

Review of Swale Built-Up Area Boundaries

APRIL 2026

1. Introduction

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

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

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

2. Background

National Planning Policy

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

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

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

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

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

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

Local Planning Policy

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

3. Purpose of the review

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

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

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

4. Swale Built Up Area – General Overview

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

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

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

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

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

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

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

5. Methodology

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

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

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

Boundaries were assessed for change under the following five categories:

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

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

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

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

Exclusion Criteria

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

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

Neighbourhood Plans

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

6. Boundaries Recommended for Change

The boundaries recommended for change are presented below in three categories

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

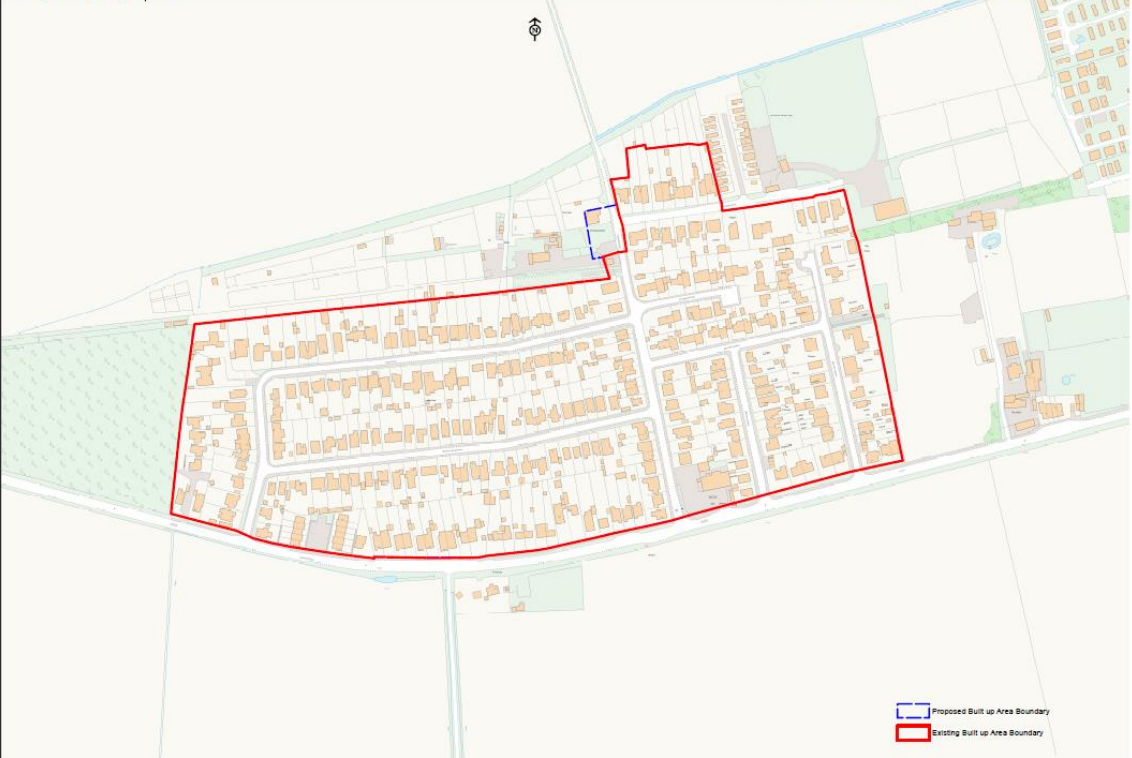
The map showing each change and a brief explanation is presented below in Tables 1, 2 and 3 respectively. Changes are arranged in each table according to the bounded Areas.

