

Agenda

Planning and Transportation Policy Working Group Meeting

Date: Wednesday, 29 April 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), Simon Clark, Charles Gibson (Chair), Kieran Golding, Alastair Gould, James Hunt, Peter MacDonald, Julien Speed and Mike Whiting.

Quorum = 3

Pages

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- 2. Apologies for Absence
 - 3. Declarations of Interest
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- The Chair will ask Members if they have any disclosable pecuniary interests (DPIs) or disclosable non-pecuniary interests (DNPIs) to declare in respect of items on the agenda. Members with a DPI in an item must leave the room for that item and may not participate in the debate or vote.
- Aside from disclosable interests, where a fair-minded and informed observer would think there was a real possibility that a Member might be biased or predetermined on an item, the Member should declare this and leave the room while that item is considered.
- Members who are in any doubt about interests, bias or predetermination should contact the monitoring officer for advice prior to the meeting.
-
- 4. Built-Up Area Boundary Review 2026 3 - 46
 - 5. High level Housing and Economic Land Availability Assessment (HELAA) findings for newly identified sites 47 - 68

Issued on Tuesday, 21 April 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	29 th April 2026
Report Title	Built-Up Area Boundary Review 2026
EMT Lead	Emma Wiggins – Director of Regeneration & Neighbourhoods
Head of Service	Joanne Johnson – Head of Place
Lead Officer	Onawale Kuforiji -Principal Planning Officer (Policy) and Emma Gibson - Planning Officer (Policy)
Classification	Open
Recommendations	That members provide comment on and note the Review of Swale's Built-Up Area Boundaries Report.

1 Purpose of Report and Executive Summary

- 1.1 This report presents a review of the built-up area boundaries in Swale. It provides an overview of the methodology and proposed changes to area boundaries which is either expansion or reduction of a built-up area based on set criteria.
- 1.2 The recommended changes will be consulted on as part of the Regulation 19 version of the emerging Local Plan after which it will be submitted for examination in public and adopted as the new boundary with the Local Plan.
- 1.3 A review of the built-up area boundaries was last carried out as part of preparation for the adopted Bearing Fruit Local Plan. Since that time there have been changes to the Borough resulting from approved planning applications and allocated sites in both the Local and Neighbourhood Plans.
- 1.4 The built-up area boundary separates the built-up areas of towns and villages from the countryside, enabling effective application of relevant land use policies. The boundary is a line drawn around a settlement to encompass, and reflect its built form to distinguish it from areas outside the boundary which for planning policy consideration is regarded as countryside.

2 Background, Context and Proposals

- 2.1 At the heart of the planning system is sustainable development. Paragraph 11a of the National Planning Policy Framework (NPPF) requires all plans to promote a sustainable pattern of development. Paragraph 110 also specifies that the planning system should actively manage the pattern of growth with significant developments focused on locations which are, or can be, made sustainable.
- 2.2 The built-up area boundaries help in preventing unrestricted growth and sprawl into the countryside which can be harmful to its intrinsic value. It clearly defines

where presumption in favour of development applies, within which development is considered acceptable in principle subject to other policy considerations¹. Defining the boundary aligns the Local Plan to the sustainable development thrust of National Planning Policy.

Methodology

- 2.3 The review of the boundary was undertaken through a desktop exercise that considered all the current built-up area boundaries based on the specified criteria explained in paragraph 2.4 below.
- 2.4 Each area was assessed for changes under the following five categories:
- a. Changes arising from allocations in the adopted Swale Local Plan;
 - b. Changes arising from allocations in a Neighbourhood Plan;
 - c. Changes arising from development due to planning permissions;
 - d. Built Up Area Boundary in the adopted Local Plan that no longer meet the criteria for definition; and
 - e. Errors/Anomalies in need of correction.
- 2.5 This review builds on and adheres to the established criteria of the previous Built-Up Area Boundary Review 2014 where boundaries were shaped around:
- a. Identifiable physical features, such as roads, hedges or tree belts, wherever possible;
 - b. Existing property lines, unless this would include land which could be subject to development proposals;
 - c. Inclusion of sites on the edge of settlements which have planning permission, or are allocated for development in the Local Plan; and
 - d. Exclusion from the built-up area of predominantly open land uses on the edge of settlements, such as playing fields and utilities.
- 2.6 In addition to the above initial criteria, sites were also considered for inclusion where development was previously excluded from the built-up area boundary as it was remote from it but revising the built-up area (based on the criteria above) now favours its inclusion.
- 2.7 It should also be noted that built-up boundaries do not necessarily correspond to with Town, Parish or Ward boundaries.

Exclusion Criteria

- 2.8 The following help determine when part of a site or boundary should be excluded from the built up area boundary:

¹ Paragraph 11 of the NPPF defines the context in which Presumption in favour of development applies - [National Planning Policy Framework](#)

- a. Boundaries can be drawn to include property but exclude the curtilage where the character is rural and permissible development can cause harm;
- b. Camping and caravanning sites and moorings which are temporary or serve a holiday purpose as well are normally omitted from the built-up area boundary;
- c. Sports, Open spaces as well as recreational facilities which stand on the edge of the built form of settlements (existing or proposed); and
- d. Areas of low density, sporadic development on the edge of settlements and which are separated from the settlement by a visually definitive feature.
- e. This review will also not include sites within the Housing and Economic Land Availability Assessment (HELAA) where there is not yet a commitment to build.

2.9 Expanding on paragraph 2.8e above, the built-up area boundary and HELAA are distinct but interconnected elements of Land-use planning. Sites are assessed on several constraint in the HELAA, the proximity or inclusion within built-up area boundaries is assessed as part of the sustainability constraint. Usually, suitability increases closer to the boundary but this can also depend on settlement hierarchy. Suitable HELAA sites which become part of an adopted growth strategy may influence a future adjustment of the built-up area boundary.

Document Presentation

2.10 The study includes an introduction, background and an overview of Swale's built-up areas. It also sets out a detailed methodology of the review before presenting the proposed changes to the boundary areas.

Built-up Boundary Changes

2.11 The changes made to boundaries in the document are listed in tables separated into three categories as follows:

- a. Where the boundary is proposed to be expanded;
- b. Where the boundary is proposed to be reduced; and
- c. Where an error/anomaly is proposed to be corrected.

2.12 Under the above categories, changes are subsequently listed according to settlements.

2.13 The tables contain maps of changes and a short description of changes.

Overview of Changes

- 2.14 There are thirty-two built up areas in Swale which have Built-up Area Boundaries. There were no changes to fifteen of them in this Built-up Area Boundary review. The seventeen built up area boundaries that were changed are listed in table 1 below.

Table 1 Areas with proposed changes to Boundary

	Area	Boundary Expanded	Boundary Reduced	Boundary Error Corrected
1.	Bayview	Yes		
2.	Boughton	Yes		
3.	Bredgar	Yes		
4.	Dunkirk	Yes		
5.	Eastchurch	Yes		
6.	Eastling	Yes		
7.	Faversham	Yes		
8.	Iwade	Yes		
9.	Lewson Street		Yes	
10.	Lynsted	Yes		
11.	Minster	Yes		
12.	Neames Forstal			Yes
13.	Newington	Yes	Yes	
14.	Sheerness	Yes		
15.	Sittingbourne	Yes	Yes	
16.	Teynham	Yes		
17.	Upchurch	Yes	Yes	

3 Recommendations

- 3.1 That members **provide comment** on and **note** the Review of Swale's Built-Up Area Boundaries Report.

4 Alternative Options Considered and Rejected

- 4.1 The alternative is for the document not to be noted by members. This option is not recommended because the review is a reflection of the Council's duty to plan sustainably for the borough. If the built-up boundary is not properly defined, applying the policies of the emerging Local Plan appropriately to

stem unrestricted sprawl of development into the countryside may be more difficult. This can lead to the countryside losing its intrinsic values and usefulness.

5 Consultation Undertaken or Proposed

- 5.1 The proposed changes will be part of the Regulation 19 Local Plan consultation where there will be an opportunity for all stakeholders to comment.

6 Implications

Issue	Implications
Corporate Plan	The built-up area boundary supports the delivery of the Local Plan aligning with priorities: • Environment - To provide a cleaner, healthier, more sustainable and enjoyable environment, and to prepare our borough for the challenges ahead. • Community - To enable our residents to live, work and enjoy their leisure time safely in our borough and to support community resilience. • Economy – To progress a Local Plan with local needs and capacity at its heart
Financial, Resource and Property	The Local Plan work programme 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	Preparation of a Local Plan is carried out under a national legislative and regulatory framework.
Crime and Disorder	There are no direct crime and disorder impacts arising from this decision.
Environment and Climate/Ecological Emergency	As part of the Local Plan, there will be a Sustainability Appraisal and Habitats Regulation Assessment at each key stage in decision making and these assess the environmental impact of the Local Plan as a whole.
Health and Wellbeing	The Built-up area boundary will help manage unrestricted development in the countryside leaving it for uses that respect and improve its intrinsic character and beauty which can have a beneficial effect on physical and mental health by reducing stress and encouraging active lifestyle amongst others.
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	The current Local Plan timetable expects the Local Plan to be submitted for its Examination in Public and to be adopted before local government reorganisation is expected to be complete.

7 Appendices

7.1 The following documents are to be published with this report and form part of the report:

- Appendix I: Review of Swale Built-Up Area Boundary, April 2026

8 Background Papers

None.

Review of Swale Built-Up Area Boundaries

APRIL 2026

1. Introduction

The Built-Up Area Boundary (BUAB) is a planning tool that establishes the distinction between built-up areas of the towns and villages from the countryside for effective application of the relevant land use policies. An area boundary is a line drawn around a settlement which reflects the extent of its built form. This document and included maps define the built-up areas in the Borough with the areas outside the boundary categorised as countryside. Not all settlements in Swale have built up area boundaries, this can be due to several reasons which include sporadic dispersal of development, historic or landscape character which can make definition difficult.

The built-up area boundary helps protect the character of built-up areas by preventing unrestricted growth and sprawl into the countryside which can be harmful to their intrinsic value. It clearly defines where the presumption in favour of development applies within which development is considered acceptable in principle with regards to other policy considerations. This steers development to sustainable locations, situating residential and employment locations around services and facilities.

This document is prepared to support the emerging Local Plan and is a comprehensive review of the existing built-up area boundaries within the adopted Local Plan.

2. Background

National Planning Policy

Sustainable development is at the core of the planning system, Paragraph 11a of the National Planning Policy Framework (NPPF) requires all plans to promote a sustainable pattern of development and Paragraph 110 specifies that the planning system should actively manage pattern of growth with significant developments focused on locations which are or can be made sustainable.

Paragraph 16d of the NPPF states that plans should contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals. The clearly defined built up area boundary enables Swale Borough Council to provide clarity around locations and development by identifying which area is in the countryside.

The NPPF in paragraph 84 encourage Planning policies and decisions to avoid the development of isolated homes in the countryside except under certain conditions.

The environmental dimension is a key component of sustainable development. The NPPF, paragraph 8, states that this includes “contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

The Planning Practice Guidance (PPG) also emphasise the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused.

The definition of the built-up area boundary plays a key role in achieving all the above.

Local Planning Policy

The role of the built-up area boundary is to guide the decision maker in determining planning applications and it has been used in successive Local Plans in Swale. The emerging Local Plan contains Policy H9 Extending the garden of a dwelling in the countryside which ensures that proposals do not harm biodiversity, character of the landscape and form of settlement. The Plan also contains Policy H8 Extensions to, & the replacement of, dwellings in the countryside which ensures that relevant development are of appropriate scale, mass and appearance in relation to the original dwelling and location.

3. Purpose of the review

The current boundaries are from the review carried out in 2014. Since then, the Swale Borough Council Local Plan, Bearing Fruits, along with its site allocations has been adopted. In addition to this, Neighbourhood Plans covering Faversham and Boughton & Dunkirk have also been 'made' and these have changed the built-up area boundaries in different ways.

This review will ensure that the boundaries are fit for purpose and respond to changes that have occurred since the last review was undertaken.

This review assesses changes in built-up areas since the last review which can logically be included within the boundaries. This can be as a result of planning permission even when they have not yet commenced or completed. It can also be because of speculative and windfall developments which have received permission or have been completed after the last review.

4. Swale Built Up Area – General Overview

Swale Borough is predominantly rural. Sittingbourne is the main town with the greatest range of services and facilities. It also has Faversham and Sheerness which are smaller than Sittingbourne but have town status and function as centres for smaller surrounding populations. A third of the Borough's population live in villages and communities of widely varying character and sizes.

About a quarter of Swale's population lives in the rural parts of the borough¹ and it is therefore important to understand the issues affecting them. There is a wide range of rural settlements in Swale with their own unique character.

¹ https://www.kent.gov.uk/data/assets/pdf_file/0005/214754/Urban-and-rural-areas-bulletin.pdf

Outside the towns from Hartlip and Upchurch in the west, to Dunkirk in the east, Sheldwich and Selling in the south to Shellness in the north, is the Borough's extensive rural area. There are a great diversity of settlements and landscapes with great charm and character. Larger villages along the main transport routes like Newington, Teynham and Boughton have a range of local facilities and services, whilst away from the main routes are smaller, more isolated settlements and hamlets like Conyer, Warden and Throwley Forstal. Approximately 23% of Swale falls within the Kent Downs National Landscape.

The Local Plan seeks to protect the countryside from inappropriate development. For this to be successful, the planning system must encourage activities that will manage the land in such a way that provides a living alongside environmental benefits.

The Borough has significant land with International, National and Locally important status. The importance of this land is recognised by planning policies at both national and local levels.

Outside these designated areas, there are areas that are of value to those who live, work or visit there, as well as areas where the landscape could be improved. Local Plan policies therefore aim to conserve and enhance the character, quality and functioning of the whole countryside for future generations. Local Plan policies encourage the right type of development in the countryside, whilst ensuring that any growth of towns and villages is sensibly directed and planned.

5. Methodology

A desktop study has been undertaken on current boundaries in the adopted Bearing Fruits Local Plan to determine where changes were required based on the criteria below.

To ensure a consistent approach, the criteria used to define the built-up area boundaries in previous iterations of the review, continue to be relevant:

- a. Wherever possible, identifiable physical features, such as roads, hedges or tree belts were used;
- b. Existing property lines were used, unless this would include land which could be subject to development proposals;
- c. Inclusion of sites on the edge of settlements which have planning permission, or are allocated for development in the Local Plan; and
- d. Exclusion from the built-up area of predominantly open land uses on the edge of settlements, such as playing fields and utilities.

Boundaries were assessed for change under the following five categories:

- a. Changes arising from allocations in the Swale Local Plan
- b. Changes arising from allocations in a Neighbourhood Plan
- c. Changes arising from development because of planning permissions

- d. Built Up Area Boundary in adopted Local Plan that no longer meets criteria for definition
- e. Errors correction

In addition to the above initial criteria, sites were also considered for inclusion where development was previously excluded from a boundary as it was remote from it, but a revision to the built-up area (to reflect any of the circumstances above) now warrant its inclusion.

Built-up area boundaries do not necessarily correspond with town/parish or ward boundaries. The boundary also need not be contiguous. It may be appropriate for a settlement to have two (or more) separate elements, where this reflects distinct built-up parts

Exclusion Criteria

This criterion provides a rationale for preventing a parcel of land from being included in the Built-Up Area Boundary, it is also a basis for removing areas that were previously included in the boundary leading to a 'tightening' of the boundary. The criteria are as follows:

- a. Boundary can be drawn to include the property but exclude the curtilage, where the character of the curtilage is rural or would suffer harm visually if permissible development that apply to built-up area are allowed.
- b. Camping and caravanning sites and moorings which are temporary or serves a holiday purpose as well as are normally omitted from the boundary.
- c. Sports, open spaces as well as recreational facilities which stand on the edge of the built form of settlements (existing or proposed). These may appear more visibly related to the countryside, including them and the potential for them to be developed can harm the form and character of the area.
- d. Areas of low density, sporadic development on the edge of settlements and which are separated from the settlement by road or another physical feature are normally omitted from the boundary.
- e. This review will not include sites within the Housing and Economic Land Availability Assessment (HELAA) where there is not yet a commitment to build.

Neighbourhood Plans

The council has two 'made'² Neighbourhood plans, they have been considered and allocations in the plans have been included in built up area boundaries where they have met the criteria.

6. Boundaries Recommended for Change

The boundaries recommended for change are presented below in three categories

- a. Changes where boundary is expanded
- b. Changes where boundary is reduced
- c. Changes from errors Correction

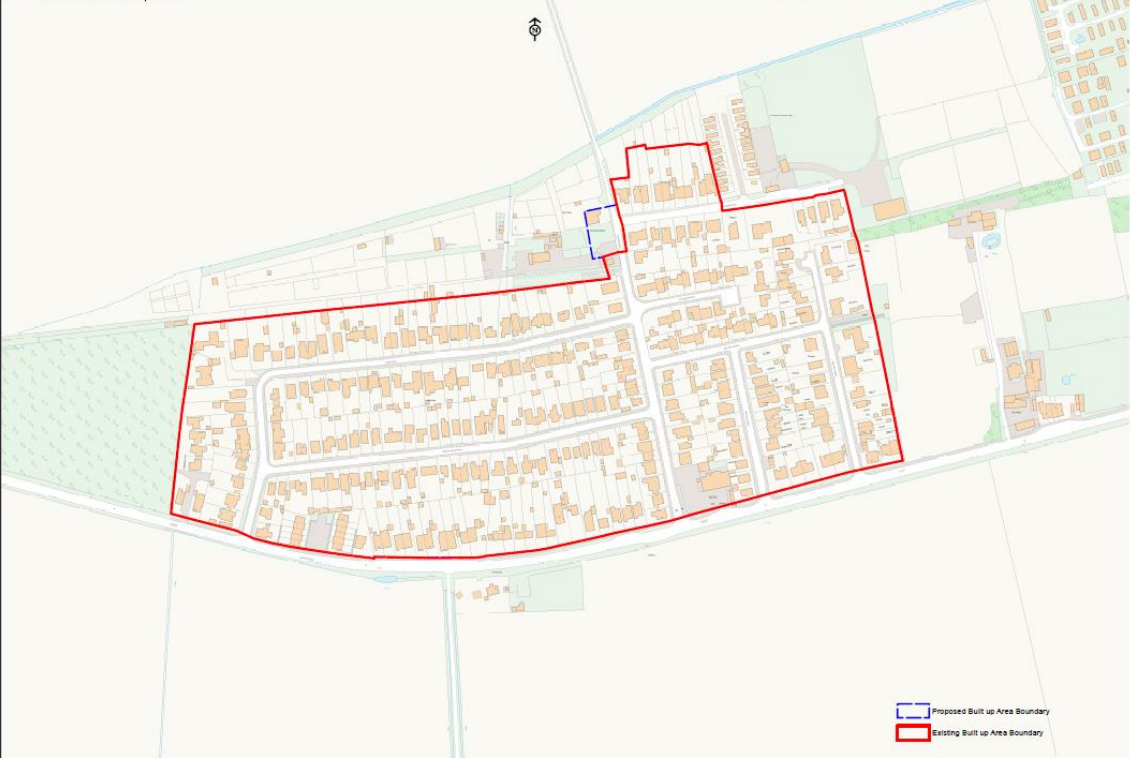
The map showing each change and a brief explanation is presented below in Tables 1, 2 and 3 respectively. Changes are arranged in each table according to the bounded Areas.

