

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	

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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	Capacity check required 100% of the site is considered in the ELR

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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, Sittingbourne, 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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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/Seiling/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

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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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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	

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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	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)

Appendix IV: Housing sites for allocation discussion

UniqueID	Site_address	Ward	Parish	Urban/ Urban fringe/ Rural	Settlement hierarchy proposed 2020	BF/GF	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	

Appendix IV: Housing sites for allocation discussion

UniqueID	Site_address	Ward	Parish	Urban/ Urban fringe/ Rural	Settlement hierarchy proposed 2020	BF/GF	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	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	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 reflect 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 & 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	

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/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	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	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	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	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
											Potentially Suitable	Not proposed	
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			