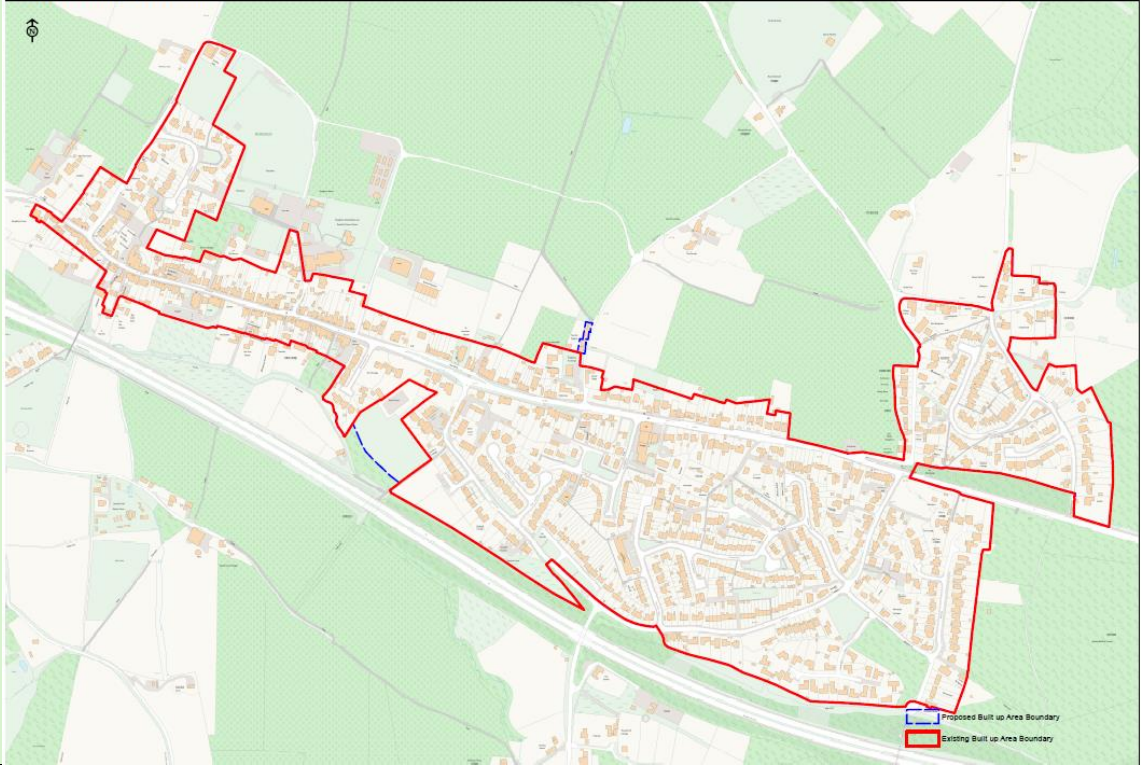
6.1. Changes where boundary is expanded

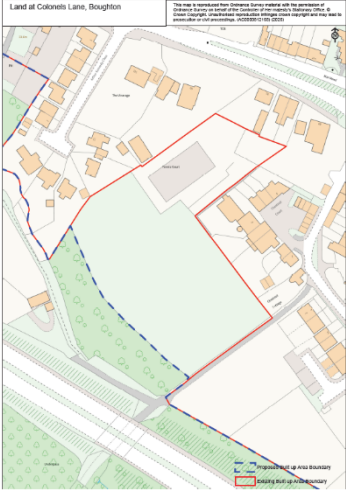
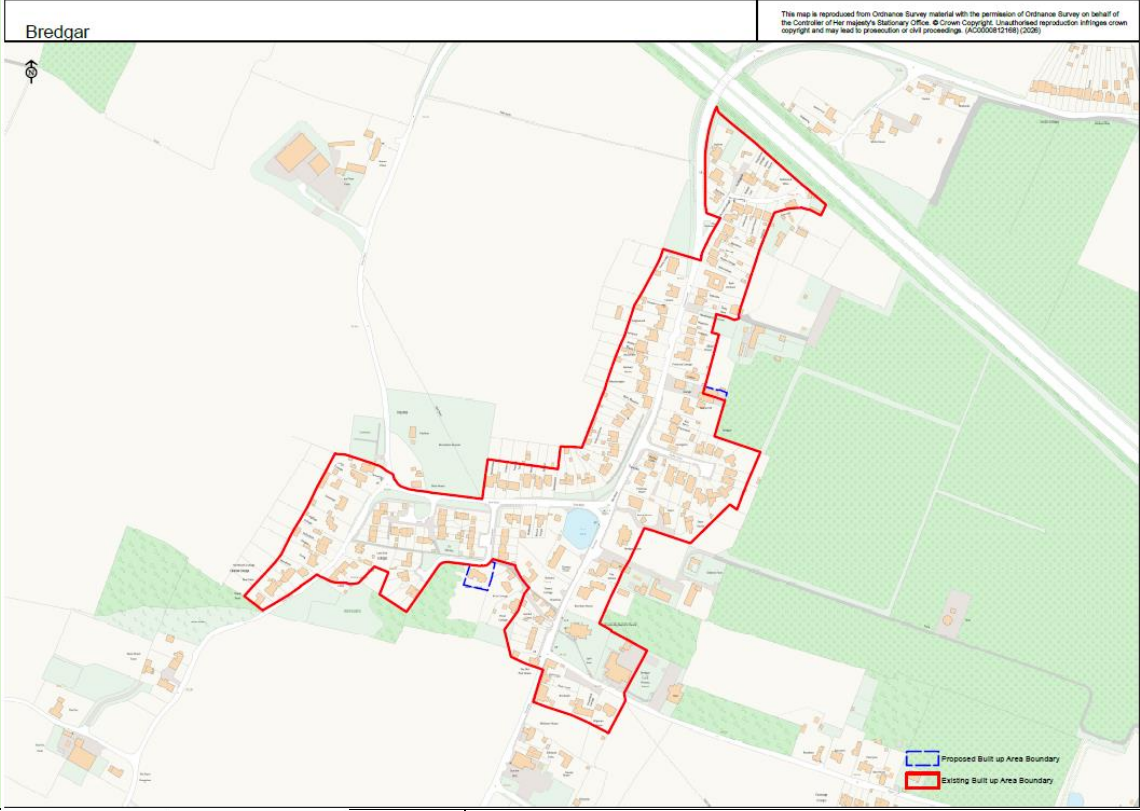
Table 1 Changes where the Built-up Boundary is Expanded

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

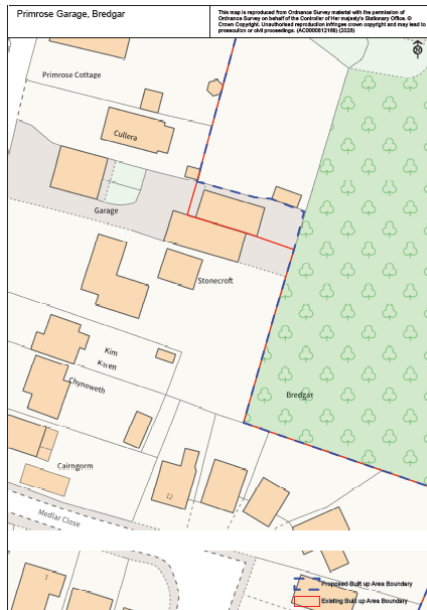
² A "Made" plan refers to an adopted Neighbourhood Plan. It is a technical term used to distinguish the status of a Neighbourhood Plan from in place of 'Adopted' used for Local Plans. [Planning and Compulsory Purchase Act 2004 S38A & Schedule 4B](#)

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

	Boughton under Blean This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. (NC0000012188) (2020)  Proposed Built up Area Boundary Existing Built up Area Boundary
2.	Land at Bounds Lane, Boughton This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. (NC0000012188) (2020)  Proposed Built up Area Boundary Existing Built up Area Boundary Land At Bounds Lane Following the planning permission for the demolition of the existing buildings on Land at Bounds Lane and the erection of a single dwelling house. The stretch of the new development now abuts the built-up boundary hence its proposed inclusion.