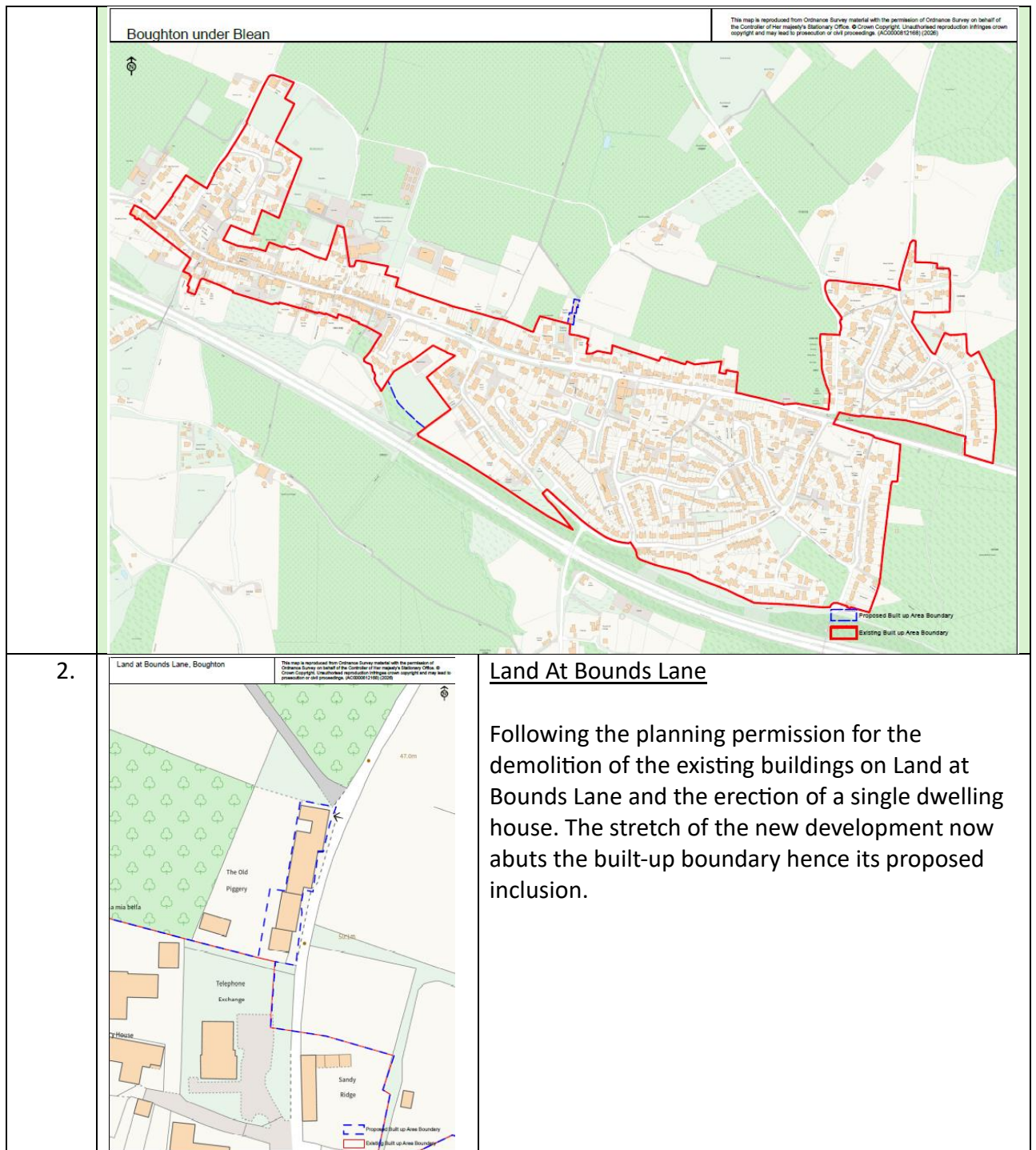
6.1. Changes where boundary is expanded

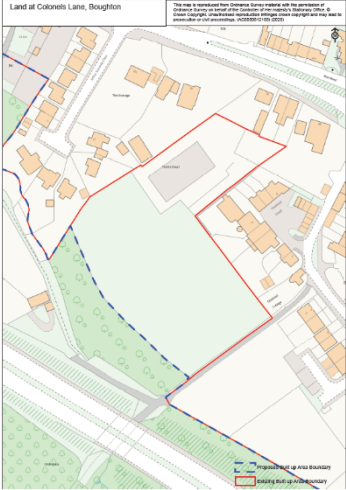
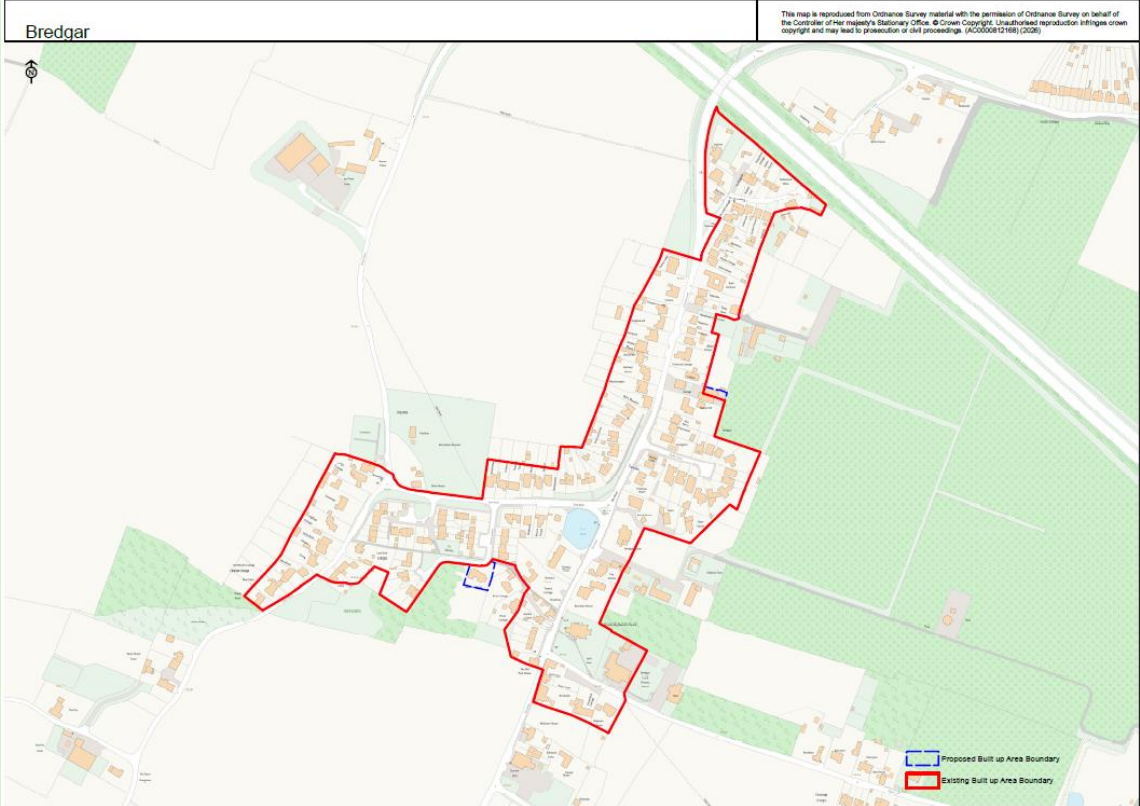
Table 1 Changes where the Built-up Boundary is Expanded

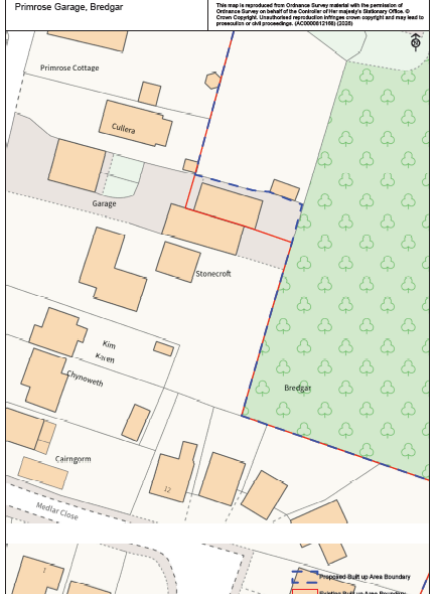
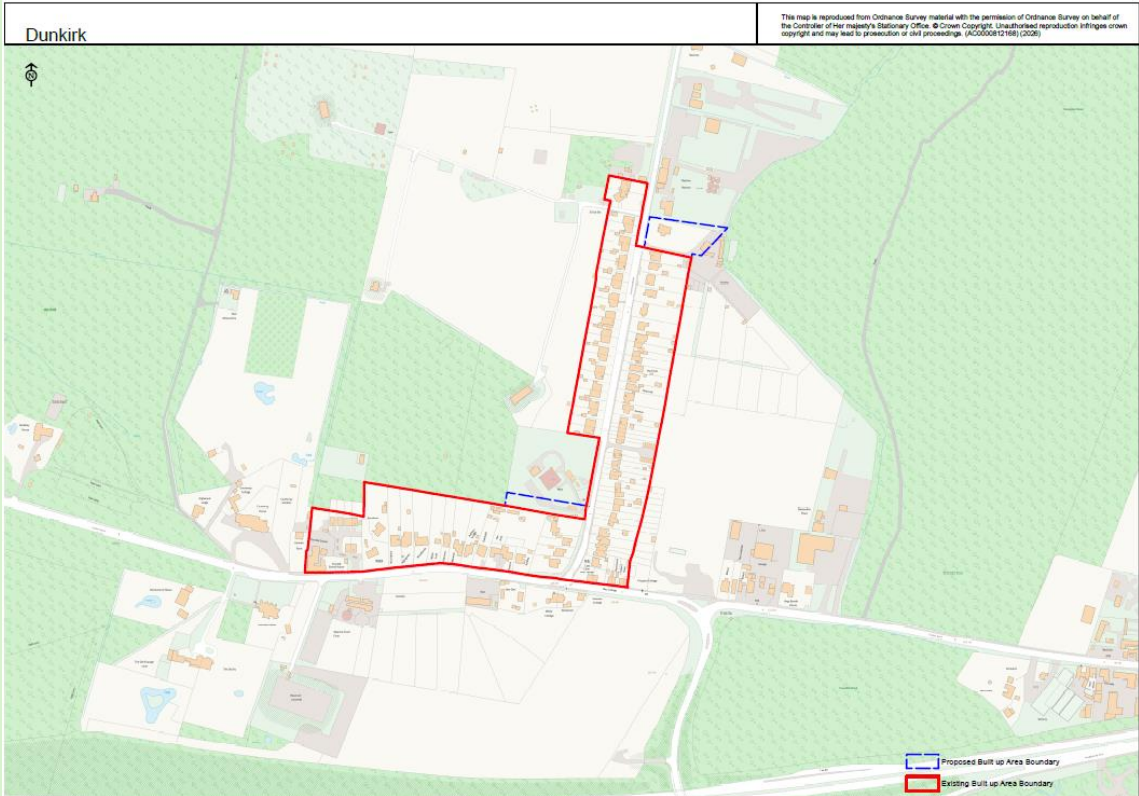
	Map Key		Proposed Built up Area Boundary Existing Built up Area Boundary
	Bayview		

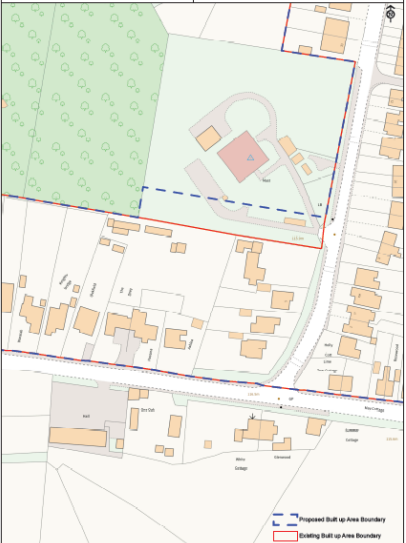
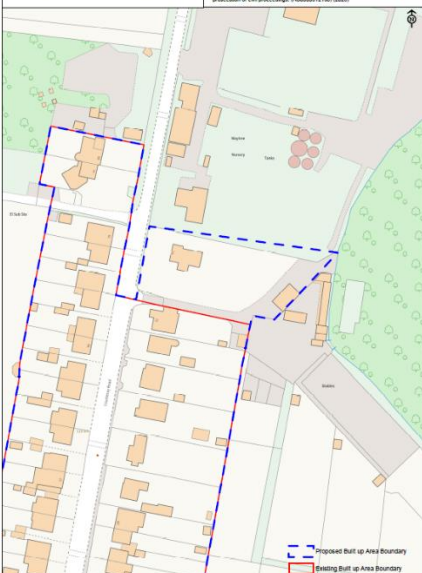
² A "Made" plan refers to an adopted Neighbourhood Plan. It is a technical term used to distinguish the status of a Neighbourhood Plan from in place of 'Adopted' used for Local Plans. [Planning and Compulsory Purchase Act 2004 S38A & Schedule 4B](#)

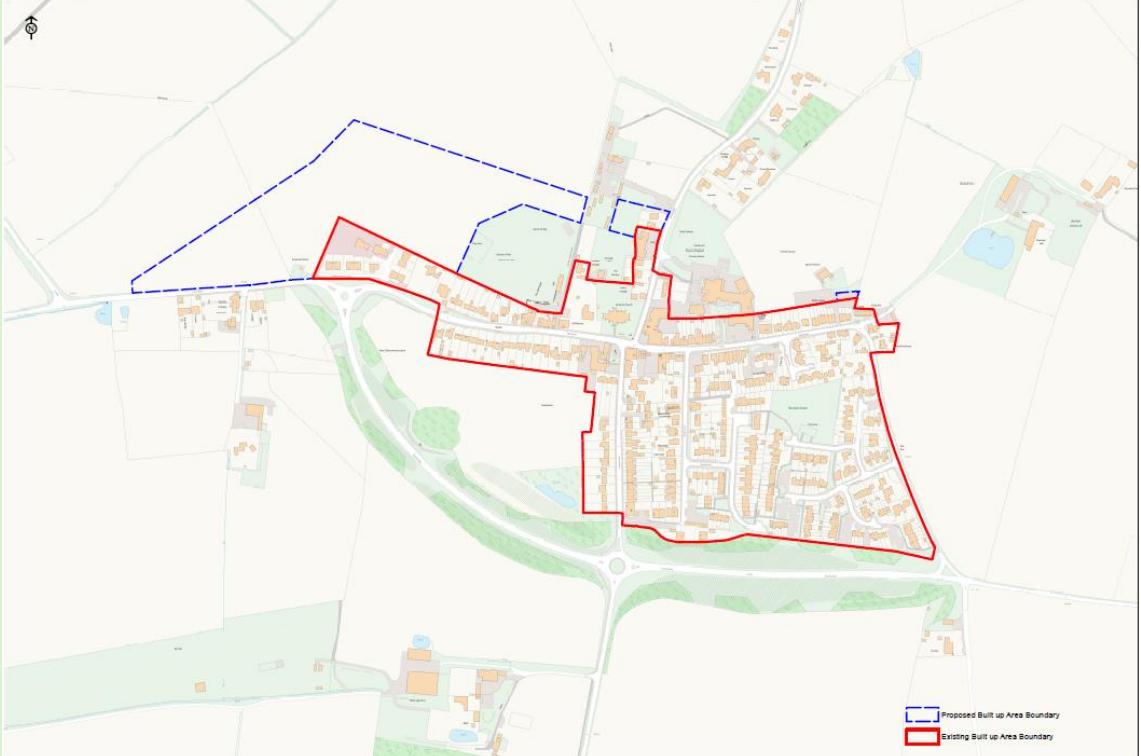
	Bayview, Leysdown This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution of civil proceedings. (AC0000812168) (2026) 
1.	Land adj. The Chase, Mustards Road, Leysdown This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution of civil proceedings. (AC0000812168) (2026)  <u>Land adj The Chase, Mustards Road.</u> Planning Permission was granted for development on Land adj The Chase, Mustards Road. The erection of a four-bed bungalow and erection of a detached double garage on the Chase on Mustard Road has now connected the previously distinct Bungalow development to Bayview's urban boundary and it is proposed that the boundary is adjusted to account for the development.
	Boughton

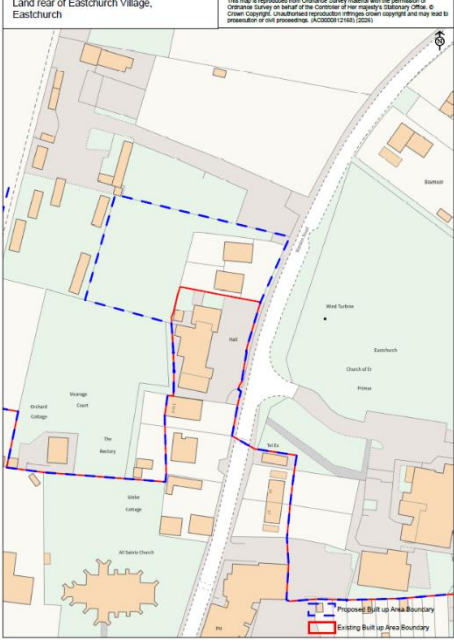
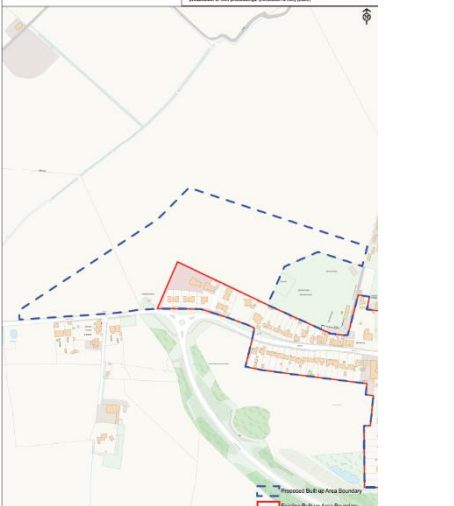


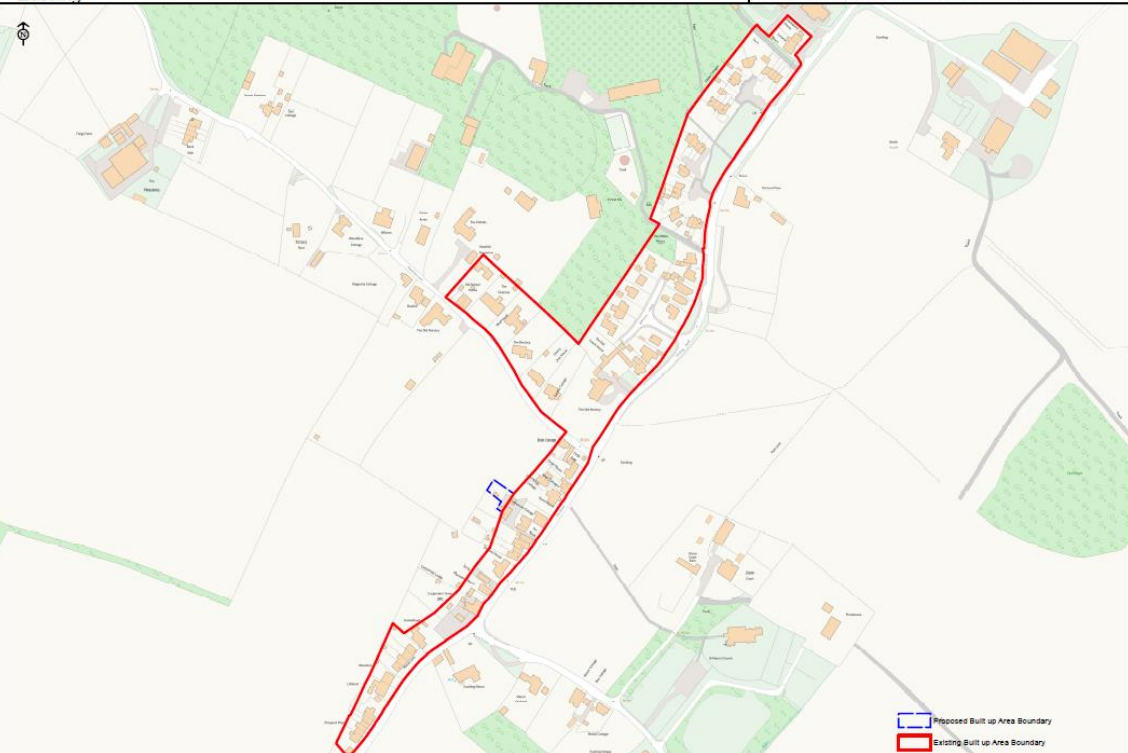
3.		<u>Land at Colonels Lane</u> Land at Colonels Lane is included as a Boughton & Dunkirk Neighbourhood Plan allocation and it is therefore proposed to be included in the built-up boundary of Boughton.
Bredgar 		
4.		<u>Land Adjacent to Rose Cottage</u> A planning application was approved for the erection of a detached dwelling with associated access and parking on Land Adjacent to Rose Cottage. A section of the development touched the boundary of Bredgar and it is proposed to be included in the boundary.

