

Appendix II: Sift of Densification Study Amber / Green sites for HELAA

Site	Address	Densification study comments	Homes potential (densification study)	site area (ha)	HELAA (Y/N)	Unsuitable justification
The Meads						
62	Large verge between Quinton Road and The Meads Avenue	Visual amenity and hardscape spaces that could allow for small scale intensification between a neighbourhood green and as a corner gateway between existing residential and farmland beyond. Potential to enhance the public realm in area, with street trees/ formalise or enhance street car parking.	Site 62 and 155c considered together A wide verge that sits between a local neighbourhood green square and Quinton Road to the north, the site has the potential to create a sense of enclosure on the northern frontage of the square. Additional landscape enhancements to the square could benefit the local area.	1.13	N	Very limited infill developable area landscape enhancements more suitable
155C	155c - Greenlink between neighbourhoods linking to The Meads Community Woodland	A middle link has the potential to better link adjacent neighbourhoods, introduce a small infill (possibly) and provide better overlooking, but this would require insentification in an area of open space. Potential to enhance this open space, introduce better/more ped paths and reprovide play space		4.55	N	
Borden & Grove Park						
144	Neighbourhood green and woodland at the end of Dental Close	Partial development possible keeping central green, but likely with strong resistance. Access limited through private drives	° Traditional detached houses ° Circa 4 homes	0.42	N	Developable area below HELAA threshold Requires removal of the existing woodlands on site.
147a	Wooded landscape gateway to Maylam Gardens	Limited development possible to south of Maylam Gardens, likely strong opposition. Green acts as a buffer between residential land and agriculture to the south. Landscape green links and central neighbourhood green are not suitable sites for intensification.	° Traditional detached houses ° Circa 4 homes	2.05	N	Developable area below HELAA threshold. Acts as buffer to countryside beyond Within Local Green Space
Milton Regis						
72	Milton Recreation Ground site	Likely no infill potential, however should there be interest to introduce homes that front onto the south western portion of the grounds, this could repair the only non-front facing edge to the site.	Traditional semi-detached houses ° Circa 16 homes	7.86	N	The northern portion of site 72 is in flood zone 3a • Likely strong resistance due to reduction in green space • Northern part of the site is located within a flood zone 2 & 3 Play pitch over laps part of recommendation area for development Fairground and other structured activites uses within recommended developable area
78	Streetscapes along Middletune Ave, Newbridge Ave, Glenbrook Grove and Milbourne Grove; pedestrian links and green open space	The streetscapes that function as streets are not sites, nor are the pedestrian links that provide access. However, the northern green square is an open space where new development and enhanced landscape could provide greater legibility and overlooking to an enhanced green space. Additional corner greenspaces on Middleton Ave, outside of Council ownership, could also be intensified	° Non-traditional houses and/or maisonette ° Circa 3 homes ° West facing views towards enhanced open green and play space • Potential for enhancing the	0.87	N	Developable area below HELAA threshold
86	Streetscape along Langley Road, Trinity Road and Saffron Way and fronting landscaped areas	A small scale opportunity to densify the corner of Trinity Road/ Langley Road, however the site is constrained by a fronting 1st floor window and pedestrian route.	Bungalow house ° Circa 1 home	0.92	N	Developable area below HELAA threshold
93	Streetscapes of Court Road and Regis Close	The site offers opportunities to enhance the quality of the streetscape and landscaped areas by introducing street trees	None	1.41	N	Suitable for streetscape and landscape improvements
105	An open space that provides a pedestrian link between North Street and Wyvern Close	The access route for pedestrians could be rerouted and the site could become a development site, potentially retaining an element of public open space	• Option 1 ° 3 storey block of flats ° Circa 18 flats • Option 2 ° Traditional detached houses ° Circa 4 homes	0.23	Y	Transferred under S106 agreement. However under utilised