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

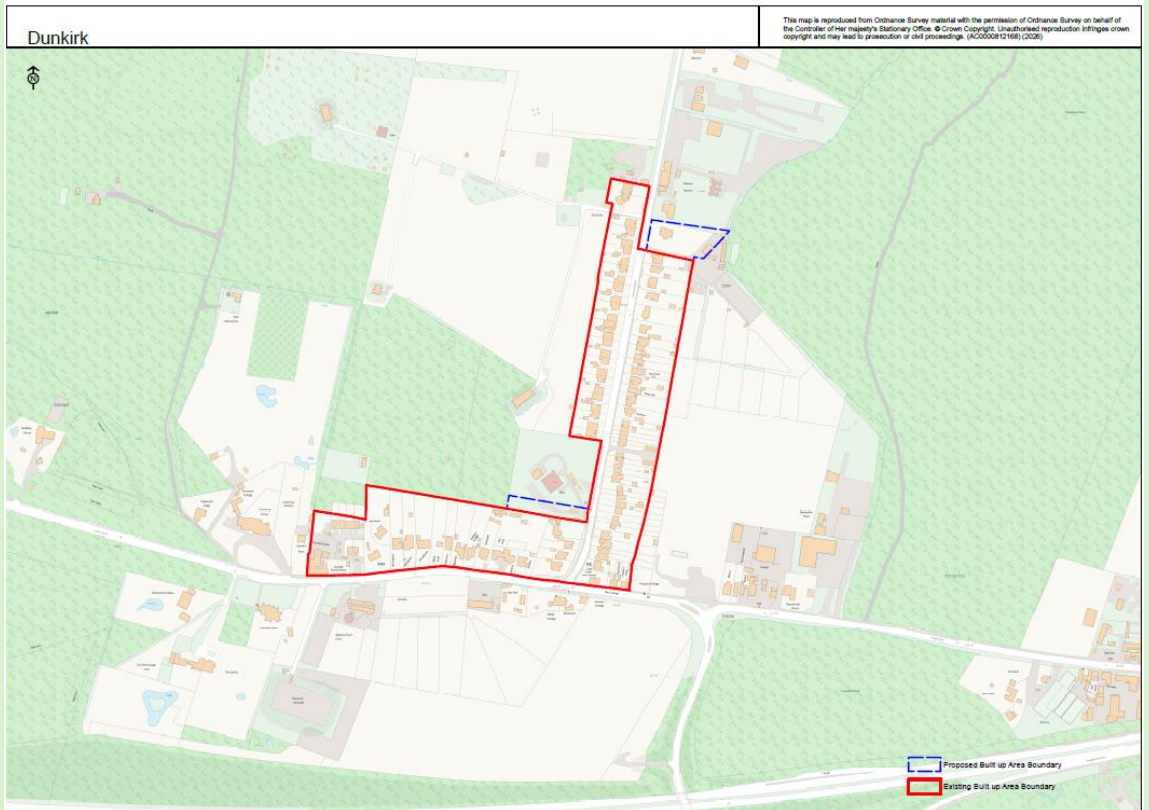
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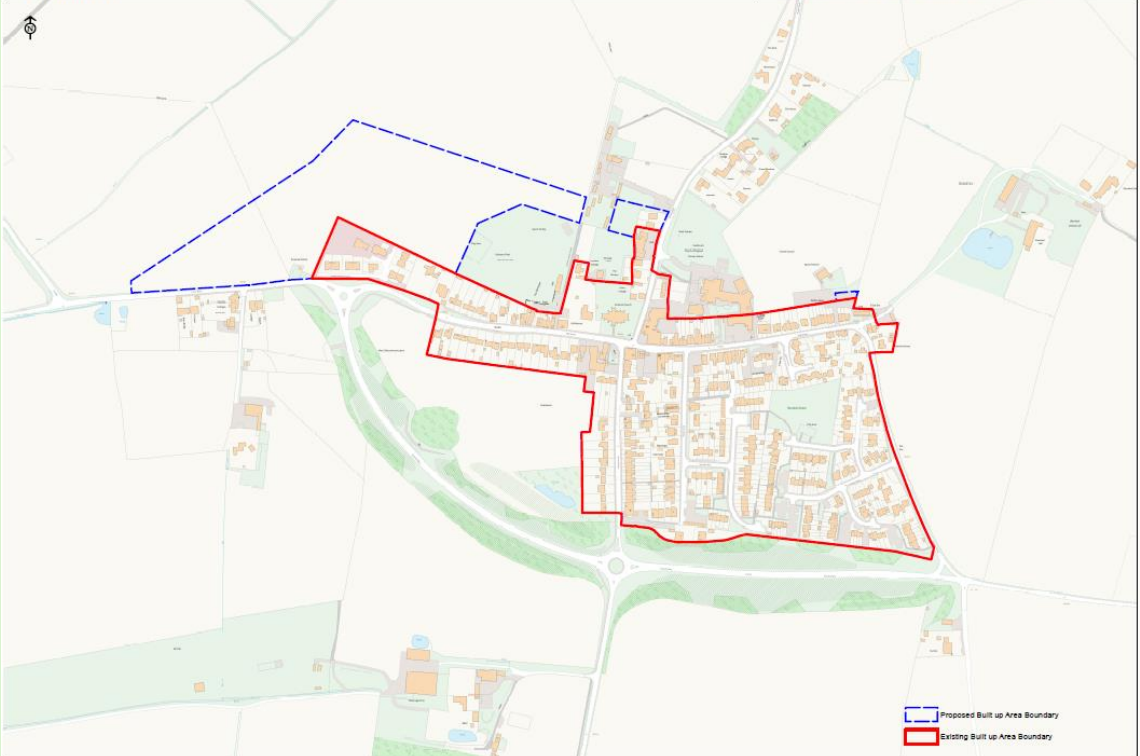