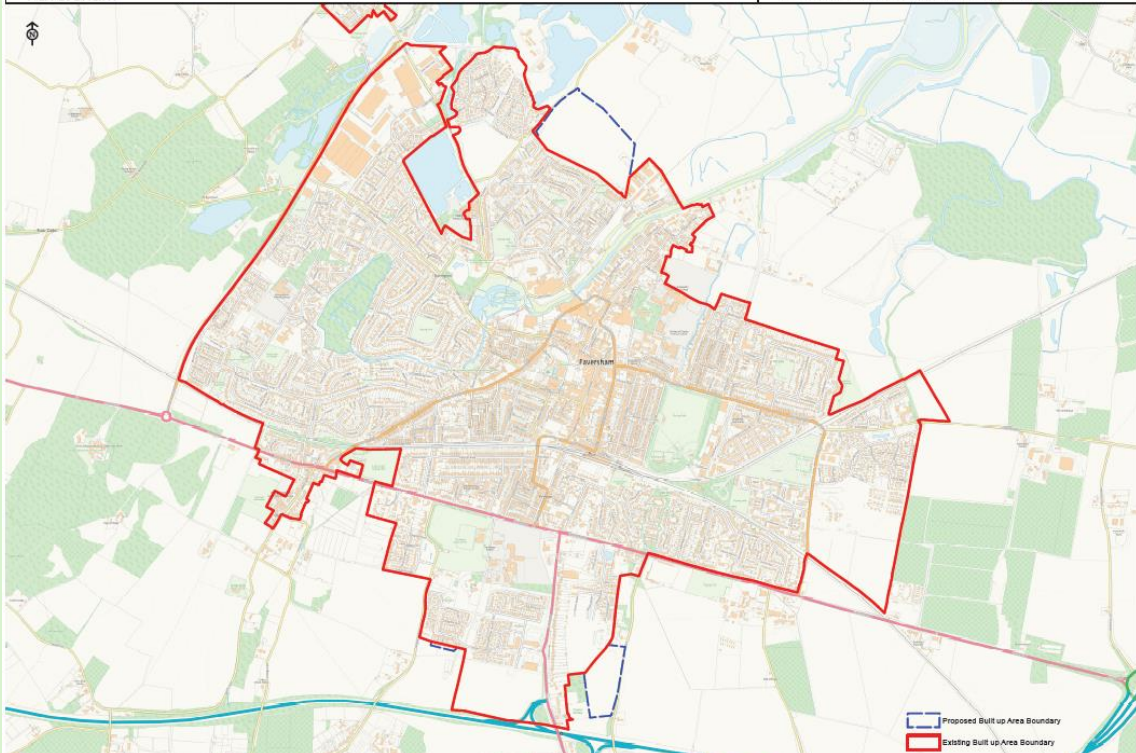
5.	Primrose Garage, Bredgar This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. (AC050012168) (2026)  Proposed Built up Area Boundary Existing Built up Area Boundary Primrose Garage Planning permission was granted for the demolition of existing garage and erection of two three-bedroom dwelling adjacent to the existing built-up area boundary of Bredgar. This is proposed to be included in the boundary.
	Dunkirk This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. (AC050012168) (2026)  Proposed Built up Area Boundary Existing Built up Area Boundary

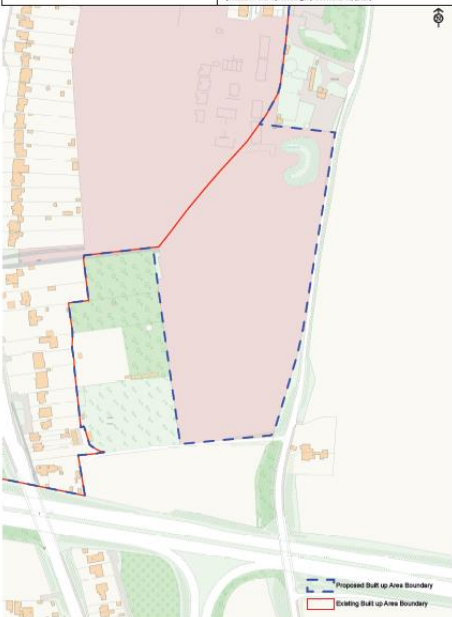
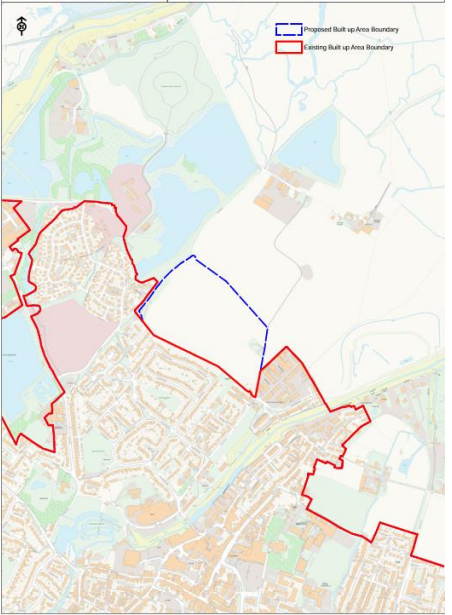
6.	Former RAF Mast Site, Courtenay Road, Dunkirk  This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of the Crown. Copyright, Ordnance Survey, 2023. All rights reserved. This map is reproduced with the permission of Ordnance Survey on behalf of the Controller of the Crown. Copyright, Ordnance Survey, 2023. All rights reserved. This map is reproduced with the permission of Ordnance Survey on behalf of the Controller of the Crown. Copyright, Ordnance Survey, 2023. All rights reserved. Proposed Built up Area Boundary Existing Built up Area Boundary	<u>Former RAF Mast Site, Courtenay Road</u> Permission granted in December 2023 for a data storage facility on southern end of the former RAF Mast site. The entry and egress of the site is on Courtenay Road and is adjacent to boundary of Dunkirk and extends it. It is proposed that the boundary is redrawn to reflect this.
7.	Land adj. 72, Courtenay Road, Dunkirk  This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of the Crown. Copyright, Ordnance Survey, 2023. All rights reserved. This map is reproduced with the permission of Ordnance Survey on behalf of the Controller of the Crown. Copyright, Ordnance Survey, 2023. All rights reserved. This map is reproduced with the permission of Ordnance Survey on behalf of the Controller of the Crown. Copyright, Ordnance Survey, 2023. All rights reserved. Proposed Built up Area Boundary Existing Built up Area Boundary	<u>Land Adjacent To 72 Courtenay Road</u> Planning permission was granted for the erection of one detached dwellinghouse adjacent to the northern edge of the built-up boundary east of Courtenay Road. This is proposed to be included as part of the boundary of Dunkirk.
Eastchurch		

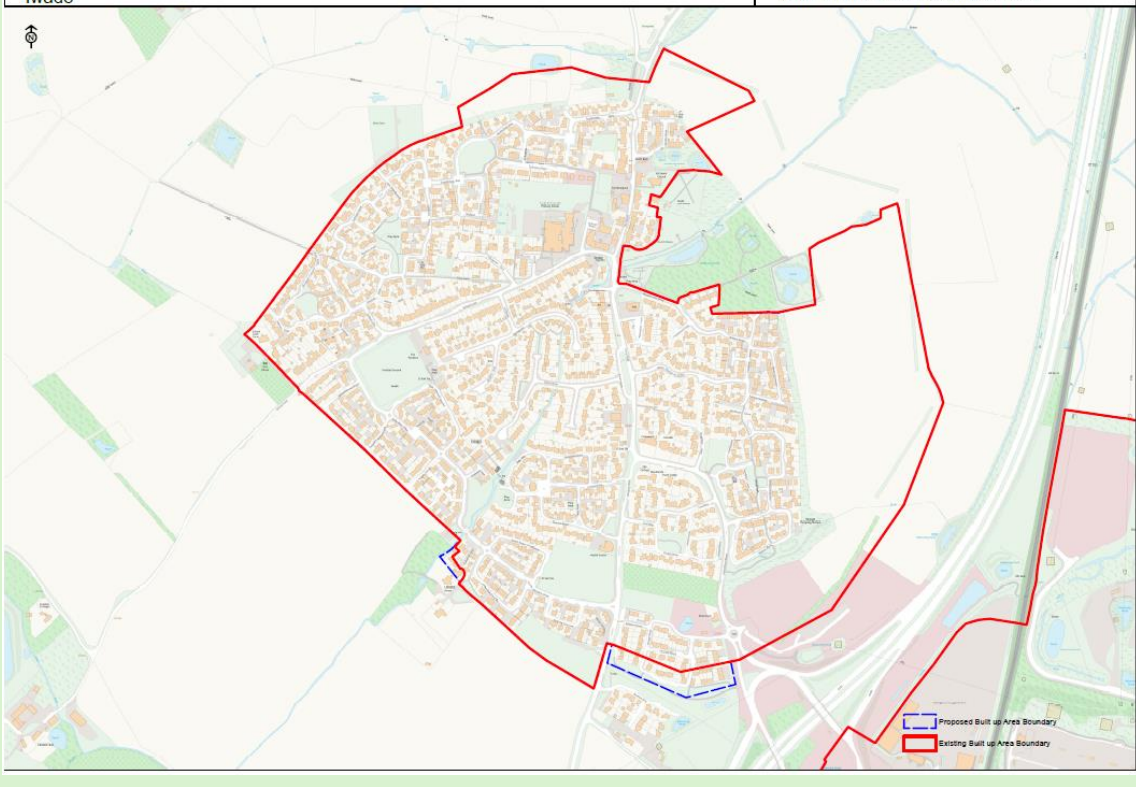
	Eastchurch This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. (NC0000012198) (2020)  Proposed Built up Area Boundary Existing Built up Area Boundary
8.	11A High Street, Eastchurch This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. (NC0000012198) (2020)  Proposed Built up Area Boundary Existing Built up Area Boundary 11A High Street, Eastchurch The car park of the permitted planning application for seven Terrace dwellings extends the boundary of Eastchurch northwards and it is proposed that the built-up area boundary is extended to reflect this.

9.	Land rear of Eastchurch Village, Eastchurch 	<u>Land Rear of Eastchurch Village</u> Four adjacent dwellings have received permission with two already built out on the Northern edge of the built-up boundary of Eastchurch on Warden Road. This now extends the boundary north-westwards and it is proposed that the boundary is expanded to include this.
10.	Land North of Lower Road, Eastchurch 	<u>Land North of Lower Road</u> Planning permission has been granted on the site for 63 dwellings; this extends the boundary of Eastchurch westwards along Lower Road and northwards. The extent of the proposed portion to be included in the built-up boundary includes only the area of the parcel where dwellings will be developed.
Eastling		

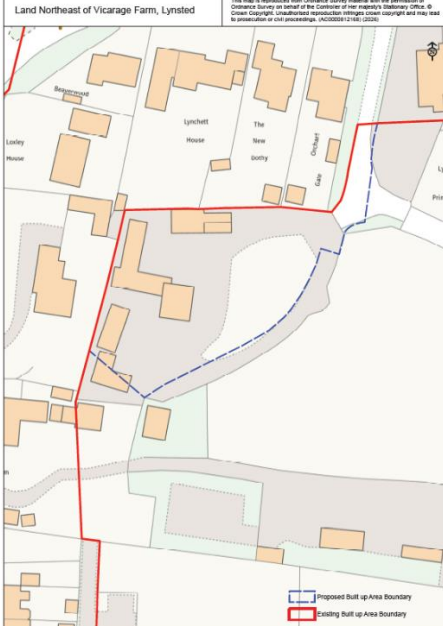
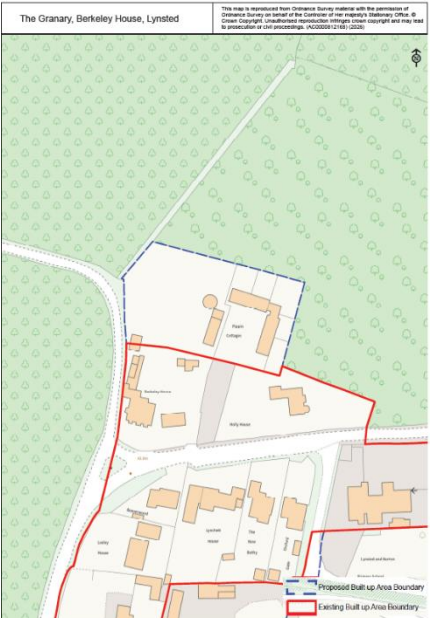
	Eastling   Proposed Built up Area Boundary  Existing Built up Area Boundary
11.	Porch House, Eastling   Proposed Built up Area Boundary  Existing Built up Area Boundary <u>Porch House</u> Planning permission was granted for a single story one bedroom dwelling. The built-up boundary of Eastling is proposed to now include this.
	Faversham

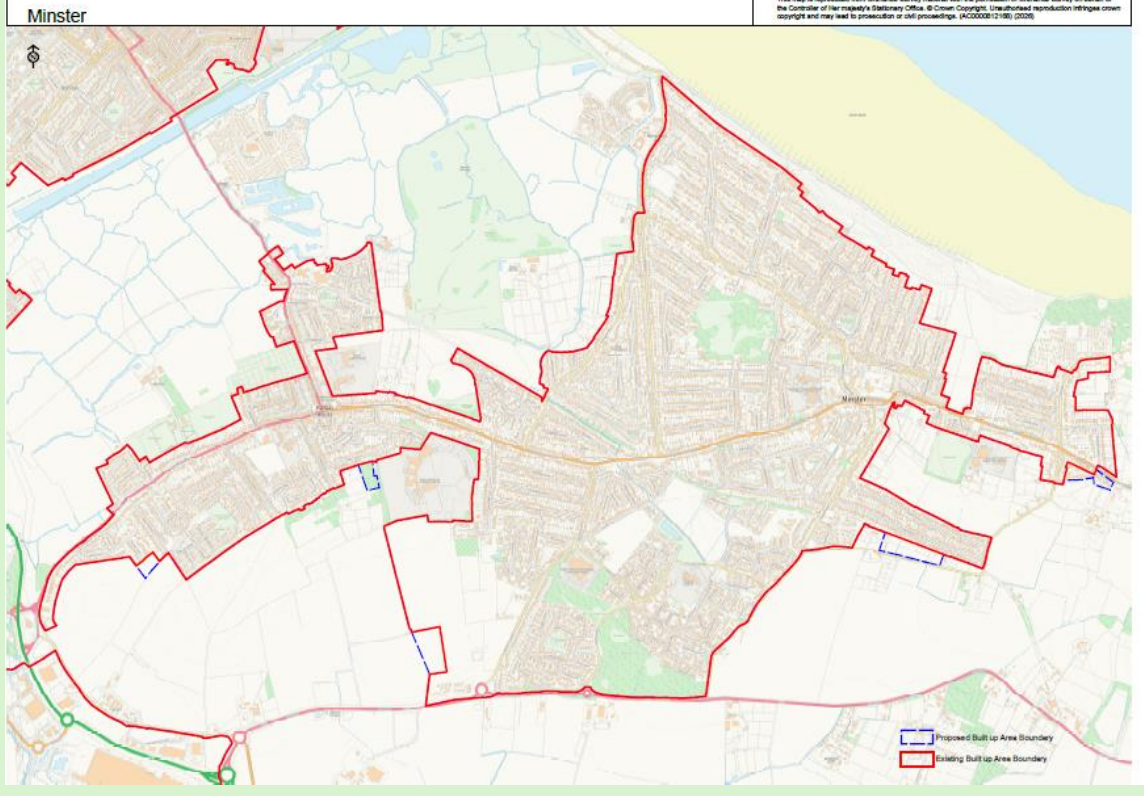
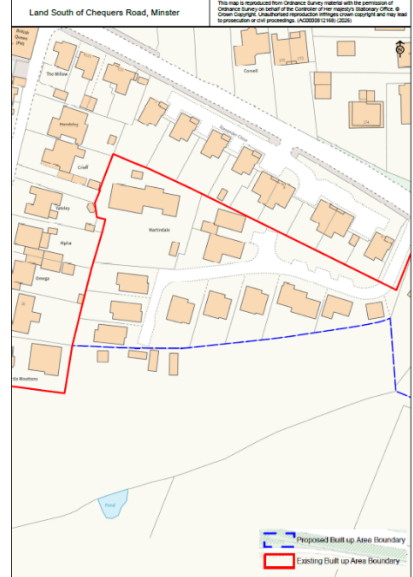
	Faversham This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. (NC2000912168) (2020)  Proposed Built up Area Boundary Existing Built up Area Boundary
12.	Land at Perry Court, Faversham This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. (NC2000912168) (2020)  Proposed Built up Area Existing Built up Area Land At Perry Court Permission was granted for 310 dwelling with most of the development within the built-up boundary with only the southern edge of the boundary by Brogdale Road overlooking the field excluded. It is proposed that the boundary is extended to include this.

