be accommodated or make adequate provisions.

2.33 It might be considered relevant for the HMO SPD to include a methodology that would enable an applicant to demonstrate that there is not existing parking stress or that there would not be parking stress caused by a development. The encouragement of the use of a parking assessment methodology (such as the Lambeth methodology) might be applicable in such cases.

2.34 Such approaches can be seen in the HMO SPDs that have been adopted in Maidstone Borough, Bedford Borough and Wigan amongst others.

Proper waste and recycling storage and management for all HMO's

2.35 This objective is considered to align with the consideration of developments in respect of Policies CP4 and DM14, particularly though ensuring that development causes no significant harm to amenity and other sensitive uses or areas and creates safe, accessible, comfortable, varied and attractive places.

2.36 Whilst the provision of refuse storage facilities will primarily be addressed by the Council's Environmental Services team, the role of the HMO SPD can be to ensure that refuse storage is provided in a manner that represents high quality design, as required by the abovementioned policies. The provision of discreet and accessible refuse and recycling storage will encourage its use and avoid an expanse of containers being kept at sites and within streets in prominent, visually unfortunate or obstructive arrangements.

2.37 Such approaches can be seen in the HMO SPDs that have been adopted in Maidstone Borough, Bedford Borough and Portsmouth City amongst others.

Minimum room sizes and standards in line with national guidelines

2.38 This objective is considered to align with the consideration of developments in respect of Policies ST1, CP3 and CP4 by meeting the housing requirements of specific groups, creating accessible and comfortable places, being flexible in order to respond to future changes in use, lifestyle, and demography and delivering a wide choice of high quality homes.

2.39 Minimum room sizes and standards for licensable HMOs are already in effect.

2.40 However, the HMO SPD will be applicable to all HMOs and, in the event that the abovementioned Article 4 direction is made, there will likely be an increase in the amount of HMOs that require planning permission. Some of those HMOs would not necessarily need a licence and the inclusion of the same standards for smaller HMOs that do not need a licence would secure adequate living conditions for future occupiers, in accordance with the abovementioned policies.

2.41 Such approaches can be seen in the HMO SPDs that have been adopted in Maidstone Borough, Bedford Borough and Portsmouth City amongst others.

Advantages/Benefits:

2.42 An advantage of preparing and then potentially consulting upon and adopting an HMO SPD would be that this would align with the Motion of the Council which is detailed above. The debate that occurred on 1st October 2025 indicates that the key aspects of preparing an HMO SPD include:

- Addressing the disruption that can be caused by HMOs;
- Assisting in making HMOs fit for purpose;
- Reducing strain on local services as a result of poor accommodation.

2.43 A key benefit is considered to be the alignment of the proposed HMO SPD with the potential making of an Article 4 Direction under the terms of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (The GPDO). The Council Motion seeks the appropriate Committee (i.e. the Planning Committee) to commence the process of introducing a borough-wide Immediate Article 4 Direction under the Town and Country (General Permitted Development) (England) Order 2015 to remove the permitted development right allowing the conversion of a dwelling house (Use Class C3) into an HMO for up to six residents (Use Class C4).

2.44 If the Planning Committee decides to make an Article 4 Direction in this respect, the effect would be to create a requirement for planning permission to be obtained for the conversion of dwellinghouses (in use Class C3) to HMOs (Use Class C4). In the event that such a development requires planning permission, it

will be of great assistance to all for there to be clarification as to how the policies of the Development Plan will be interpreted in relation to such development and how potential HMOs can be provided in a manner that accords with the development plan.

Disadvantages/Risks:

2.45 At the Full Council meeting, no disadvantages were identified in relation to the preparation and potential consulting upon and adopting of an HMO SPD.

2.46 A risk could be that the HMO SPD introduces requirements that exceed the scope of what any available evidence indicates is required. Moreover, it is the case that planning should not duplicate the requirements of other legislation. It could, therefore, be unsound or unreasonable for a planning decision, based on the HMO SPD or otherwise, to exceed the scope of controlling development. As such, it is essential that the HMO SPD only covers matters that are related to planning and not addressed by other legislation.

2.47 This is particularly applicable in relation to HMOs where the requirements of the Housing Act 2004 and the licensing regime related to that legislation, impose a number of requirements which should not be exceeded.

2.48 Moreover, as set out above, it is essential that the SPD remains exactly that and does not include such content that would create different procedural requirements.