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118a	Neighbourhood green square and verge along Attlee Way and Volante Drive	Wider portions of the Attlee Way verge could be developed, although likely access and overlooking issues to be addressed	north western area ° Traditional detached house or bungalow to the north ° Circa 1 home ° North west facing views onto Volante Drive south eastern area ° Semi-detached houses ° Circa 4 homes ° Views towards potential cul de sac vehicular access for the development off of Attlee Way	0.50	N	Both developable areas below HELAA threshold and together not connected to create a cohesive site
Kemsley						
1	Clocktower Hall, car park and landscape/garden	Rear garden, whilst overlooked, could be designed to create a small development to complement its context	° Traditional semi-detached houses ° Circa 2 homes	0.12	N	Below HELAA threshold The site is within flood zone 3a
50	Kemsley Community Centre and Chatter Tots site	Site could be densified, with potential to possibly incorporate adjacent Kemsley Arms (which is likely in private ownership). Redevelopment could form part of wider local centre enhancement (see site 60 and 138)	• Development on the south western portion of the site, in place of Kemsley Community Centre. Development potential for: ° Re-development and enhancement of Kemsley Community Centre as part of wider local centre improvement ° Demolition of existing building with new 3 storey building accommodating community centre on the ground floor and residential above. Circa 12 flats	0.26	N	Very active community centre Site not available
60	Open space adjacent to Kemsley Village Store on The Square at Ridham Avenue	Grassed open space that could be a densification site or could enable a wider intensification by incorporating the adjacent store to provide a wider redevelopment (see sites 60 and 138)	Development overlooking Ridham Avenue, completing existing urban grain. Development potential for: ° Detached houses (circa 2 homes) or Small block of flats (circa 4 - 6 flats)	0.08	N	Below HELAA threshold
134	Neighbourhood central green space	Green space forming larger open space, however south eastern portion could introduce a green-facing development with access off Cheyne Close, possibly	° Traditional detached houses ° Circa 2 homes	0.41	N	Developable area below HELAA threshold Neighbourhood central green space
138	Streetscapes and open space along Castle Rough Lane	Potential to explore development opportunities at the bottom of Castle Rough Lane (using southern end of the street)	° Traditional semi-detached houses ° Circa 2 homes	0.07	N	Developable area below HELAA threshold The potential development area is outside of the ownership boundary
139a	Streetscape with roundabout along Ridham Avenue, Menin Road and Grovehurst Avenue	Potential to redevelop the Kemsley Village store and the streetscape of The Square as part of wider local enhancement - see sites 50 and 60	Part of wider site 50 and 60, functional road junction	4.86	N	Site links Site 50 and Site 60, no development potential
139b	Streetscape along Ridham Avenue and Coldharbour Lane, West Green and East Green, open space along The Crescent	Potential for development on the Crescent open space	° 2 storey block of flats ° Circa 14 flats		Y	
148	Green link as part of Milton Creek Country Park	Most of the green link is not a site, however a portion of the green space might allow some densification/ development of a small development to the south and east of Recreation Way		2.10	N	Most of the site is a green link

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157a	Part of Milton Creek Country Park along Recreation Way	Potential for densification to the northern portion of site, linking to adjacent neighbourhood	• Option 1 ◦ The site can be treated as a gateway to Milton Creek Country park and therefore, amenities such as cafe, shop, etc on the ground floor with residential above can be explored, serving the park's visitors ◦ Potential for 3 storey mixed-use development ◦ Circa 14 flats • Option 2: ◦ Traditional detached houses ◦ Circa 3-4 homes	9.56	N	Country park Local Designated Site of Biodiversity (DM28)
184	Kemsley Recreation Ground	Large recreation ground adjacent to Milton Creek Country Park green link. The green is largely enclosed with a large hedge. The only opportunity to densify might be to front homes along the north east frontage, however, this would create fronts onto the green and likely negatively impact the sense of enclosure of the green. Therefore this is not a likely a site.	◦ Mixture of traditional detached and semidetached houses ◦ Circa 12 homes	2.50	N	Informally well used space Developable area close to existing pitches and may impact on their functionality
Teynham & Lynsted						
151	Neighbourhood green space enclosed by green planted buffer.	And densification unlikely to be integrated easily into the space except for the small corner at Stede Ave and Eveas Drive, going northwards to Housson Ave. Likely community opposition, but could create a corner marker buidling	◦ Traditional detached houses ◦ Circa 3 homes ◦ East facing views towards Eveas Drive	4.68	N	Developable area below HELAA threshold
West Downs						
129b	a key corner and could be densified with a corner marker building to enhance the Bapchild gateway along London Road	could be a difficult site with constraints to realise a limited number of homes, but it could be a key corner with some open space retained in the public realm to hold this corner.	◦ Detached houses ◦ Circa 2 homes	0.10	N	Below HELAA threshold
142	Central green in Bapchild	Northern frontage is blank and has potential to create an east west route linking Randle Way with Lords Cl and possibly creating two mews, widefronted homes overlooking the green. Likely opposition but could increase overlooking, character and access	◦ Wide fronted Mews ◦ Circa 3 homes ◦ South-facing views out onto Bapchild central green		N	Below HELAA threshold
Woodstock						
33	Plot of land along a rear access route for rear car parking	Possible to densify but adjacent properties cross land for garage access and 'street' is a service route except one adjacent cottage	Option A • The highlighted area offers limited potential however there is scope for a small development on the corner of Site 33 • Development Potential: 1 house (potential for self build) Option B • The area however, offers access potential to the long rear gardens along Roonagh Court. This may unlock potential for small mews development towards the rear gardens of the existing houses • Development potential in private garden densification: Mews houses, Circa 8 homes • Development potential to be combined with site 98 development of rear gardens	0.03	N	Option A below HELAA threshold Option B would prove difficult through Plan making process due to the likley multiple ownership constraints of the properties