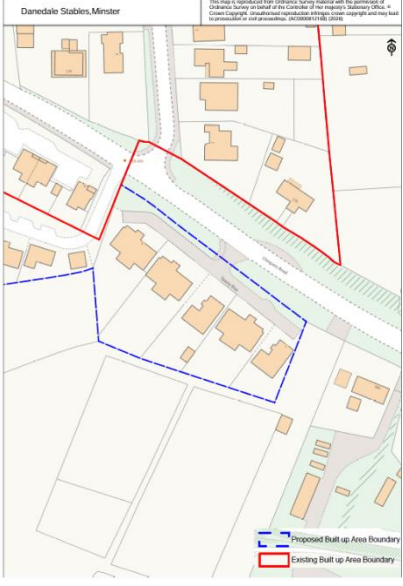
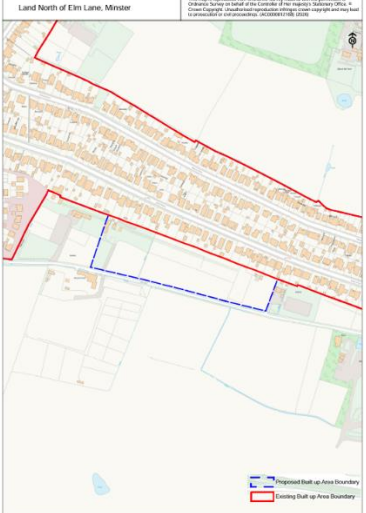
13.	Land at Preston Fields, Faversham  This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. (NC0000012196) (03/05) Proposed Built-up Area Boundary Existing Built-up Area Boundary	<u>Land At Preston Fields</u> An application was granted for up to 250 dwellings, a substantial part of the site is already part of the Faversham built-up area boundary. It is proposed that the boundary is extended on south-eastern end parallel to Salters Lane.
14.	Ham Road  This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. (NC0000012196) (03/05) Proposed Built-up Area Boundary Existing Built-up Area Boundary	<u>Land At Ham Road</u> An appeal was allowed for planning application 23/502113/OUT, this extends the extent of Faversham's built-up area boundary north-eastwards. The parcel set aside for residential development in the outline application is proposed to be included within the boundary of Faversham.
Iwade		

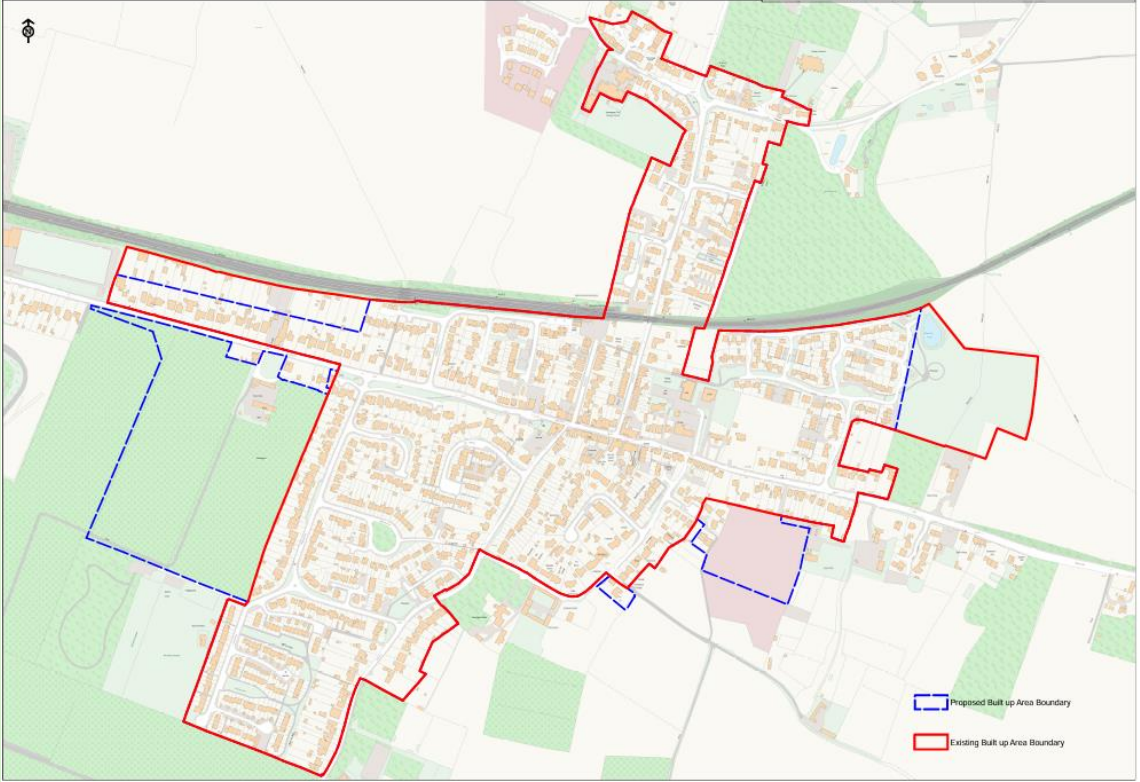
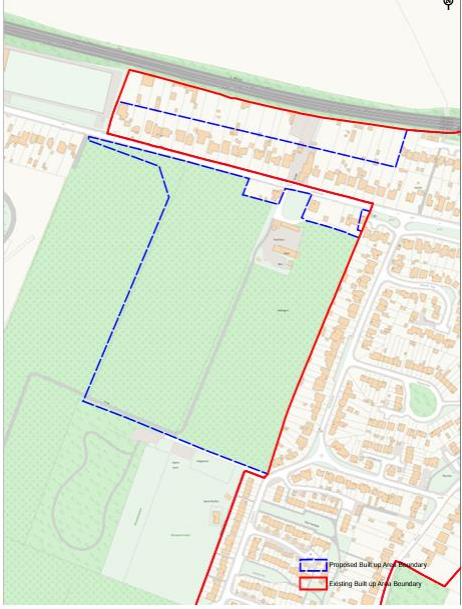
	Iwade This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. (AC0500812168) (2026)  Proposed Built up Area Boundary Existing Built up Area Boundary
15.	Coleshall Farm, Sheppey Way, Iwade This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. (AC0500812168) (2026)  Proposed Built up Area Boundary Existing Built up Area Boundary Coleshall Farm Planning permission was granted for demolition of existing building and erection of six 4-bed detached houses and two 3-bed semi-detached houses which extend the built-up area of Iwade to the Southwest. The boundary is proposed to change to reflect this.

16.	
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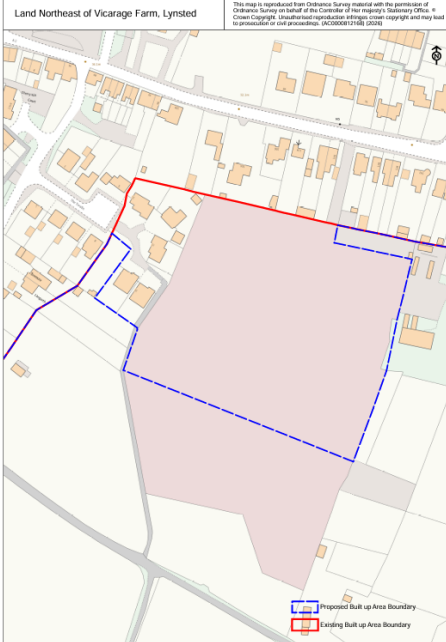
17.	Land Northeast of Vicarage Farm, Lynsted 	<u>Land Northeast to Vicarage Farm</u> The planning application 15/506678 was approved for the conversion of distribution buildings to dwellinghouse extending the boundary of Lynsted south-eastwards under Lynchett House. The boundary is proposed to be adjusted to reflect this.
18.	The Granary, Berkeley House, Lynsted 	<u>The Granary Berkeley House</u> The planning application granted extends the boundary of Lynsted northwards of Claxfield. The site is proposed to be included as part of the built-up boundary.
Minster		

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19.	 Land South of Chequers Road, Minster This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. IN20000812 (1/8/1) (2020) Proposed Built-up Area Boundary Existing Built-up Area Boundary <u>Land South of Chequers Road</u> Erection of seven and erection of two three-bedroom detached bungalows with garage, access, parking and infrastructure. It extends the built-up boundary of Minster and change is proposed to the boundary to reflect this.

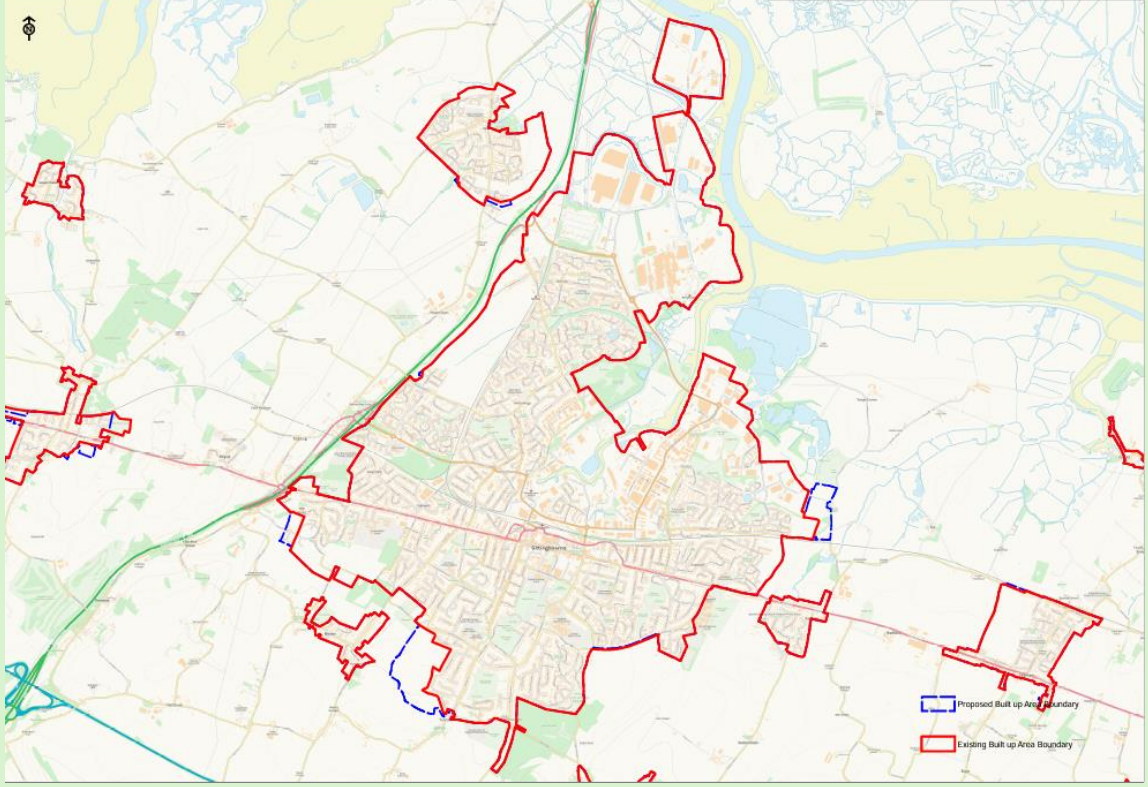
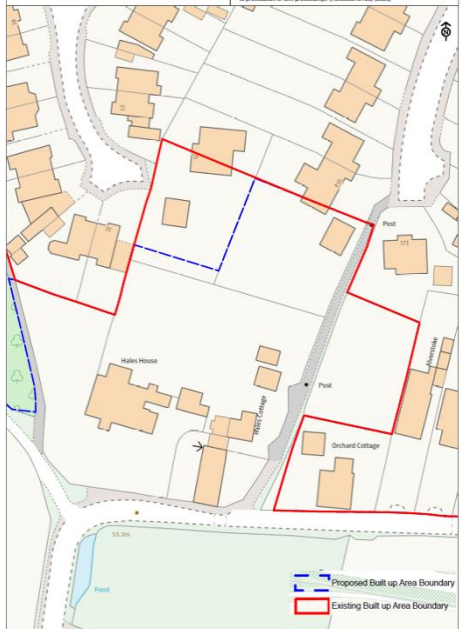
20.	 Proposed Built up Area Boundary Existing Built up Area Boundary	<u>Danedale Stables</u> A Planning application approved for 5 dwellings extending the boundary eastwards on Chequers Road. This is proposed to be included within the boundary of Minster.
21.	 Proposed Built up Area Boundary Existing Built up Area Boundary	<u>Land To the North of Elm Lane</u> This site received a planning approval for 44 dwellings where the southern edge of the site runs parallel to Elm Lane while abutting the Built-up boundary of Minster on the Northern edge behind houses facing Drake Avenue. It is proposed that the site is included in the built-up boundary of Minster.
22.	 Proposed Built up Area Boundary Existing Built up Area Boundary	<u>Land At Highfield Road</u> Application was approved for 16 dwellings extending the boundary from Highfield Road Southwards. The boundary is proposed to change to reflect this.

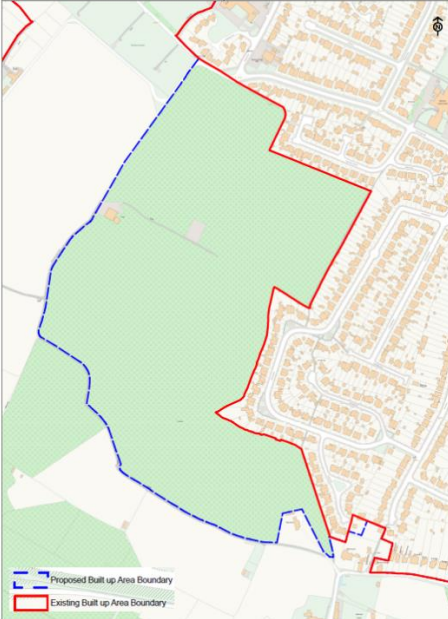
	Newington  This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. (AC3000017168) (0026) Proposed Built up Area Boundary Existing Built up Area Boundary
25.	Land South of London Road, Newington  This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. (AC3000017168) (0026) Proposed Built up Area Boundary Existing Built up Area Boundary <u>Land South of London Road</u> Planning application approved for 135 dwellings; this extends the boundary of Newington Southwest wards from the A2 with the east tip of the site touching Orchard Drive. This is now proposed to be included in the built-up boundary of Newington.

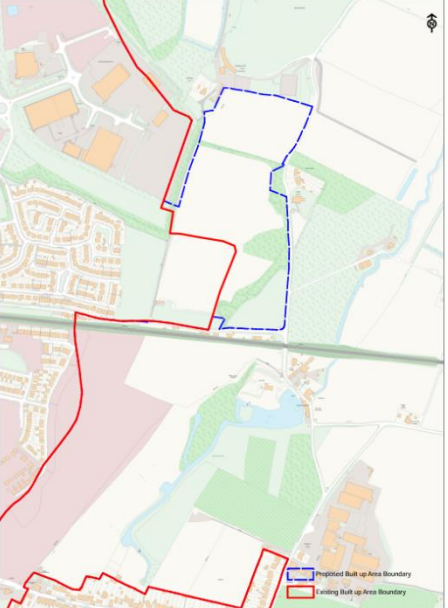
26.		<u>37 London Road Newington</u> Planning permission was granted for the conversion of existing detached two storey garage into a two-bedroom dwelling on London Road. The boundary is proposed to reflect this extending it westwards on London Road.
27.		<u>Land At Callaways Lane</u> The erection of a four-bedroom detached dwelling with a double garage on Callaways Lane extends the boundary south-eastwards on the road. The boundary is proposed to be amended to reflect this.

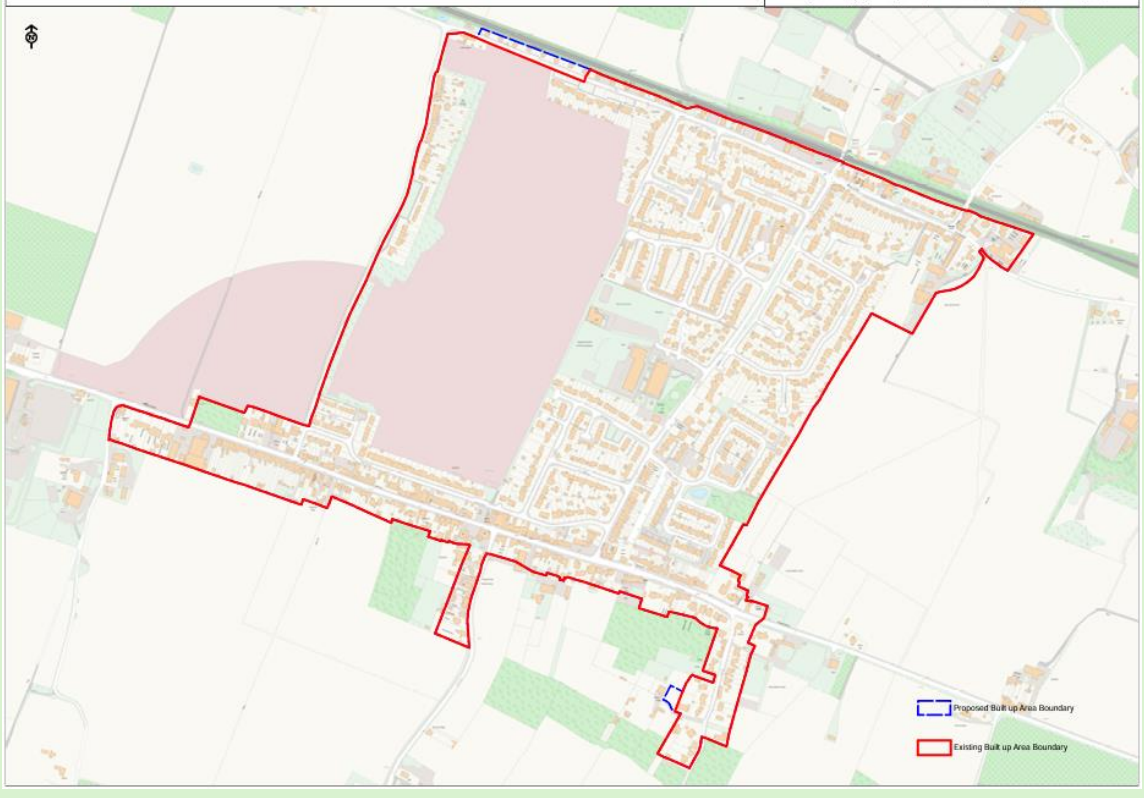
28.	Land at The Tracies, Newington  This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. 60000001010001	<u>Land at The Tracies</u> Permission was given for the erection of 4 four-bedroom detached dwellings with associated access and parking including an attached double garage extending boundary eastwards. This is proposed to be included in the built-up area boundary.
29.	Land Northeast of Vicarage Farm, Lynsted  This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. 60000001010001	<u>128 High Street</u> Approval for the erection of 46 residential dwellings, with access from A2 High Street. This is proposed to be included in the built-up boundary with the garden at the back excluded.
Sheerness		