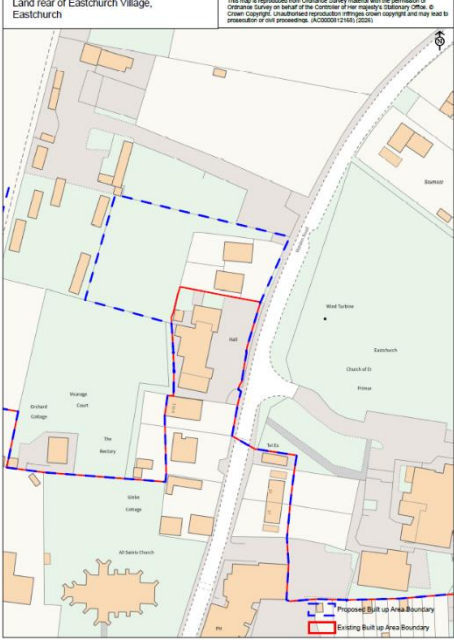
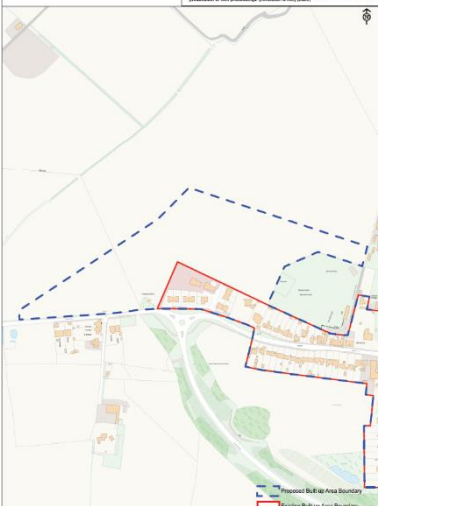
Primrose Garage

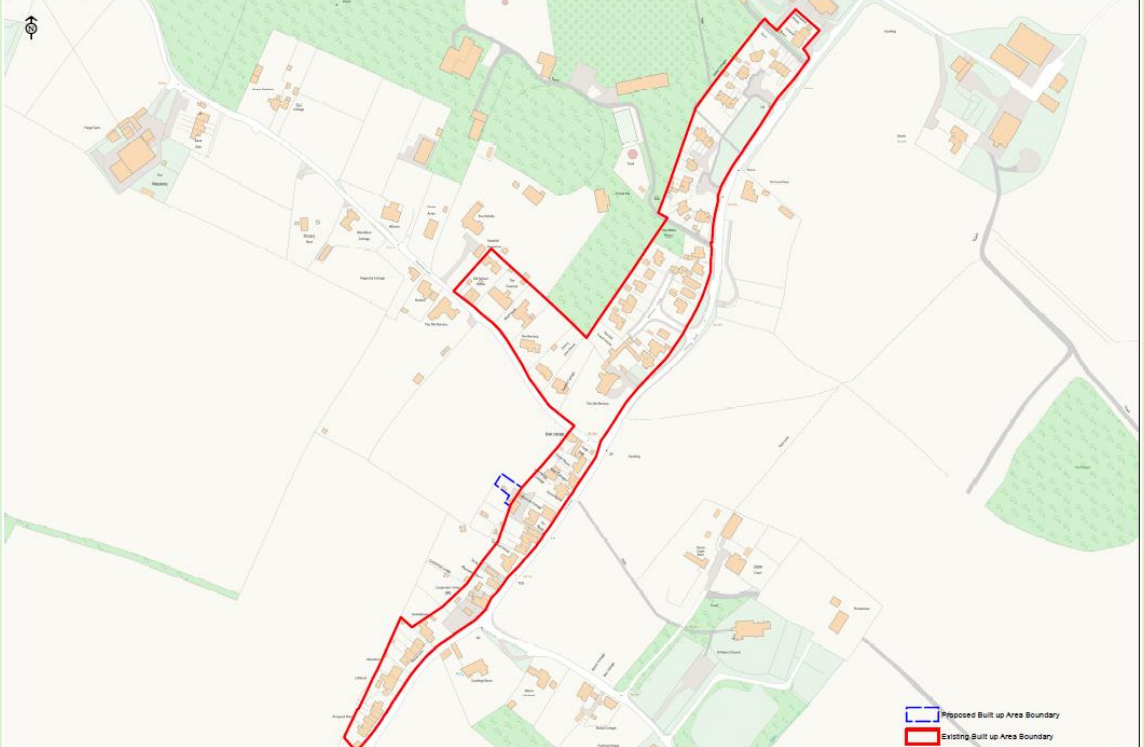
Planning permission was granted for the demolition of existing garage and erection of two three-bedroom dwelling adjacent to the existing built-up area boundary of Bredgar. This is proposed to be included in the boundary.