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34	King George V Playing Field	Appears well-used, but holistic approach to place and planning could provide a circular route enabling west and east-facing long gardens to densify.	Area A: • Potential for new homes at rear gardens of existing houses on Park Drive. New homes would increase active surveillance onto the playing field. Existing access is pedestrian only and new vehicular access may not be possible. • Development potential for circa 12 homes Area B: • Potential for opening up existing Blandford Gardens cul de sac with new road linking to Woodstock Road pedestrian access. • Development potential for circa 10 homes	6.02	N	Area A and B would prove difficult through Plan making process due to the likely multiple ownership constraints
98	Vehicle route to access rear gardens/ rear car parks	Potential to explore council facilitating owners to densify their rear gardens where there is sufficient space for rear amenity space. This route could either densify or be improved (public realm)	• Development potential to densify rear gardens where there is sufficient space for rear amenity space. Development potential for: ° Circa 7 homes ° North-east views towards access route • Potential for public realm and access route improvement within site boundary to accommodate potential adjacent development • Development potential to be combined with site 33 development of rear gardens	0.07	N	Development as suggested would prove difficult through Plan making process due to likely multiple ownership constraints
Murston						
11	Triangular open space next to stadium maintained for sports	Potential to create a pedestrian/cycle Green connection between Church Road and Great Easthall Way (lake and village hall), passing by allotments and listed farm house. Could be reinforced with new housing along south edge with positive frontage towards the Green. Present Leaseholders.	Mixture of traditional terraced and semidetached houses ° Circa 12 homes on Site 11	2.78	N	Very active sports ground. Would result in loss of play pitches.
13	Open space next to stadium maintained for sports facing Church road	Possibility for development - residential frontage to both Hugh Price Cl and open green space. Present Leaseholders.	° Mixture of traditional terraced and semidetached houses ° Circa 18 homes on Site 13	2.01	N	Very active sports ground. Would result in loss of play pitches.
95	Land At West Lane Trading Estate	The industrial estates nearby are in process of redevelopment into residential neighbourhoods. This estate could be similarly redeveloped as a part of a larger masterplan including nearby sites owned by Swale	Area A • Site would allow for multiple flat block developments with non-residential usage on the ground floor such as shops and retails ° Development could retain employment opportunities on site with addition to new residential homes ° 3-4 storeys mix-use typology ° Circa 80-90 homes	1.87	N	Viable, active and occupied site Not available
102	Land At West Lane Trading Estate	The industrial estates nearby are in process of redevelopment into residential neighbourhoods. This estate could be similarly redeveloped as a part of a larger masterplan including nearby sites owned by Swale	Area B • Development potential for: ° Mixture of detached, semi-detached and terraced houses ° Circa 16-18 homes	0.08	N	
106	Inaccessible open Land and Allotments To The East Of Crown Quay Lane	The industrial estates nearby are in process of redevelopment into residential neighbourhoods. This estate could be similarly redeveloped as a part of a larger masterplan including nearby sites owned by Swale	• Potential for development of new homes to the north of the open land. Development potential for: ° 3-4 storeys, flat block typology ° Circa 30 homes	1.18	N	Likely hertiage impacts matters beyond Grade II listed building immediately to the south North east finger of site boundary in LGS