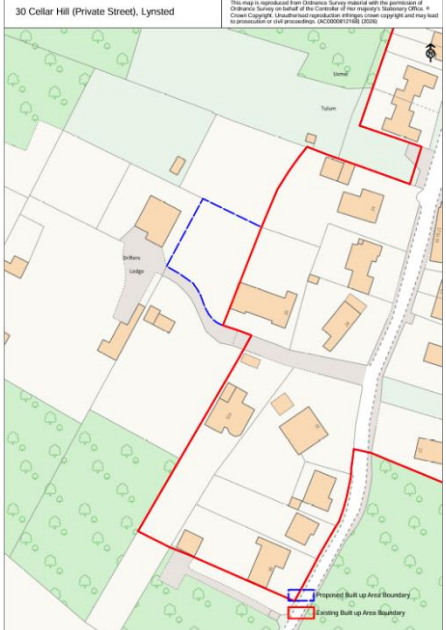
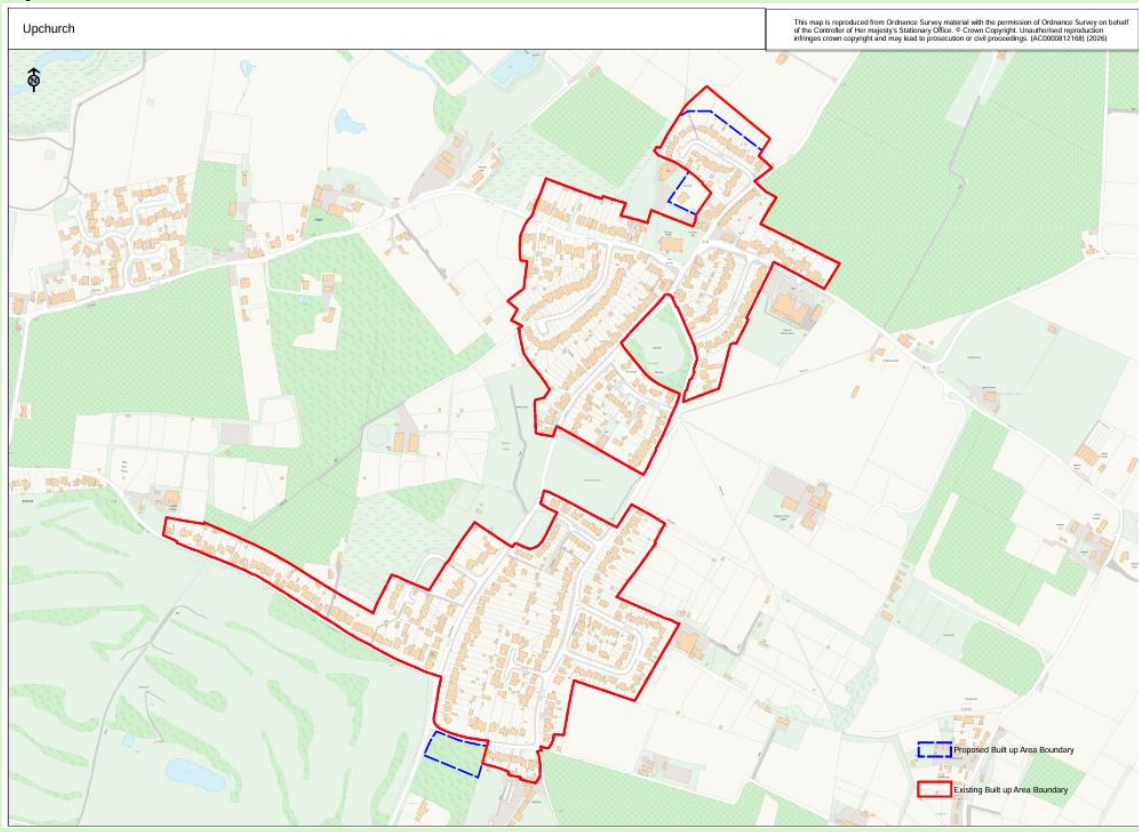
	Queenborough and Sheerness This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of the Mapping's Stationary Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. (AC000081/1/16) (2008) Proposed Built up Area Boundary Existing Built up Area Boundary
30.	Land at Moat Way, Sheerness This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of the Mapping's Stationary Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. (AC000081/1/16) (2008) Proposed Built up Area Boundary Existing Built up Area Boundary <u>Land At Moat Way</u> 12 completed dwellings at the end of Moat Way into Lucas Close extend the boundary of Sheerness North-westwards parallel to the railway line. It is proposed that the built-up boundary of Sheerness is extended to reflect this.
	Sittingbourne

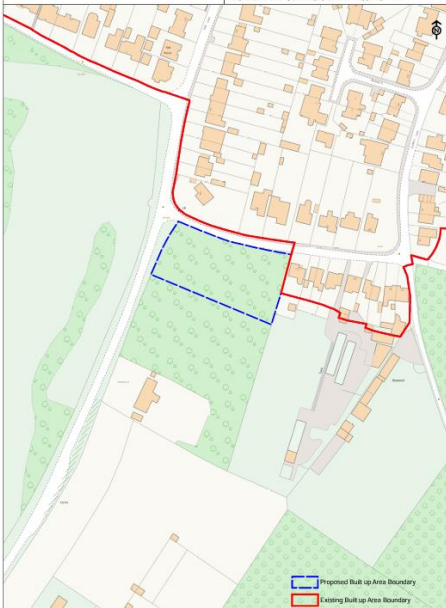
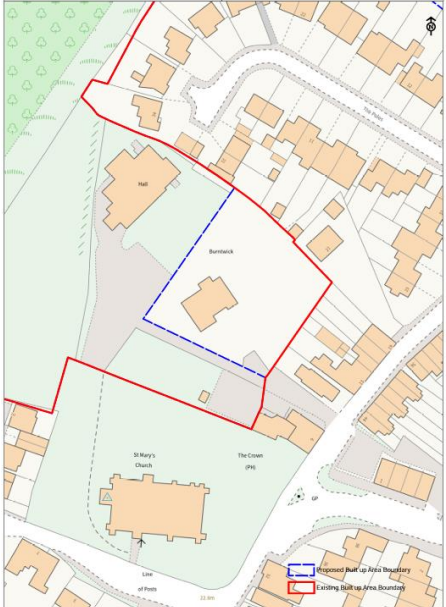
	Sittingbourne This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. (AC0000812168) (2020)  Proposed Built up Area Boundary Existing Built up Area Boundary
31.	<u>120 Park Drive</u> Application approved for 3 bed bungalows at the end of Hales Road; this is proposed to be included in the boundary of Sittingbourne. 120 Park Drive, Sittingbourne This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. (AC0000812168) (2020)  Proposed Built up Area Boundary Existing Built up Area Boundary

32.	Land at Ufton Court Farm, Sittingbourne  This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of the Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. 60000000111000 (2008) Proposed Built up Area Boundary Existing Built up Area Boundary	<u>Land At Ufton Court Farm</u> A planning application was granted at Land at Ufton Court Farm, for 290 dwellings. This is proposed to be included in the built-up boundary of Sittingbourne.
33.	Land at Wises Lane, Sittingbourne  This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of the Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. 60000000111000 (2008) Proposed Built up Area Boundary Existing Built up Area Boundary	<u>Land At Wises Lane</u> Approved planning permission on Land at Wises Lane for up to 595 dwellings. This is now being built out with most of the proposed development already falling within the built-up area boundary. Part of the development extends south-westwards outside the built-up boundary and is now proposed to be included.

34.	Land at Quinton Farm House, Sittingbourne  This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. (200600011118) (2006)	<u>Land Adj to Quinton Farmhouse</u> The approved development is for 155 dwellings together with associated new access road, car parking, linear park with acoustic barrier to the A249. Most of the development is within the built-up area boundary except the edge southwest of Farmhouse Drive. It is proposed that the boundary is extended to reflect this.
35.	MU2 Land at north-east Sittingbourne  This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. (200600011118) (2006)	<u>Policy MU2 Land at north-east Sittingbourne</u> This is an allocation from the Bearing Fruit Local Plan. The site is divided into three different distinct sites, the bottom section of the site which is for residential use is proposed to be included in the built-up boundary.
Teynham		

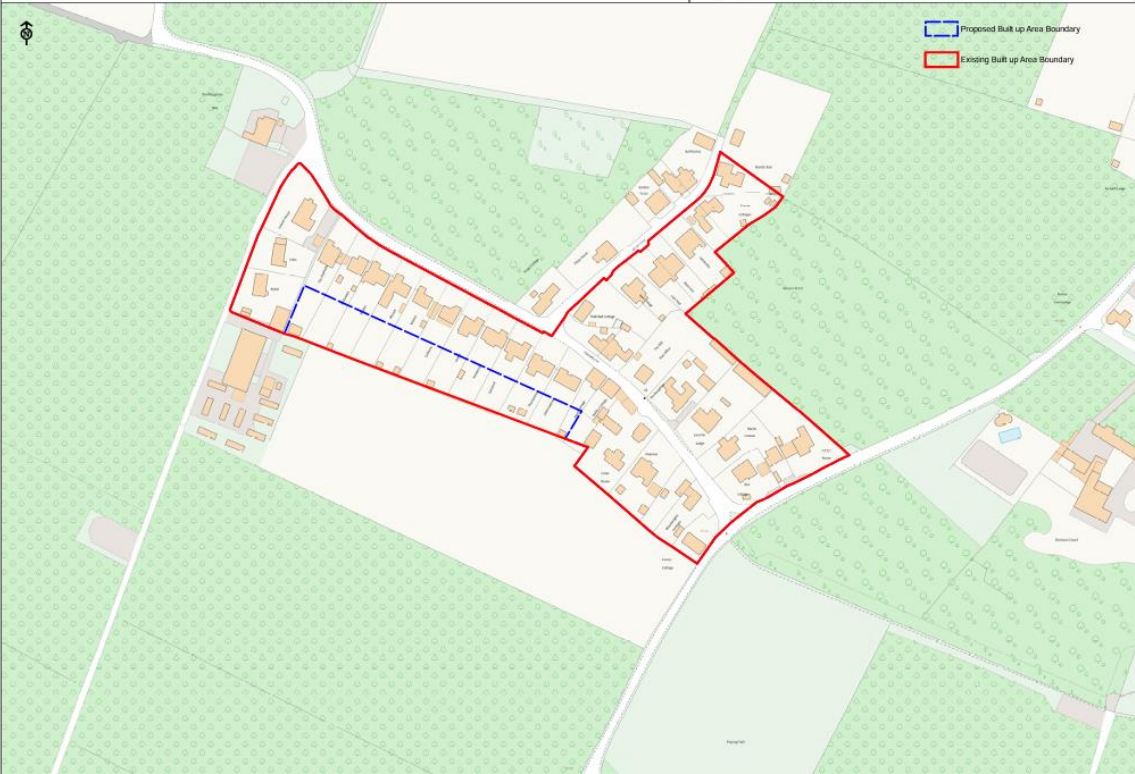
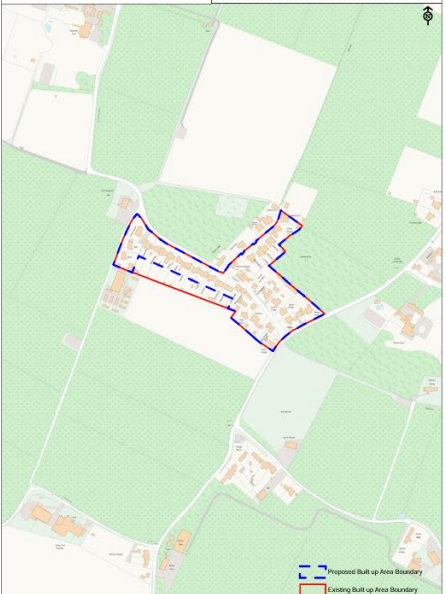
	Teynham This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. (NC2000812188) (2020)  Proposed Built up Area Boundary Existing Built up Area Boundary
36.	Land at Lower Road, Teynham This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. (NC2000812188) (2020)  Proposed Built up Area Boundary Existing Built up Area Boundary Land At Lower Road Planning permission was granted for eight 3-bedroom dwellings on the strip on the northside of Lower Road stretching parallel to the railway line. This is proposed to be included as part of the built-up area boundary.

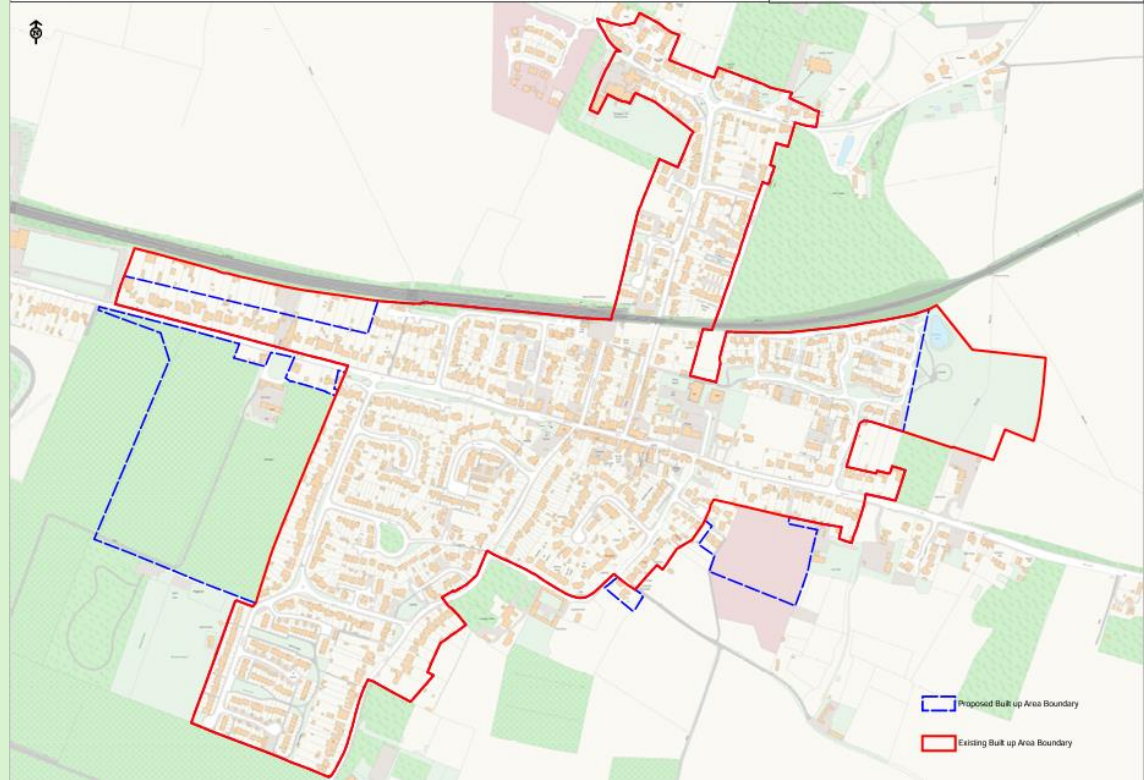
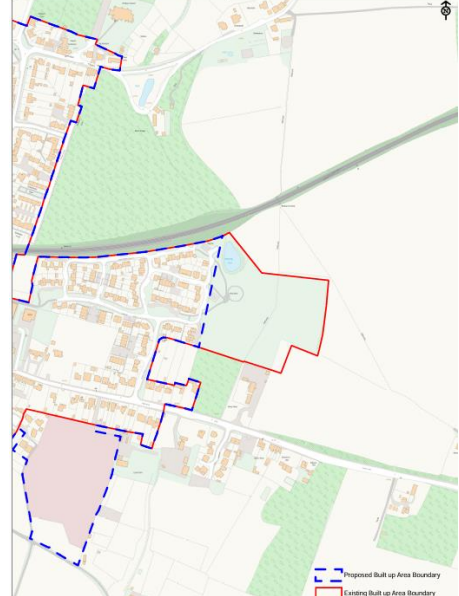
37.	30 Cellar Hill (Private Street), Lyrstad This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. (JN0000012148) (2020) 	30 Cellar Hill Private Street Application approved for self-build detached two bed single storey dwelling house, extending the built area westwards of Cellar Hill. The boundary is proposed to extend to reflect this.
	Upchurch This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. (JN0000012148) (2020) 	

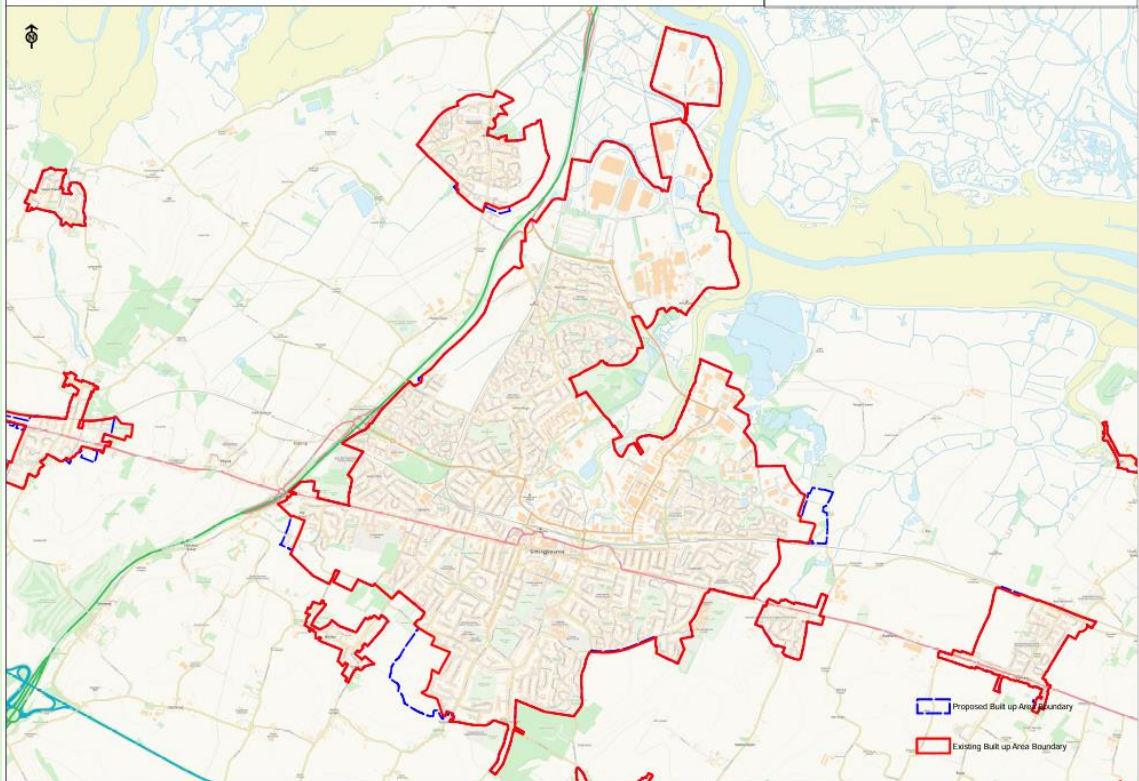
38.	Land adj. 113 Chaffes Lane, Upchurch 	<u>Land Adjacent 113 Chaffes Lane</u> An application has been approved for 7 dwellings in the south of Chaffe's Lane, the site is to the west of the limit of the current built up boundary of Upchurch, it is proposed that boundary is expanded to include this.
39.	Burntwick, The Street, Upchurch 	<u>Burntwick, The Street, Upchurch</u> An application was approved for erection of 2 four-bedroom semi-detached dwellings and a garage. This extends the boundary south-westwards. It proposed that this is included in the built-up area boundary.