2.49 A substantial risk in this case is that the HMO SPD is not in a position where it is ready to be adopted before the deadline of 30 June 2026. In that scenario, applications would continue to be determined without the benefit of the additional clarity that would be provided by an SPD, which would create greater uncertainty for all. Moreover, in the event that an Article 4 direction is made, there would be a greater use for an HMO SPD as there would be likely to be an increase in the number of developments that require planning permission.

3 Proposals

3.1 That members note the new time constraints for the adoption of Supplementary Planning Documents;

3.2 That members note the importance of this SPD to the Council motion; and

3.3 That members recommend to Policy and Resources Committee that it approves a consultation draft based on the core principles of the motion and as set out in the report, and without PTPWG formally reviewing the draft.

4 Alternative Options Considered and Rejected

4.1 There are a number of alternative options. These have been considered and are set with their advantages and disadvantages below:

- **Alternative Option 1:** Presentation of a Draft HMO SPD to PTPWG for consideration in advance of a Policy and Resources Committee Meeting.

- **Alternative Option 2:** Prepare a Draft HMO SPD with a narrower or wider scope than set out above.

- **Alternative Option 3:** Prepare a form of guidance note other than an SPD.

- **Alternative Option 4:** Prepare a supplementary plan under new Local Plan system.

- **Alternative Option 5:** Do not prepare or seek to adopt a HMO SPD.

Table I: Alternative Options Available

Alternative Option	Advantages	Disadvantages
Alternative Option 1 Presentation of a Draft HMO SPD to the PTPWG for consideration in advance of a Policy and Resources Committee Meeting.	• Enable greater scrutiny and consideration before advancing. • Follows standard practice.	• Unlikely that the stated deadlines would be able to be met.
Alternative Option 2 Prepare a Draft HMO SPD with a narrower or wider scope than set out above.	• A greater scope would enable additional clarity to be provided in certain areas, to the benefit of all. • A narrower scope would not be as resource intensive.	• Would not reflect the stated resolution of the Council. • A greater scope could stray into areas that exceed the remit of planning, duplicate other legislation or introduce unreasonable requirements. • A greater scope would be more resource intensive and creates additional pressures for meeting the stated deadlines. • A narrower scope would not be as effective.
Alternative Option 3 Prepare a form of guidance note other than an SPD	• Would reduce the relevance of the existing time constraints around the adoption of SPDs. • Would not need the same level of public participation and, as such, would create less resource requirements.	• Would not fulfil the stated resolution of the Council. • Unlikely that any other document would carry comparable weight and, as such, would have reduced effectiveness.
Alternative Option 4 Prepare a Supplementary Plan under new Local Plan system.	• Any such document would be likely to carry more weight than an SPD	• Uncertainty around compatibility with existing or emerging development plans and the applicable procedures.

Alternative Option	Advantages	Disadvantages
		• Timeline would not align with the aims of the Full Council resolution.
Alternative Option 5 Do not prepare or seek to adopt an HMO SPD (i.e. do nothing).	• Require no further resources. • Places the Council at the smallest possible risk in terms of challenge. • As the SPD is not "advanced", this would accord with MHCLG's indication that SPDs should cease to be adopted.	• Would not fulfil the stated resolution of the Council. • Planning applications for HMOs would continue to be considered with limited guidance available as to how the policies of the development plan will be applied, providing less certainty for applicants and not ensuring that HMOs are provided in preferable ways. • The potential uplift in applications for HMOs would not be reflected within the Council's suite of guidance documents.

5 Consultation Undertaken or Proposed

5.1 Details of the public consultation exercise that would follow the approval of the draft for consultation can be seen in the Council's Statement of Community Involvement (at https://swale.gov.uk/planning-and-regeneration/local-plans/sci).

5.2 Members of Policy and Resources Committee will be asked to approve the draft for consultation purposes. PTPWG members would be informally consulted ahead of this, but as the report sets out, new time constraints on adoption of SPDs preclude a formal consultation with PTPWG on the detailed draft. The above discussion of principles and parameters is proposed as the best alternative for formal PTPWG engagement within the timeframe.

5.3 The Motion requested Area Committees be consulted on the draft SPD. There are no Area Committees scheduled during the consultation window, and the time constraints are such that the consultation period cannot be moved so it covers an Area Committee cycle. The forthcoming consultation can be flagged during February's round of Area Committees.