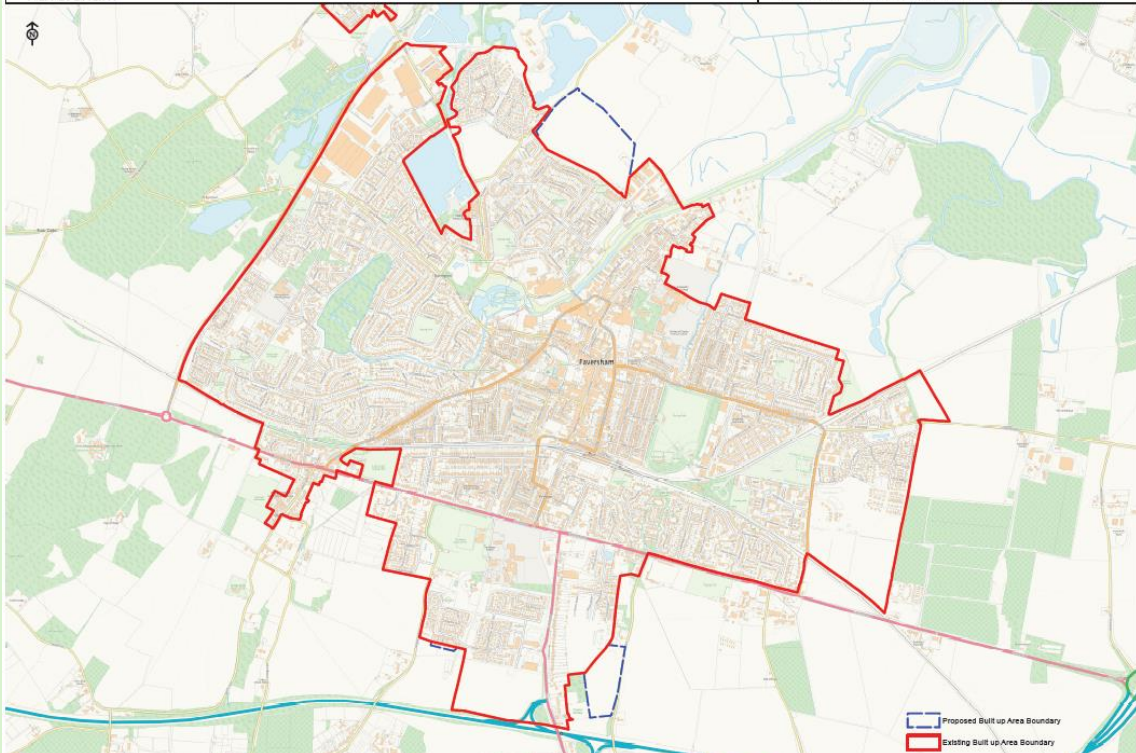
Dunkirk

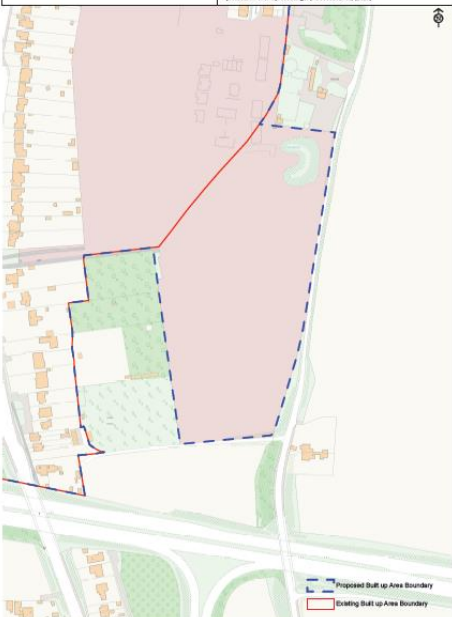
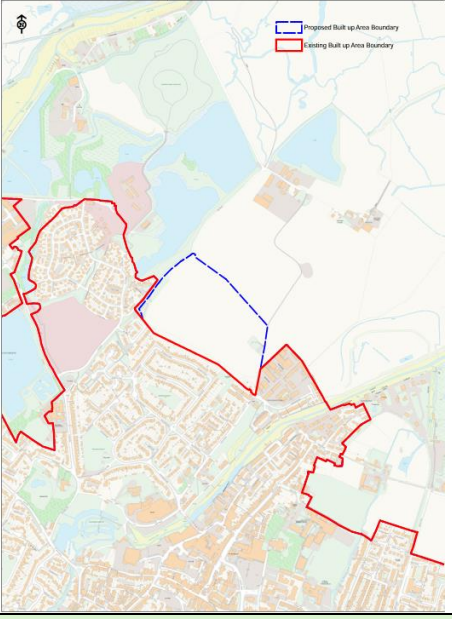


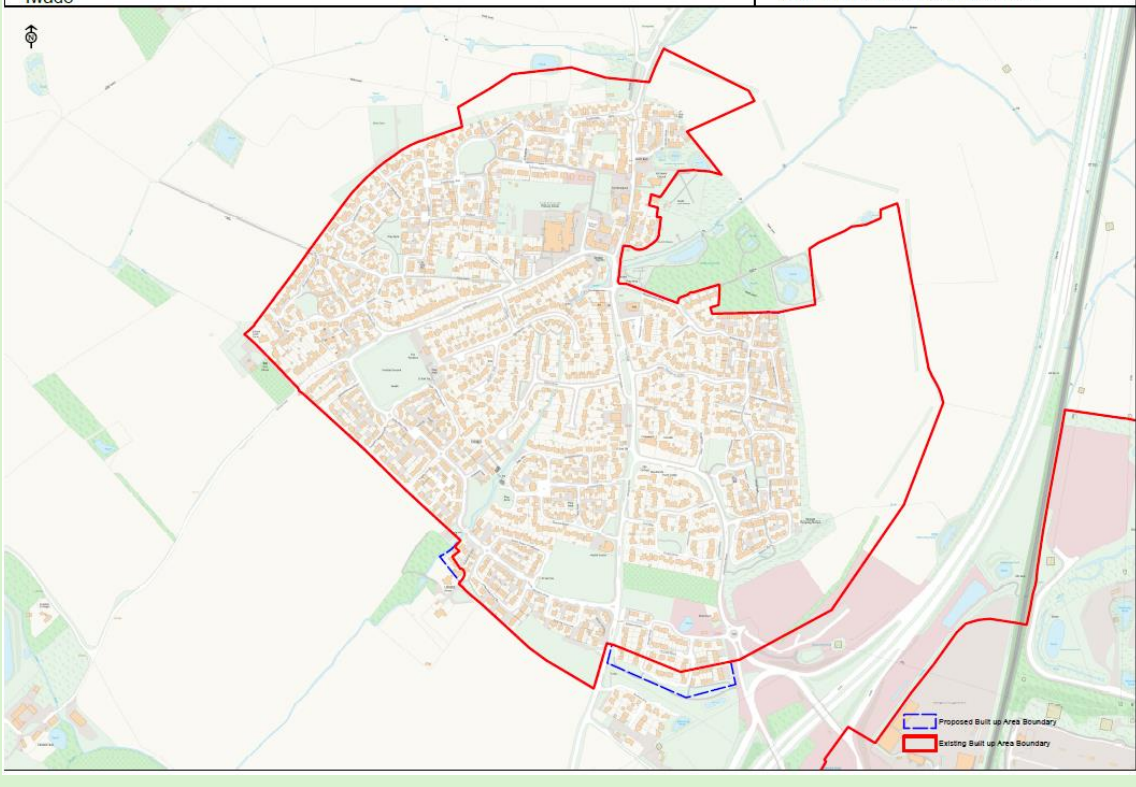
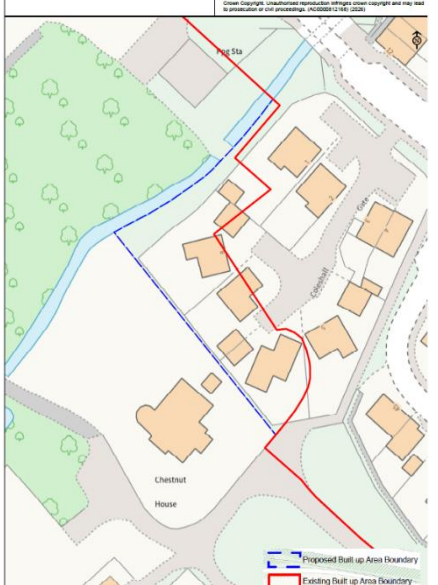
	Eastchurch This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. (NC0000012198)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