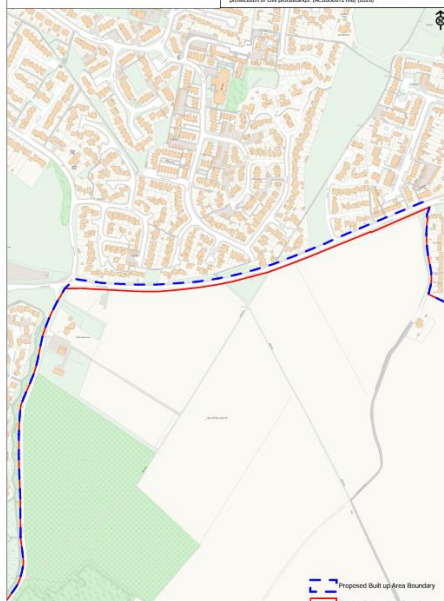
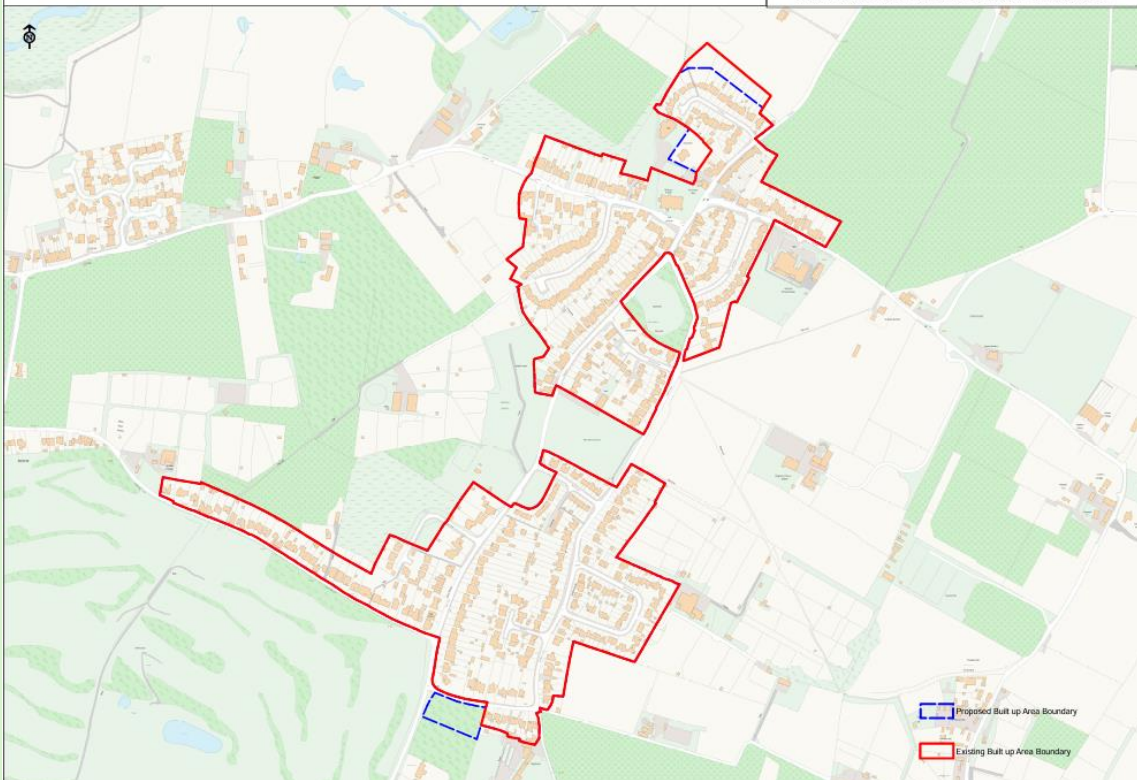
6.2. Changes where boundary is reduced

Table 2 Changes where built-up boundaries are reduced

	Map Key Proposed Built up Area Boundary Existing Built up Area Boundary
	Lewson Street  This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. (AC3000813166) (2020)
1.	Rear of Lewson Street  <u>Rear of Lewson Street</u> Propose to tighten the built-up area boundary to the rear of the southwest side of Lewson street cutting through the back garden to more clearly define the built form of the area and helping to safeguard against unrestricted sprawl into the countryside.
	Newington

	Newington  This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. (AC0000017166) (2016) Proposed Built up Area Boundary Existing Built up Area Boundary
2.	Land North of High Street, Newington  This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. (AC0000017166) (2016) Proposed Built up Area Boundary Existing Built up Area Boundary <u>Land north of High Street</u> Eastern boundary of site of adopted Local Plan Allocation A18 to be tightened based on the built form which is bounded by Watling Drive. This is proposed to be reflected in the built-up boundary of the area.

3.	Land rear of London Road, Newington This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. (6C20000112 1188) (2008)  Proposed Built up Area Boundary Existing Built up Area Boundary	Rear of London Road The width of the western end of the existing boundary extends from the A2 to the railway line including extensive rear gardens of houses facing the A2. This is proposed to be tightened to closely reflect the built form of the area.
	Sittingbourne This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. (6C20000112 1188) (2008)  Proposed Built up Area Boundary Existing Built up Area Boundary	

4.	Swanstree Avenue, Sittingbourne This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. (60000811100) (2020)  Proposed Built up Area Boundary Existing Built up Area Boundary	<u>Swanstree Avenue</u> The southern edge of the existing built-up area boundary on Swanstree Avenue extends into the countryside gap. The boundary is proposed to be set back and restricted to the northern side of Swanstree Avenue.
	Upchurch Upchurch This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. (60000811100) (2020)  Proposed Built up Area Boundary Existing Built up Area Boundary	

5.	Rear of 2-28 The Poles, Upchurch This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. Crown Copyright. Aerial photograph reproduction rights: Crown copyright and may lead to prosecution if not acknowledged. 1000000017100000	Rear of The Poles 2 - 28 The existing built-up area boundary includes the full stretch of gardens of houses on the north of Pole Street. It is proposed the boundary is tightened to align more closely with the built form.
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6.3. Boundary in adopted Local Plan no longer meets criteria for definition.

Table 3 Changes where boundaries are corrected

	Map Key Proposed Built up Area Boundary Existing Built up Area Boundary
	Neames Forstal

	Neames Forstal This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. (NC0000813168) (2008)
1.	The Old Goods Yard, Neames Forstal, Selling This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. (NC0000813168) (2008) <u>The Old Goods Yard</u> An application was granted for 11 houses and 2 flats. This is already part of the built-up boundary but with a section of it excluded. This is proposed to be corrected.

Planning and Transportation Policy Working Group	
Meeting Date	29 th April 2026
Report Title	High level Housing and Economic Land Availability Assessment (HELAA) findings for newly identified sites
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	• To note the high level HELAA findings for newly identified sites and to agree their inclusion in the next comprehensive update to the HELAA.

1. Introduction

- 1.1 The purpose of this report is to set out the high level Housing and Economic Land Availability Assessment (HELAA) findings of new sites identified since the HELAA was published in January of this year.
- 1.2 As part of ensuring that “no stone is left unturned” when seeking sites for the Local Plan, officers have:
- reviewed sites which have recently come on to the market in the Sittingbourne urban area, reviewed in detail
 - reviewed the sites identified in the Densification Study 2023 (reported to PTPWG on 12th March 2026), and
 - considered new sites that were submitted as representations to the Regulation 18 Local Plan consultation carried out in January to February of this year.

2. Background

- 2.1 Full Council on 1st April 2026 Members agreed a growth strategy and non strategic sites to meet the previously considered development targets for housing, gypsy and traveller and employment need for the drafting of the Local Plan. As part of ensuring the site selection process is as robust as possible and that members are informed of all sites they can consider for the drafting of the Local Plan, a high level HELAA has been carried out on a number of new sites.

- 2.2 The new sites in the high level HELAA will be fully integrated into the HELAA process when it is comprehensively updated this autumn as part of the preparation for the examination in public of the Local Plan.
- 2.3 The approach to identifying new sites was presented to members at [PTPWG 12th March 2026](#). New sites for the HELAA have been identified from three sources:
- Officer identification of new sites which have come to the market;
 - Review of the Densification Study 2023 findings and
 - New sites submitted through the Regulation 18 consultation held between January and February 2026.
- 2.4 The methodology behind the HELAA and its findings has been presented a number of times to members of PTPWG through informal briefings and formally at its [PTPWG 22nd January 2026](#). The HELAA is a robust approach that considers both national and local planning policy constraints, officer site surveys and seeks feedback from key stakeholders to inform the planning suitability of sites. Further sites are also assessed to determine whether they are available during a Local Plan time period and whether they are likely to be financially deliverable against the emerging Local Plan policy requirements including affordable housing.
- 2.5 Due to the short time frame from the Regulation 18 Local Plan consultation closing and the need to start drafting the Regulation 19 Local Plan for consultation this summer, it is not possible to do a full assessment of the new sites. This is due to the multiple inputs to the process including complete policy constraint analysis, GIS assessments and seeking feedback from key stakeholders. Further, there is the need to comprehensively update the whole of the HELAA to the latest status of sites at 1st April 2026.
- 2.6 Officers are able to provide a high level HELAA of the new sites that includes much of the main assessment. This has included the main national and local policy constraints, officer site surveys, confirming the availability of sites and their deliverability.
- 2.7 There are 11 new sites from the three sources of identification. From those sites two were identified by officers from sites coming to the market, four from the densification study 2023 and five from representations made to the Regulation 18 Local Plan consultation.
- 2.8 The high level HELAA findings are set out in Appendix I and in summary the overall conclusions are:
- One site was not suitable for HELAA stage 2 assessment;
 - Six sites were stage 2 unsuitable, and;
 - Four sites were stage 2 potentially suitable.

2.9 A brief summary of the high level HELAA findings is set out in Table 1 below and includes other matters for members to consider. Whilst the high level findings show that there are four potentially suitable sites, the largest (SHELAA/445) has previously been brought to members as part of a wider SHELAA site and not selected for allocation each time. The remaining three potentially suitable sites provide a total of 21 dwellings and whilst could potentially be delivered, are likely to be complicated due to their scale and location in their local communities are likely delivered in the middle to later time frame of the Local Plan.

2.10 Based on:

- the limited dwellings (21) from the three urban potentially suitable sites,
- the continued option to not allocate the wider area of the potentially suitable site at Faversham (SHELAA/445), and
- the fact that a suite of sites sufficient to meet the needs of drafting the Local Plan has been chosen by Full Council..

It is concluded that none of the new sites should be considered for allocation in the Local Plan at this time.

2.11 Whilst the high level HELAA findings may be disappointing the sites will be added to the comprehensive HELAA update that will be prepared ahead of the Local Plan's examination in public.

Table 1. High Level HELAA findings summary and other matters

Site ID	Source	Site address	BF/GF*	Confirmed site area (ha)	Final capacity	HELAA conclusion	Other matters
SHELAA/437	Officer	SMC Ford Crown Quay, Sittingbourne	BF	0.879	42	Unsuitable	Unavailable: 3 attempts have been made to engage with site promoters with no reply
SHELAA/438	Officer	Appleyard	BF	0.328	16	Unsuitable	Unavailable: 3 attempts have been made to engage with site promoters with no reply
SHELAA/439	Densification study site 105	Pedestrian link between North Street and Wyvern Close	GF	0.229	11	Potentially suitable	Well maintained informal green space. Land was transferred to SBC in s106 for open space pursuant to planning ref. SW/96/1056 St Thomas School development
SHELAA/440	Densification study site 139b	Streetscape along Ridham Avenue and Coldharbour Lane, West Green and East Green, open space along The Crescent	GF	0.1	5	Potentially suitable	
SHELAA/441	Densification study site 146	Alley and overgrown sports pitch behind houses on Elm Grove	GF	0.102	5	Potentially suitable	
SHELAA/442	Densification study site 166	Open green space on Rectory Road	GF	0.153	8	Unsuitable	
SHELAA/443	2026Reg18 102-1	Funton Brickworks	GF			Not for stage 2 assessment	
SHELAA/444	2026Reg18 106-1	Land adjoining Vigo Bungalow, Lynsted Lane, Lynsted	GF	7.89	166	Unsuitable	

SHELAA/445	2026Reg18 120-2	Site at Land West of Brogdale Road	GF	14	294	Potentially suitable	This site is a smaller parcel of SHELAA/356 that has been brought to members previously and not selected for allocation.
SHELAA/446	2026Reg18 116-1	Land at Pheasant Farm West (North), Sheppey Way	GF	1.786	43	Unsuitable	
SHELAA/447	2026Reg18 129	Frognal Lane, Teynham	GF	6.38	134	Unsuitable	

*BF = Brownfield, GF = Greenfield

3. Recommendations

- 3.1 To note the high level HELAA findings for newly identified sites and to agree their inclusion in the next comprehensive update to the HELAA..

4. Alternative Options Considered and Rejected

- 4.1 The matters in this report concern informing members on the development of the Local Plan evidence base and to agree adding new sites in to the evidence. .
- 4.2 Members could choose to not note the HELAA high level findings for newly identified sites. However, choosing this option should be rejected as the new sites whilst assessed at a high level, provides information to members on the suitability of additional sites.
- 4.3 Members could choose to recommend sites for allocation in the Local Plan. However this is not recommended as the contribution is likely to be minimal as the largest new potentially suitable site is a smaller parcel of a previous site that has not been recommended and is in an area where there is growth planned through site allocations in the Regulation 19 and the recent resolution to grant the South East Faversham strategic site. Adding in new sites will delay drafting of the Local Plan as evidence work underway would need to be amended and the sites would need to be considered by Policy and Resources committee and then Full Council. These matters would make a summer consultation for the Regulation 19 Local Plan likely to be unachievable.

5. Consultation Undertaken or Proposed

- 5.1 No formal consultation has been undertaken on the high level HELAA findings as it forms part of the evidence base 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.

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	No implications identified at this stage
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	The current Local Plan timetable expects the Local Plan to be submitted for its Examination in Public and to be adopted before local government reorganisation is expected to be complete.

7. Appendices

Appendix I: HELAA new sites high level findings

Appendix II: New sites maps

8. Background Documents

- 8.1 [PTPWG report Housing Economic Land Availability Assessment 2025 findings , Local Plan growth strategy and sites for allocation discussion 22nd January 2026](#)
- 8.2 [PTPWG report Densification study and identification of new sites for HELAA 12th March 2026](#)

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Appendix II

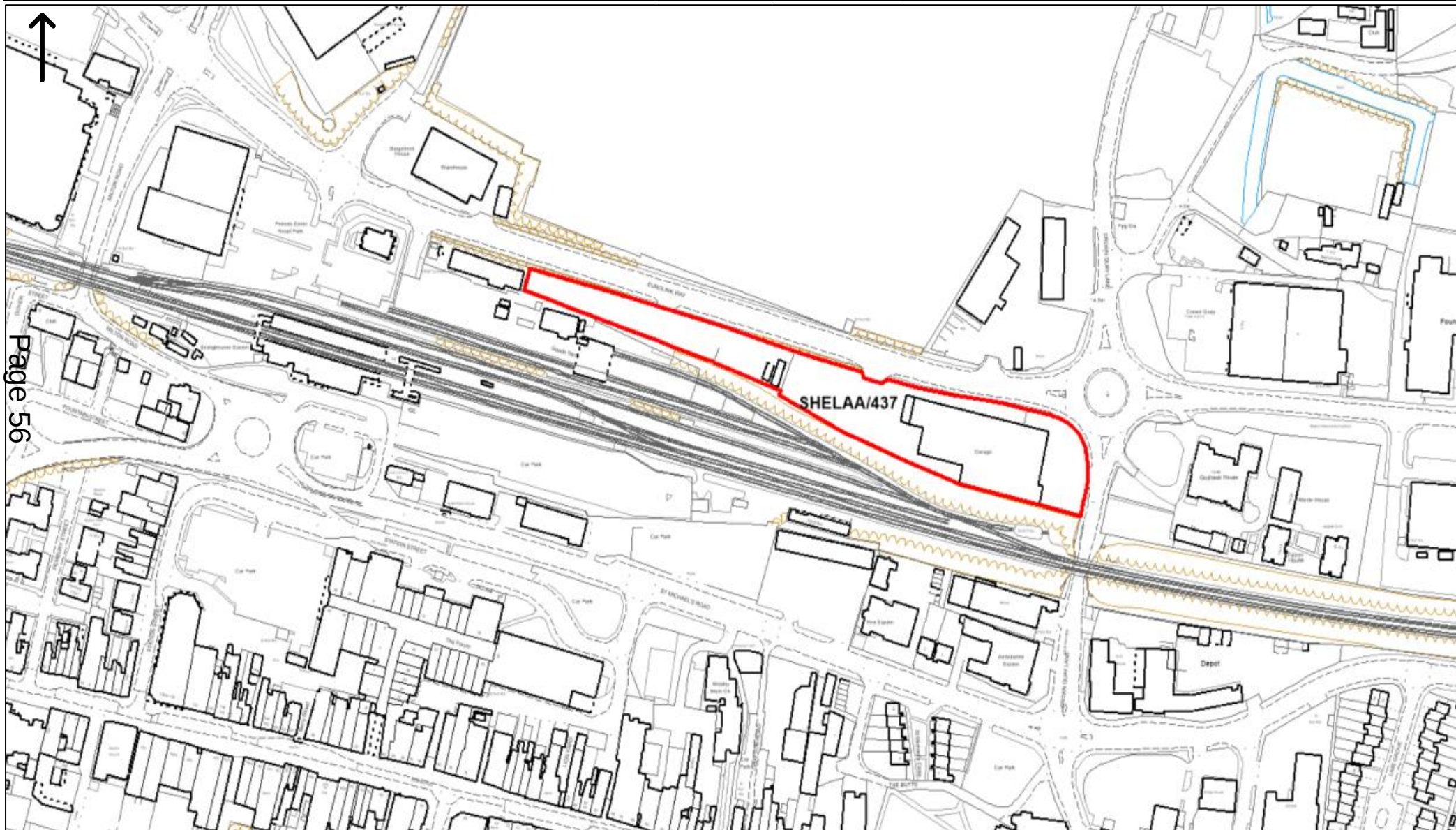
New sites maps

SHELAA/437 - SMC Ford, Crown Quay Lane,
Sittingbourne

Date:
April 2026

Scale: NTS

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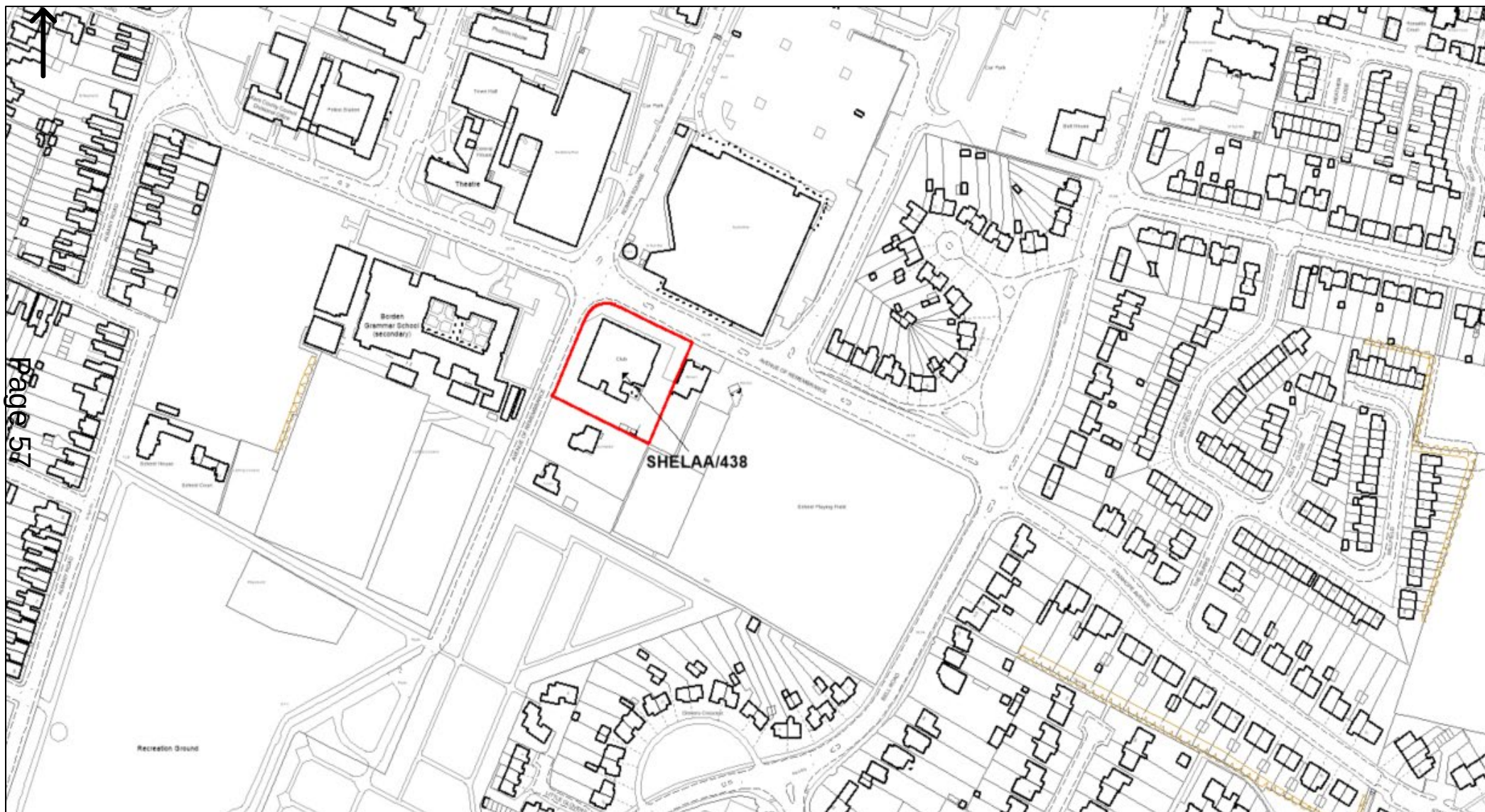