5.4 There has been no specific consultation on the options within this report.

6 Implications

Issue	Implications
Corporate Plan	The HMO SPD would support the delivery of all of the Corporate Plan priorities: • Community • Economy • Environment • Health and housing • Running the Council The Plan contains a specific objective to 'progress a Local Plan with local needs and capacity at its heart.'
Financial, Resource and Property	There would be financial and resource implications associated with preparing the Draft HMO SPD, undertaking public consultation in relation to it and as a result of the attendance at each of the respective meetings that are detailed above. This is within the base budget.
Legal, Statutory and Procurement	Preparation of an SPD is carried out under a national legislative and regulatory framework.
Crime and Disorder	There are no direct crime and disorder impacts arising from this recommendation. However, once drafted there will be guidance within the HMO SPD that will influence the location of HMOs which, in some parts of the country, have been considered or identified to correlate to anti-social behaviour. Examples of this are detailed in comparable SPDs that cover the areas of South Gloucestershire, Maidstone and Wigan.
Environment and Climate/Ecological Emergency	There are no environment and climate/ecological emergency impacts arising from this decision. However, an HMO SPD would be likely to address matters that affect the local environment including bicycle and car parking, refuse storage and living conditions.
Health and Wellbeing	There are no direct health and wellbeing impacts arising from this decision. However, once drafted there will be guidance within the SPD that will positively affect the health and wellbeing of local residents.
Safeguarding of Children, Young People and Vulnerable Adults	None identified at this stage.

Risk Management and Health and Safety	The risks of the decision required and of the available options are set out in the main body of this report.
Equality and Diversity	None identified at this stage.
Privacy and Data Protection	None identified at this stage.
Local Government Reorganisation	The recommendation has little impact on Local Government Reorganisation other than, depending on the outcome of that action, it may increase the degree of divergence within the guidance that is in place within any newly created authority.

7 Appendices

7.1 None

8 Background Papers

8.1 Minutes of Full Council Meeting of 1st October 2025. (Available at Agenda item - Motion - Management and Regulation of HMO's in Swale)

8.2 Bedford Borough Council - Houses in Multiple Occupation Supplementary Planning Document (Available at - https://www.bedford.gov.uk/files/hmo-spd.pdf/download?inline)

8.3 Maidstone Borough Council – Houses in Multiple Occupation Supplementary Planning Document (Available at - https://localplan.maidstone.gov.uk/home/further-guidance/hmo-spd)

8.4 Halton Council – Houses in Multiple Occupation Supplementary Planning Document (Amended) (Available at - https://www3.halton.gov.uk/Documents/planning/planning%20policy/spd/Adopted/HMO%20SPD%20Sep%202025%20%28Amended%29.pdf)

8.5 Portsmouth City Council - Houses in multiple occupation (HMOs) - Ensuring mixed and balanced communities (Available at - https://www.portsmouth.gov.uk/wp-content/uploads/2022/02/Houses-in-multiple-occupation-HMO-spd-Accessible.pdf)

8.6 Wigan Council – Houses in Multiple Occupation Supplementary Planning Document (Available at – https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/Planning-guidance/HMO-SPD.pdf)

8.7 William Davis Ltd & Ors v Charnwood Borough Council [2017] EWHC 3006 (Admin) (Available at https://www.bailii.org/ew/cases/EWHC/Admin/2017/3006.html)

8.8 MHCLG “Plan-making regulations explainer” (Available at Plan-making regulations explainer - GOV.UK)

8.9 The National Planning Policy Framework (Available at https://www.gov.uk/government/publications/national-planning-policy-framework--2)

8.10 Planning Practice Guidance Reference ID: 61-008-20190315. (Available at https://www.gov.uk/guidance/plan-making)

8.11 Town and Country (General Permitted Development) (England) Order 2015 (Available at https://www.legislation.gov.uk/uksi/2015/596/contents)

8.12 Swale Borough Council - The Conversion of Buildings into Flats and Houses in Multiple Occupation Supplementary Planning Guidance.” (Available at https://services.swale.gov.uk/assets/Planning-Forms-and-Leaflets/The-Conversion-Of-Buildings-into-flats-etc-feb-2011.pdf)

8.13 The Housing Act 2004 (Available at https://www.legislation.gov.uk/ukpga/2004/34/contents)

8.14 Town and Country Planning (Local Planning) (England) Regulations 2012 (Available at https://www.legislation.gov.uk/uksi/2012/767/contents)