

Appendix XI: Non selected existing Local Plan allocated sites

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