SHELAA/438 -The Appleyard, Avenue of
Remembrance, Sittingbourne

Date:
April 2026

Scale: NTS

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SHELAA/439 - Pedestrian link between North Street
and Wyvern Close, Sittingbourne

Date:
April 2026

Scale: NTS

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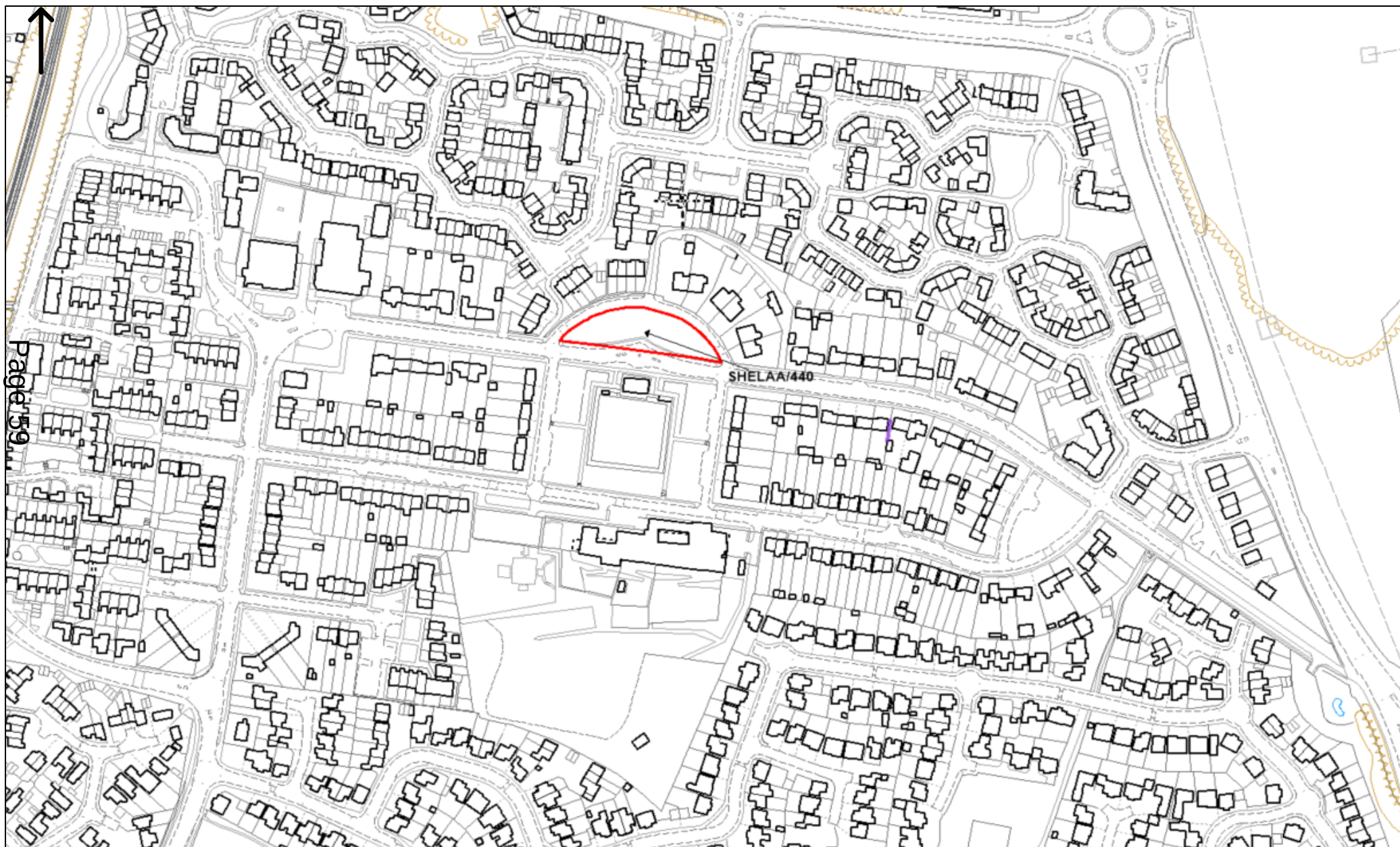


SHELAA/440 - Streetscape along Ridham Av and
Coldharbour Ln, West Green, Sittingbourne

Date:
April 2026

Scale: NTS

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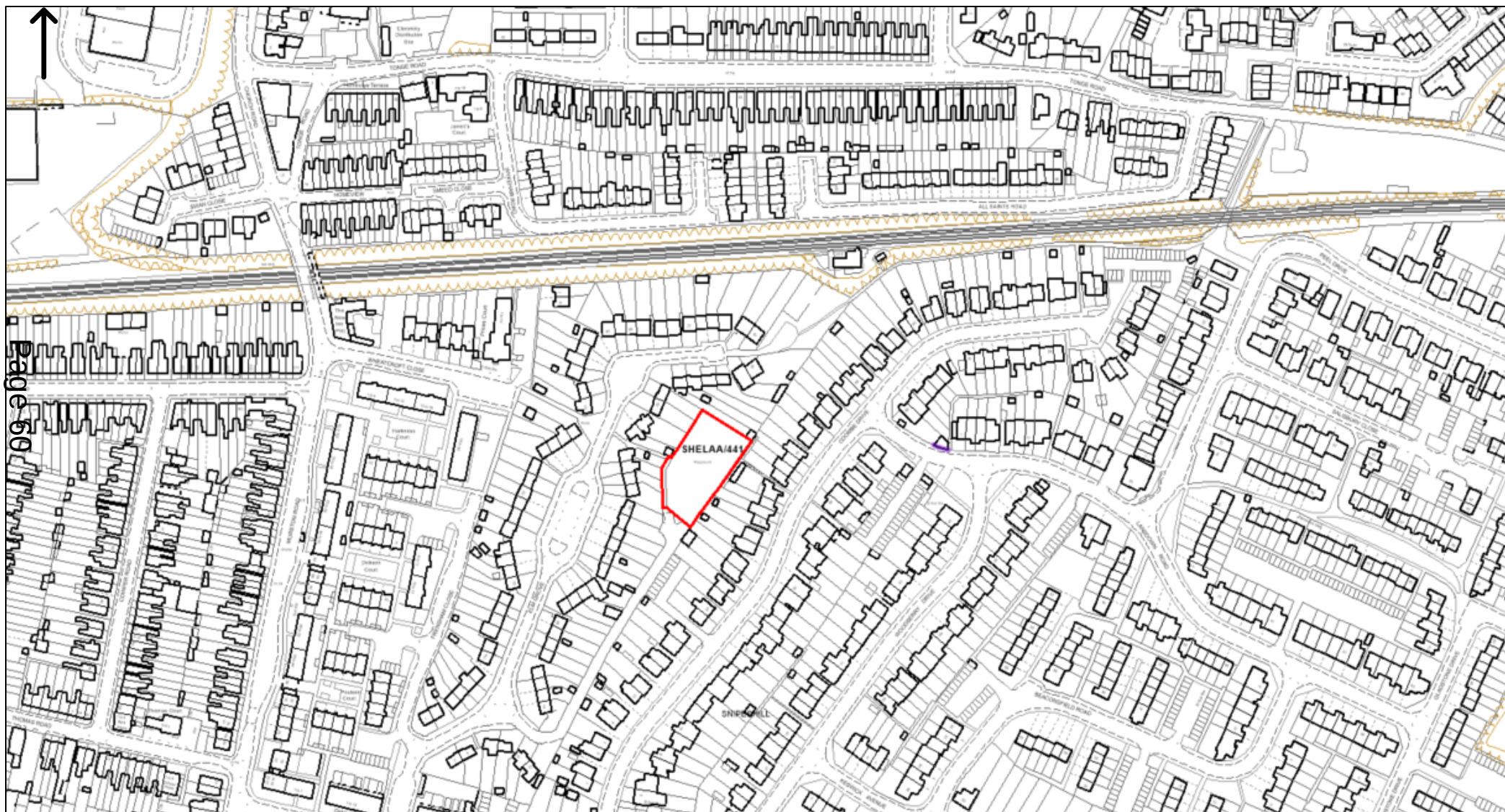


SHELAA/441 - Alley and overgrown sports pitch behind houses on Elm Grove, Sittingbourne

Date:
April 2026

Scale: NTS

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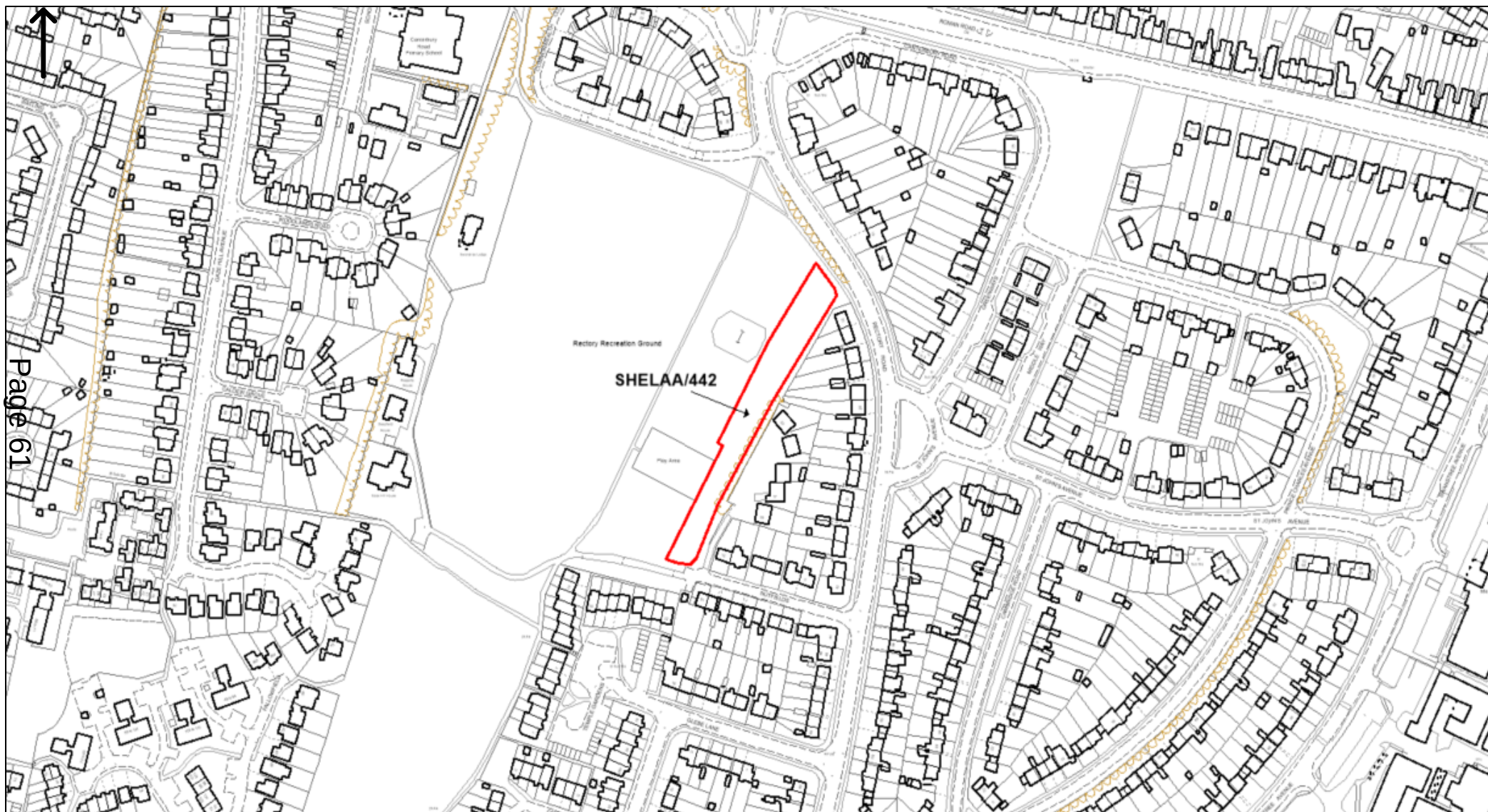


SHELAA/442 - Open green space on Rectory Road,
Sittingbourne

Date:
April 2026

Scale: NTS

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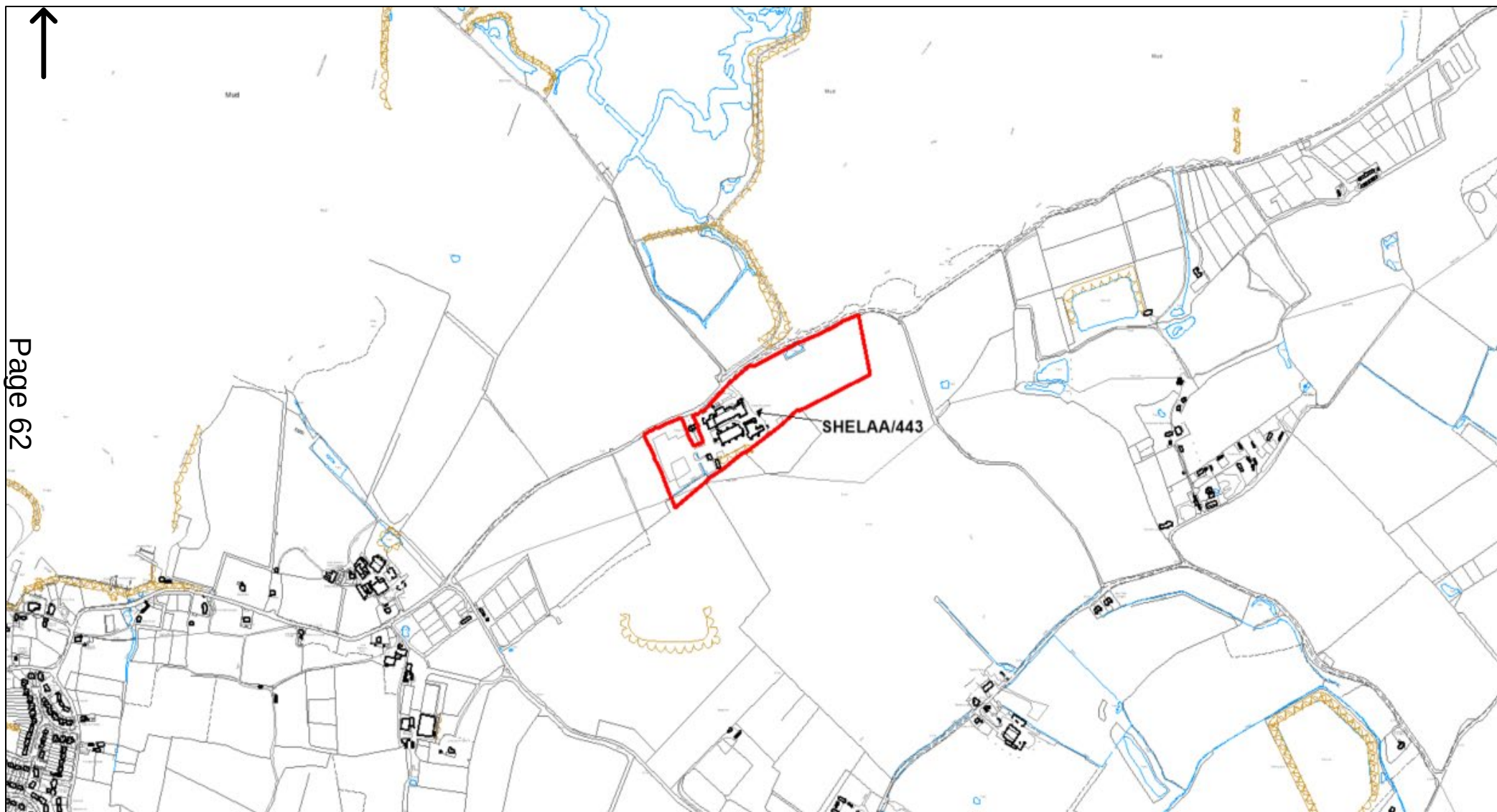


SHELAA/443 - Funton Brickworks, Lower Halstow

Date:
April 2026

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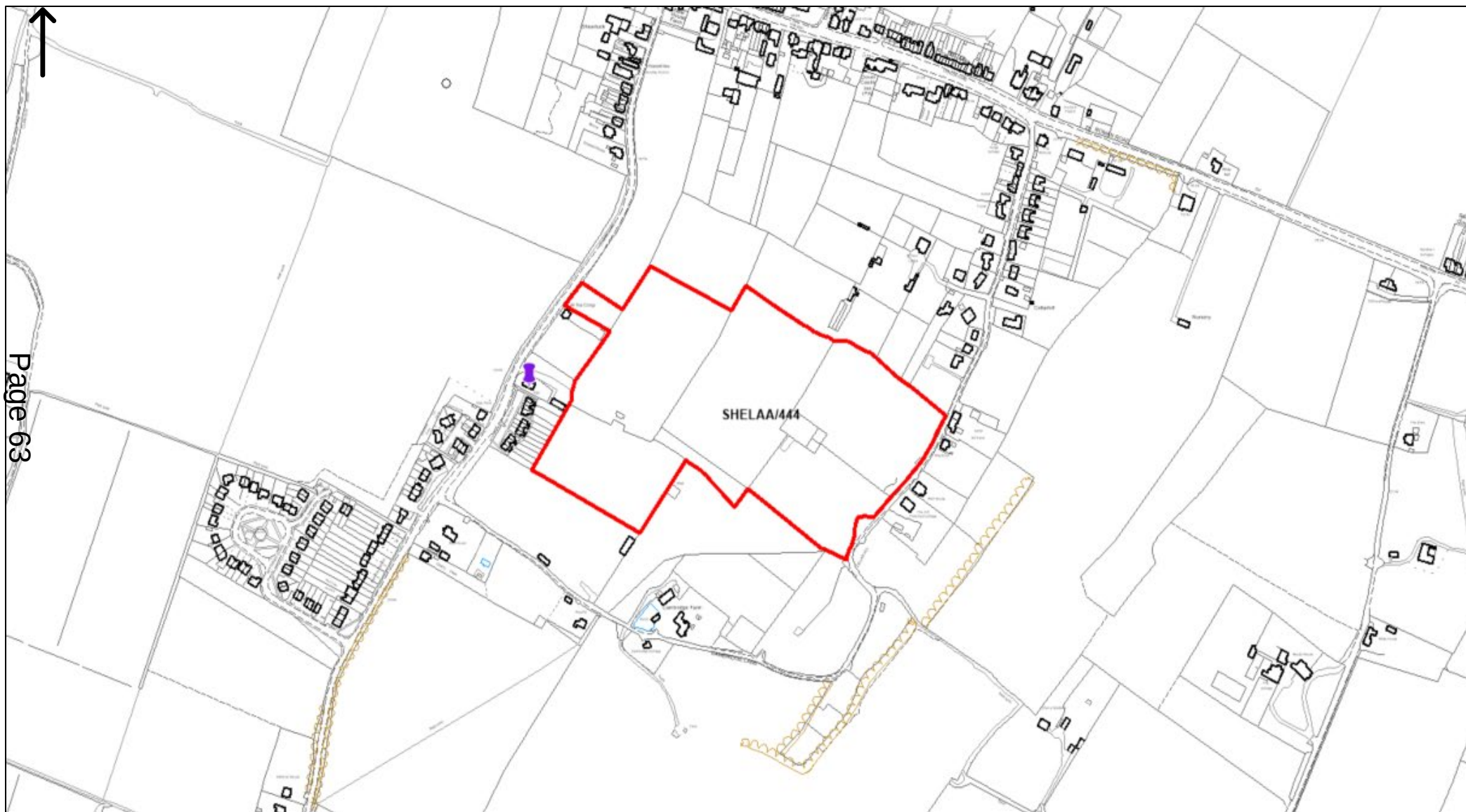