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140	Streetscapes spreaded across Murston Road, Wheatcroft Close, Frenshman Close, Elm Grove and Woodberry Drive	Small possibility for infill at the corner of flats on Frensham Close with potential for public realm improvement of the rest of the estate	Infill development potential on the northeast of the site for: ° Non-traditional house/maisonette ° Circa 1 home	0.76	N	Developable area below HELAA threshold
146	Alley and overgrown sports pitch behind houses on Elm Grove	Possible infill development if another pedestrian access to the site is secured.	Mixture of traditional detached and semidetached houses ° Circa 4 to 5 homes	0.24	Y	Disused play area and agreed to be removed from Council stock Actively seeking to dispose of site
Roman						
63	Open green space behind residential homes on Chilton Avenue	With 80 & 87, there could be an opportunity for a terrace of homes to back onto Chilton Av properties and front towards improved green link between Millfield Rd and South Av.	Sites 63, 87 and 103 considered together ° Development potential in private garden densification. Potential for Mews house typology	0.17	N	Development as suggested would prove difficult through Plan making process due to likely multiple ownership constraints
87	Chilton Avenue / Open green space behind residential homes	With 63 & 103, there could be an opportunity for a terrace of homes to back onto Chilton Av properties and front towards improved green link between Millfield Rd and South Av.		0.70	N	
103	Corner of Chilton Av and South Av / Gateway to Open green space behind residential homes on Chilton Av	Should be considered for public space and access improvements, together with 63 and 87.		0.07	N	
107	Street scape stretching between Swanstree Avenue to Canterbury Road with pockets of open grass.	Small possibility for intensification on Swanstree Avenue; infill potential to enclose the space at current residential setting.	Development potential for custom detached house. Potential for: ° Circa 1 home	4.63	N	Developable area below HELAA thresholds
113	Carpark next to rail track on Shortland Road	Potential to intensify, new continous terrace house into the current carpark space, with public realm improvement at the end of Shortlands Road could enhance the corner of St Michael's Road	Potential to intensify by removing some parking and introducing couple of houses to end the existing terrace • Development potential for traditional semidetached houses. Potential for: ° Circa 2 homes	0.14	N	Below HELAA threshold
121	Streetscape: Peregrine Drive, Harrier Drive, Osprey court, South Avenue & Fulston Place	With 159, possible for bungalow infill & potential for public realm improvement on existing green pockets	site 121 & 159 considered together • Development potential for bungalow houses: ° Circa 2 homes	1.18	N	Developable area below HELAA thresholds
159	Green pocket space along Pond Drive and The Finches	With 121, possible for bungalow infill & potential for public realm improvement on existing green pockets		0.54	N	Developable area below HELAA thresholds
166	Open green space on on Rectory Road	Most of the land is designated as open green space. However, there is possibility for low density development to rear of houses on Rectory Road and Nutfields cul-de-sac to close an urban block. Possible terrace to rear of houses on Temple Gardens, which would require offsetting Nutfields access road	Area A • Potential development for infill at the northeast portion of the site on Canterbury Road. Potential for traditional semi-detached house ° Circa 2 homes Area B • Potential for development on large green area behind residential homes on Rectory Road; completing the existing urban grain. Development potential for: ° Traditional semi-detached houses ° Circa 16 homes • Addition of active frontage and natural surveillance over the existing green • Possible to enhance public realm and play area ° Additional landscape enhancements to green space could be beneficial to the local area.	6.44	Y	N - Area A developable area below HELAA threshold Y - Area B not actively used due to sloping nature of recommended developable area
Homewood						

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70	Small part of street & open green space on College Road	The open green space is a designated Local Green Spaces. Possibility for development - residential frontage onto the northern corner on College Road, Epps Road & Bassett Road.	• Development potential for traditional terraced or semi-detached houses. Potential for: ° Circa 3-4 home	0.49	N	Developable area below HELAA threshold Within a LGS
168	Streetscape stretching between King Arthur Court to Kent Avenue. Open green pockets on Manor Grove, Homewood Avenue and Kent Avenue	Green pocket at Manor Grover and the green strip at Homewood Avenue; a designated Local Green Spaces. Possible for infill on Ufton Lane/Homewood Avenue	• Development potential for new homes at the end of Homewood Avenue. Potential for bungalow or Mews house typology ° Circa 4-5 homes	4.35	N	Developable area below HELAA threshold Within a LGS
Chalkwell						
All sited with TC masterplan area						