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

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

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

13.	Land at Preston Fields, Faversham  This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. (NC0000012198) (03/08) Proposed Built-up Area Boundary Existing Built-up Area Boundary	<u>Land At Preston Fields</u> An application was granted for up to 250 dwellings, a substantial part of the site is already part of the Faversham built-up area boundary. It is proposed that the boundary is extended on south-eastern end parallel to Salters Lane.
14.	Ham Road  This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. (NC0000012198) (03/08) Proposed Built-up Area Boundary Existing Built-up Area Boundary	<u>Land At Ham Road</u> An appeal was allowed for planning application 23/502113/OUT, this extends the extent of Faversham's built-up area boundary north-eastwards. The parcel set aside for residential development in the outline application is proposed to be included within the boundary of Faversham.
Iwade		

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

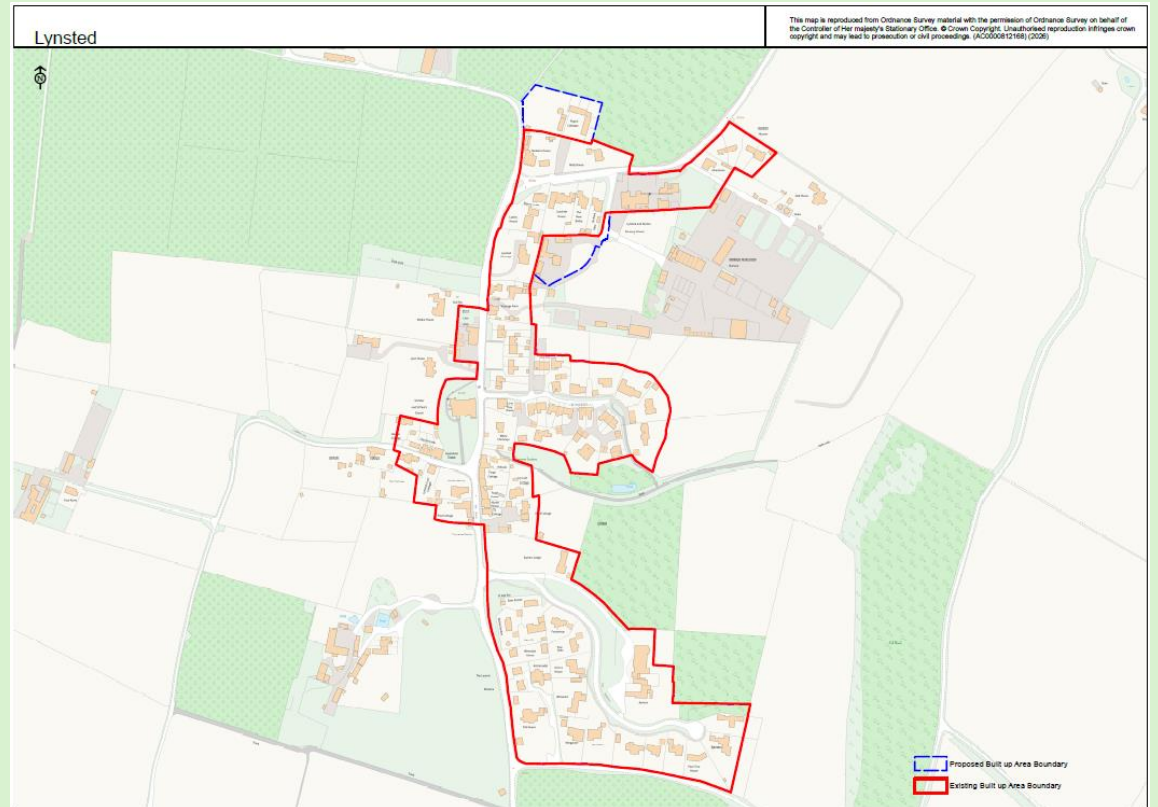
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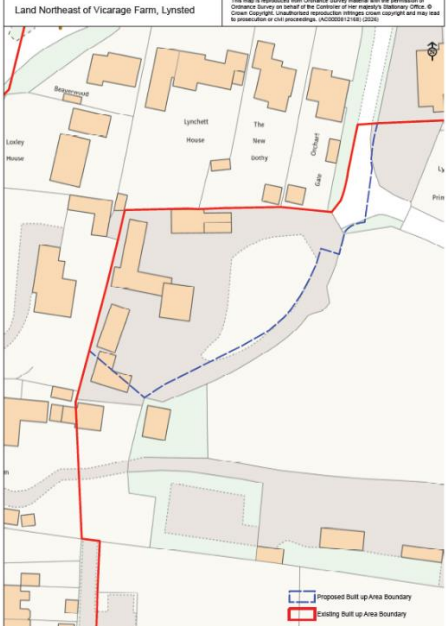
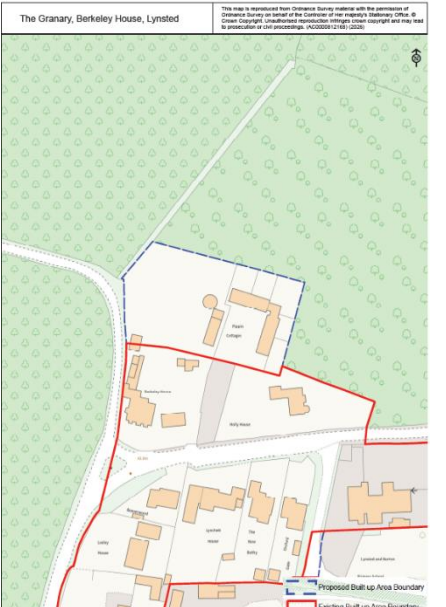