SHELAA/444 - Land adjoining Vigo Bungalow,
Lynsted Lane, Lynsted

Date:
April 2026

Scale: NTS

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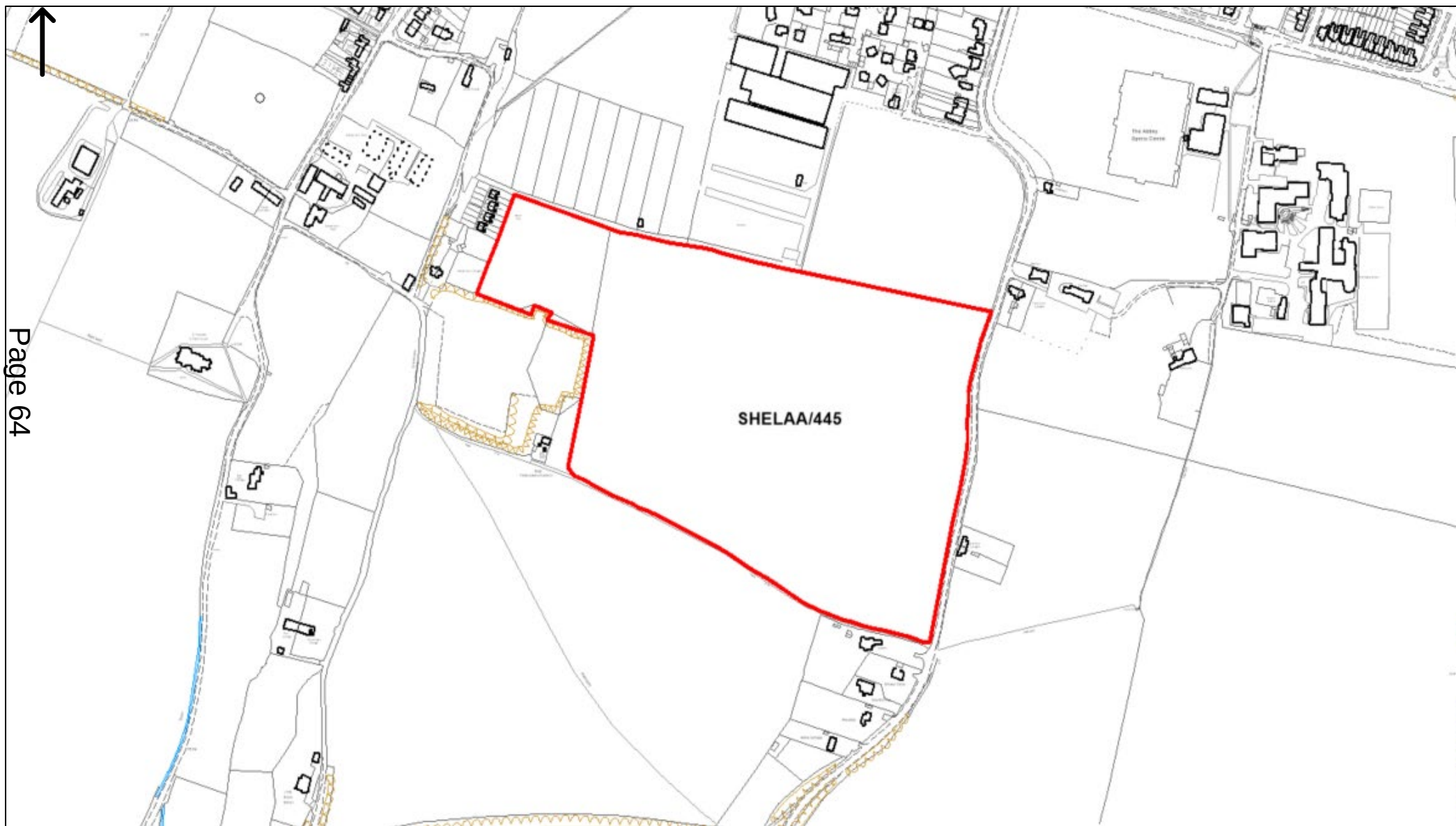


SHELAA/445 - Site at Land West of Brogdale Road,
Faversham

Date:
April 2026

Scale: NTS

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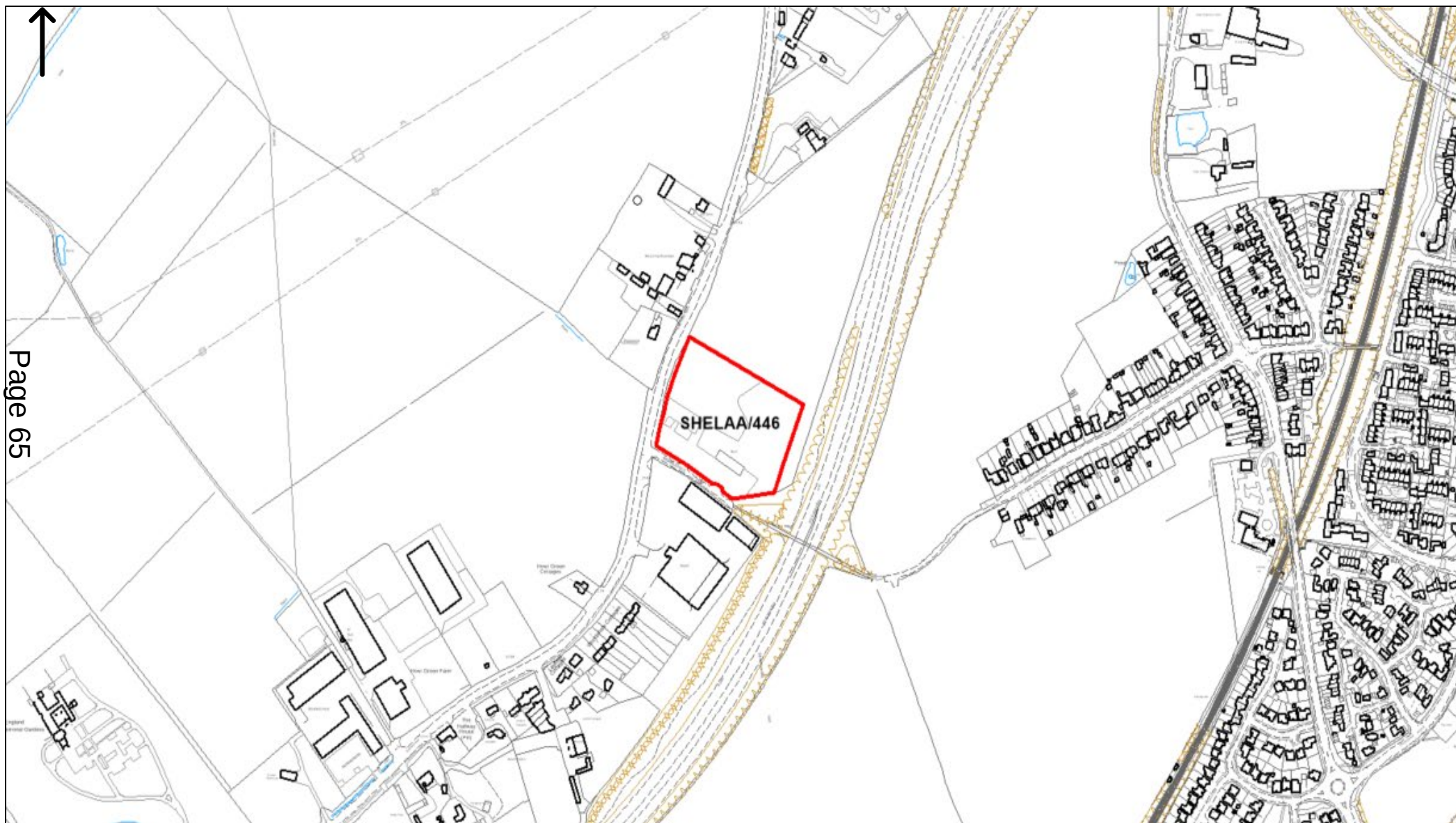


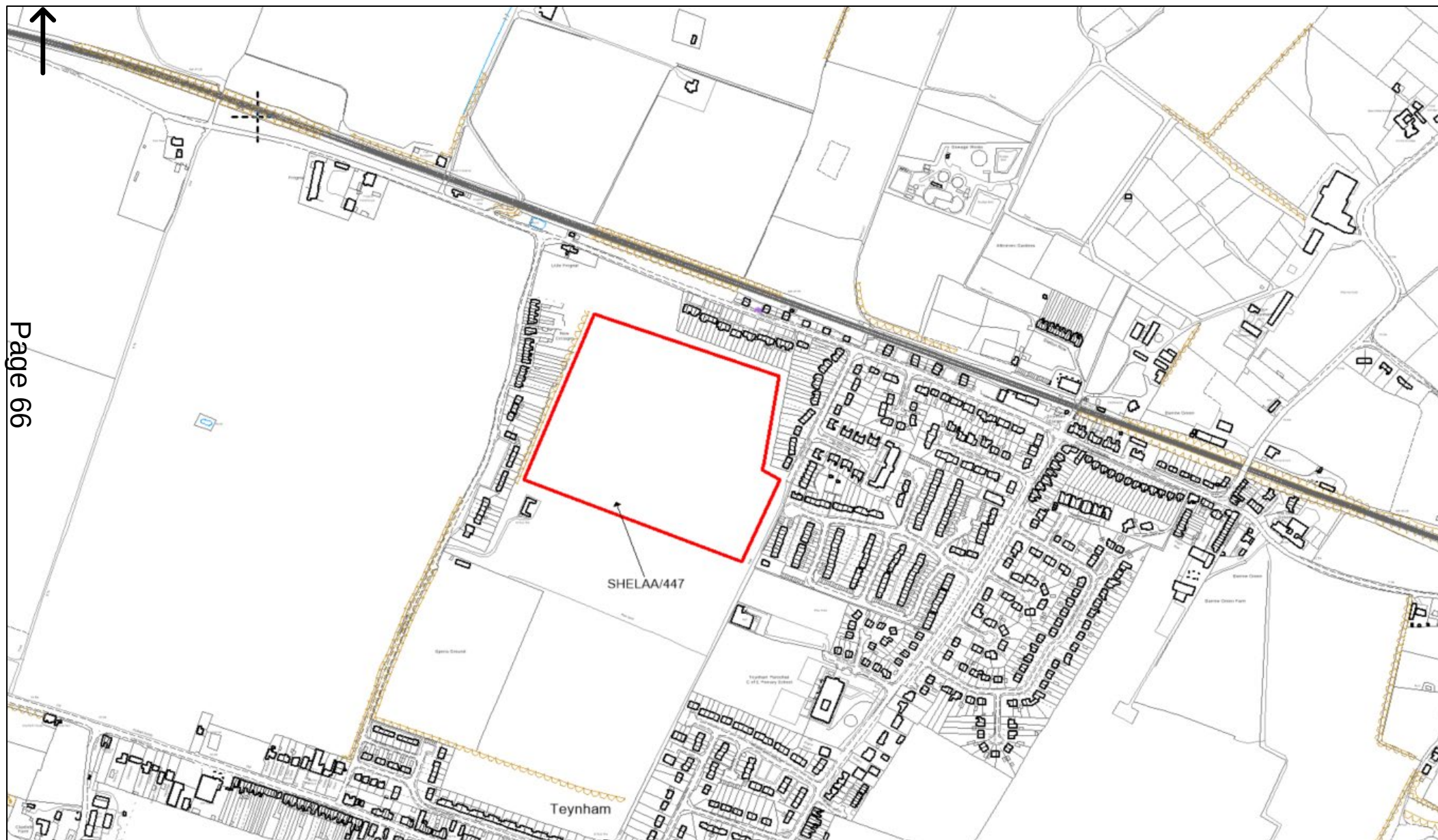
SHELAA/446 - Land at Pheasant Farm West,
Sheppey Way, Sittingbourne

Date:
April 2026

Scale: NTS

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Appendix I: HELAA new sites high level findings

Site ID	Original_Ref	Source	Site address	Site promoters name	Housing	Employment	Area_Hectare	Urban/Urban fringe/ Rural	Settlement hierarchy area LP 2017	Settlement hierarchy proposed 2020	Current use	Brownfield (BF) / Greenfield (GF)	Dwelling 30 tph Greenfield	Dwelling 40 dph Greenfield	Dwellings 50 dph wider urban	Dwellings 60 dph central urban	Capacity: Local Plan existing allocation, Planning application Greenfield 30 dph, wider urban 50 dph and central urban 60 dph Employment net area (ha) after discount G&T 15 pitches per hectare Developable area discount 0.15ha to 0.4ha 100%, 0.4ha to 2ha 80%, 2ha> 70%, Strategic sites 60%,	Site size 1ha< site Major site 1 ha @ 30dph to 1499 dwellings Strategic site 30dph gross to 1500	Stage 1 Assessment Suitable for SHELAA?	Stage 1 Not suitable summary	Confirmed site area (ha)	Final capacity up to (dwellings/employment ha)
SHELAA/437	NS2026/001	Officer	SMC Ford Crown Quay, Sittingbourne	Rapley Estate Agent	Unkno wn	Unkno wn	0.879	Urban	Sittingbourne - tier 1 Main borough urban centre	Sittingbourne - tier 1 Principal Town	Vacant light industrial	BF				53	42	1ha< site	Suitable		0.879	42
SHELAA/438	NS2026/002	Officer	Appleyard, Avenue of Remembrance, Sittingbourne	DHA - planning consultancy	Unkno wn	Unkno wn	0.328	Urban	Sittingbourne - tier 1 Main borough urban centre	Sittingbourne - tier 1 Principal Town	Vacant social club	BF			16		16	1ha< site	Suitable		0.328	16
SHELAA/439	NS2026/003	Densification study site 105	pedestrian link between North Street and Wyvern Close, Sittingbourne	Swale BC	Y		0.229	Urban	Sittingbourne - tier 1 Main borough urban centre	Sittingbourne - tier 1 Principal Town	Green space	GF			11		11	1ha< site	Suitable		0.229	11
SHELAA/440	NS2026/004	Densification study site 139b	Streetscape along Ridham Avenue and Coldharbour Lane, West Green and East Green, open space along The Crescent	Swale BC	Y		0.154	Urban	Sittingbourne - tier 1 Main borough urban centre	Sittingbourne - tier 1 Principal Town	Green space	GF			8		8	1ha< site	Suitable		0.1	5
Page 67 SHELAA/441	NS2026/005	Densification study site 146	Alley and overgrown sports pitch behind houses on Elm Grove, Sittingbourne	Swale BC	Y		0.145	Urban	Sittingbourne - tier 1 Main borough urban centre	Sittingbourne - tier 1 Principal Town	Green space	GF			7		7	1ha< site	Suitable		0.102	5
SHELAA/442	NS2026/006	Densification study site 166	Open green space on on Rectory Road, Sittingbourne	Swale BC	Y		0.306	Urban	Sittingbourne - tier 1 Main borough urban centre	Sittingbourne - tier 1 Principal Town	Green space	GF			15		15	1ha< site	Suitable		0.153	8
SHELAA/443	NS2026/007	2026Reg18 102-1	Funton Brickworks, Raspberry Hill Lane, Lower Halstow	Palm Developments	Y		6.38	Rural	Lower Halstow - tier 5 Other villages with built up area boundaries	Lower Halstow - tier 5 Small Villages	Industrial	GF	191	255			134	Major site 1 ha	Unsuitable	Isolated in the countryside		
SHELAA/444	NS2026/008	2026Reg18 106-1	Land adjoining Vigo Bungalow, Lynsted Lane, Lynsted	Frogna1 Properties Limited	Y		7.89	Rural	Teynham - tier 4 Rural local Service Centre	Teynham - tier 4 Village Service Centre	Agricultural	GF	237	316			166	Major site 1 ha	Suitable		7.89	166
SHELAA/445	NS2026/009	2026Reg18 120-2	Site at Land West of Brogdale Road, Faversham	Persimmon Homes	Y		14	Urban fringe	Faversham - tier 2 other borough Centre	Faversham - tier 2 Secondary towns	Agricultural	GF	420	560			294	Major site 1 ha	Suitable		14	294
SHELAA/446	NS2026/010	2026Reg18 116-1	Land at Pheasant Farm West (North), Sheppey Way, Iwade	E H Nicholls (Holdings) Ltd	Y		1.786	Rural	Iwade - tier 4 Rural Local Service Centre	Iwade - tier 4 Village Service Centre	Agricultural	GF	54	71			43	Major site 1 ha	Suitable		1.786	43
SHELAA/447	NS2026/011	2026Reg18 129	Frogna1 Lane, Teynham	Trenport Investments Ltd	Y		6.38	Rural	Teynham - tier 4 Rural local Service Centre	Teynham - tier 4 Village Service Centre	Agricultural	GF	191	255			134	Major site 1 ha	Suitable		6.38	134

Apper

Site ID	Capacity justification	Suitability RAG	High level assessment notes	Availability	Achievability	HELAA conclusion
SHELAA/437	20% discount on gross area for potential on site mitigation	potentially suitable	Reuse of Brownfield site	No response to date	Unachievable	Unsuitable
SHELAA/438	No discount	potentially suitable	Reuse of Brownfield site	No response to date	Unachievable	Unsuitable
SHELAA/439	No discount	potentially suitable	PROW realignment required Well maintained informal green space require release from legal agreement	Available	Achievable	Potentially suitable
SHELAA/440	Developable site area reduced by 35% due to mature trees in western third of the site	potentially suitable	Access would need to be confirmed but is likely to be achievable Flatted development would be out of character with the area making development potential quite limited	Available	Achievable	Potentially suitable
SHELAA/441	Developable site area reduced by 30% due to contained nature of the site and presence of mature trees	potentially suitable	Footbapth connectivty needs assessment	Available	Achievable	Potentially suitable
SHELAA/442	Developable site area reduced by 50% due to mature trees in southern half of the site	Unsuitable	Well used informal space Access needs to be confirmed and could be problematic Over laps and is in close proximity to playground and basketball area Strong slope running from west to east into the site	Available	Achievable	Unsuitable
SHELAA/443						Not for stage 2 assessment
SHELAA/444	30% discount on gross area for potential on site mitigation	Unsuitable	Site is within an important local countryside gap Poor relation to Teynham	Available	Achievable	Unsuitable
SHELAA/445	30% discount on gross area for potential on site mitigation	Potentially suitable	Smaller parcel of SHELAA/356 potentially suitable site that removes the lower half of this site that has landscape impacts to the west and Kent Down National Lanscape to the north.	Available	Achievable	Potentially suitable
SHELAA/446	20% discount on gross area for potential on site mitigation	Unsuitable	Site is within an important local countryside gap	Available	Achievable	Unsuitable
SHELAA/447	30% discount on gross area for potential on site mitigation	Unsuitable	Part of Local Plan Bearing Fruits allocation that has planning consent Loss of employment land provision in conflict with Local Plan Bearing Fruits allocation	Available	Achievable	Unsuitable