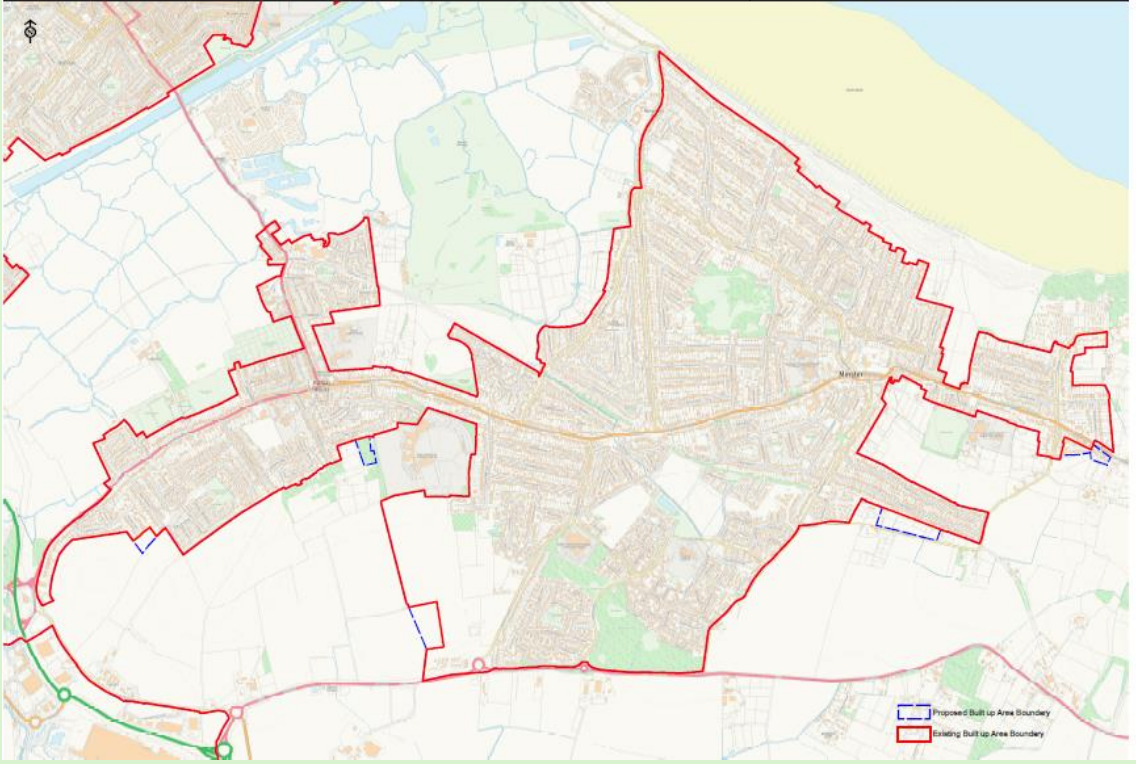
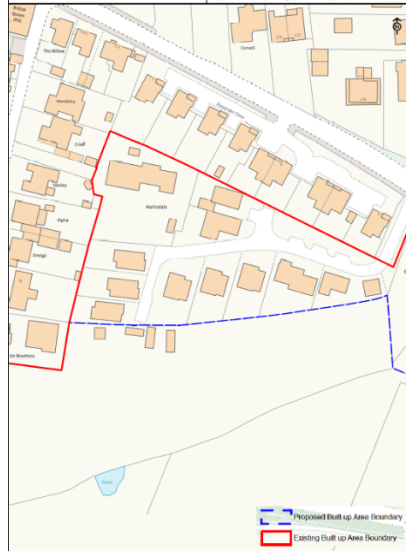
Land At Pond Farm

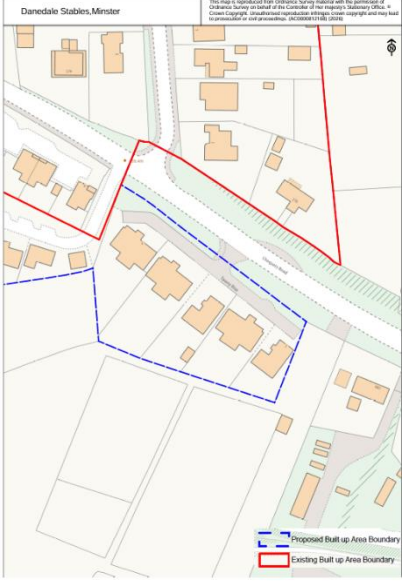
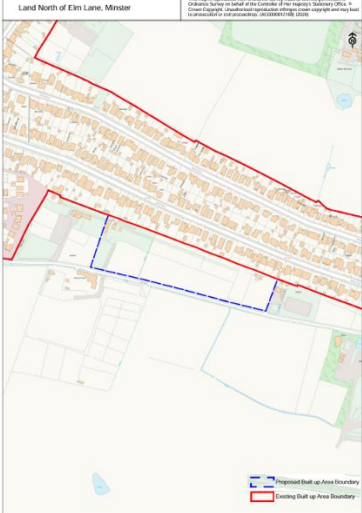
Originally part of the Local Plan site allocation A17 Iwade Expansion, Planning permission granted on site extends the Iwade built-up area boundary slightly to the south. It is proposed that the boundary is adjusted to reflect this.

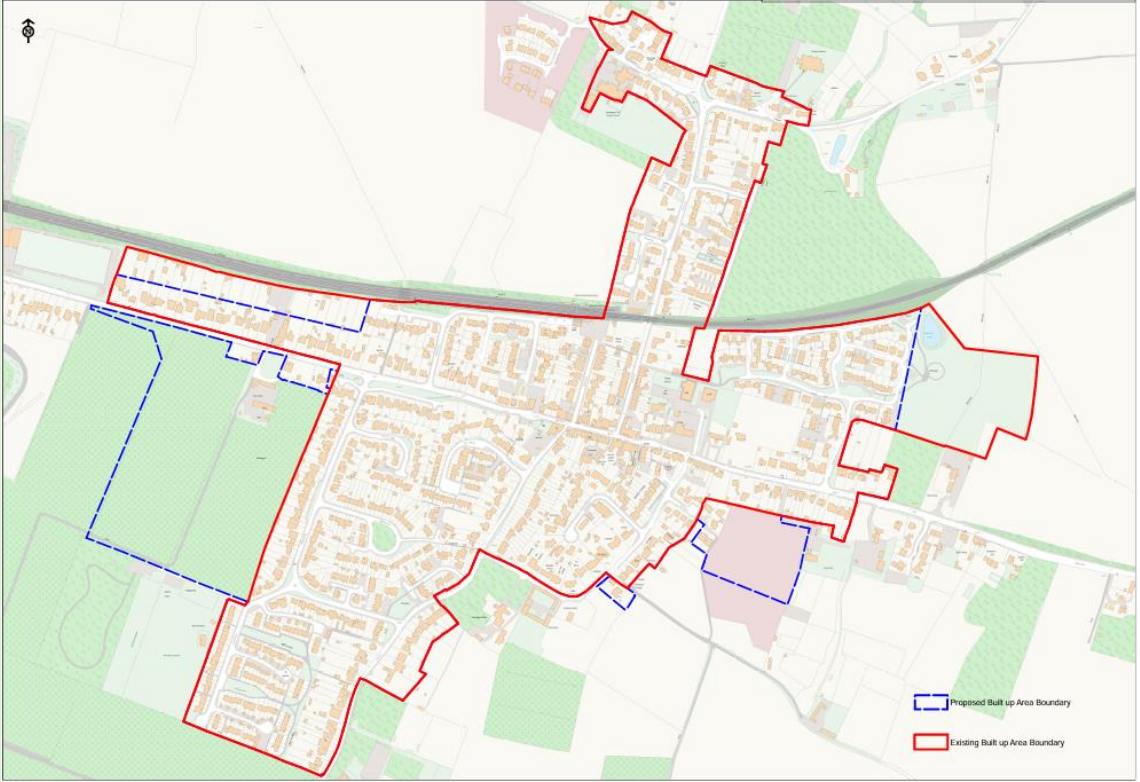
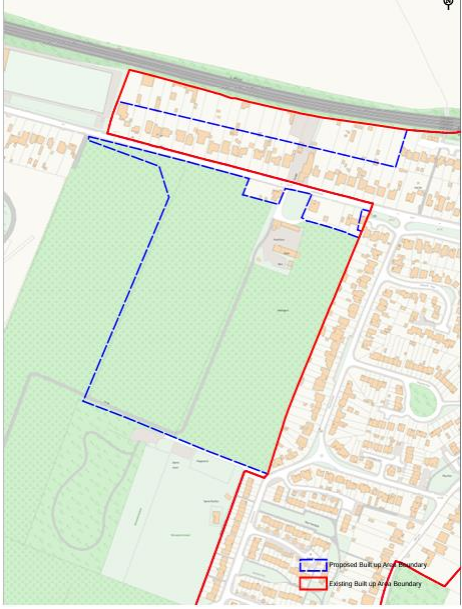
Lynsted



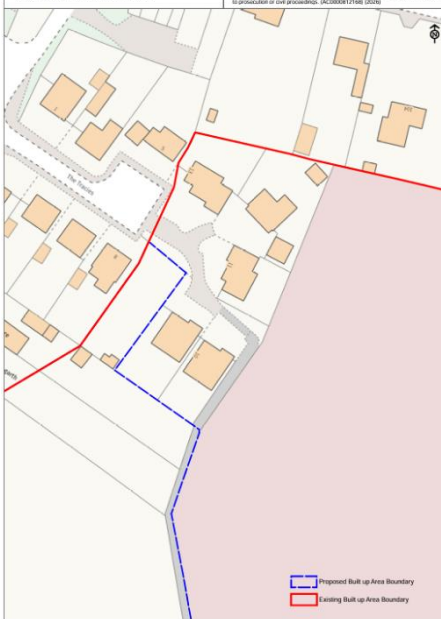
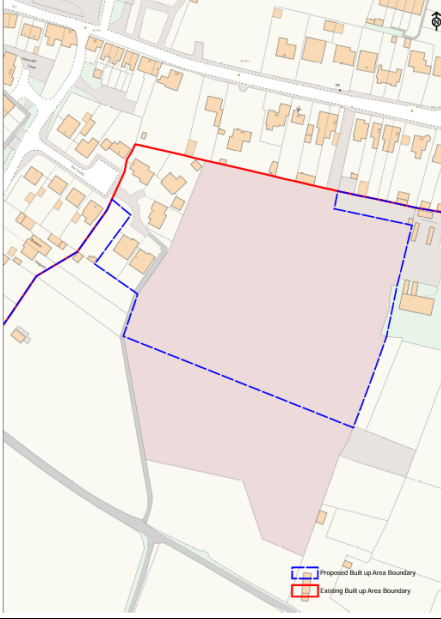
17.	Land Northeast of Vicarage Farm, Lynsted 	<u>Land Northeast to Vicarage Farm</u> The planning application 15/506678 was approved for the conversion of distribution buildings to dwellinghouse extending the boundary of Lynsted south-eastwards under Lynchett House. The boundary is proposed to be adjusted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

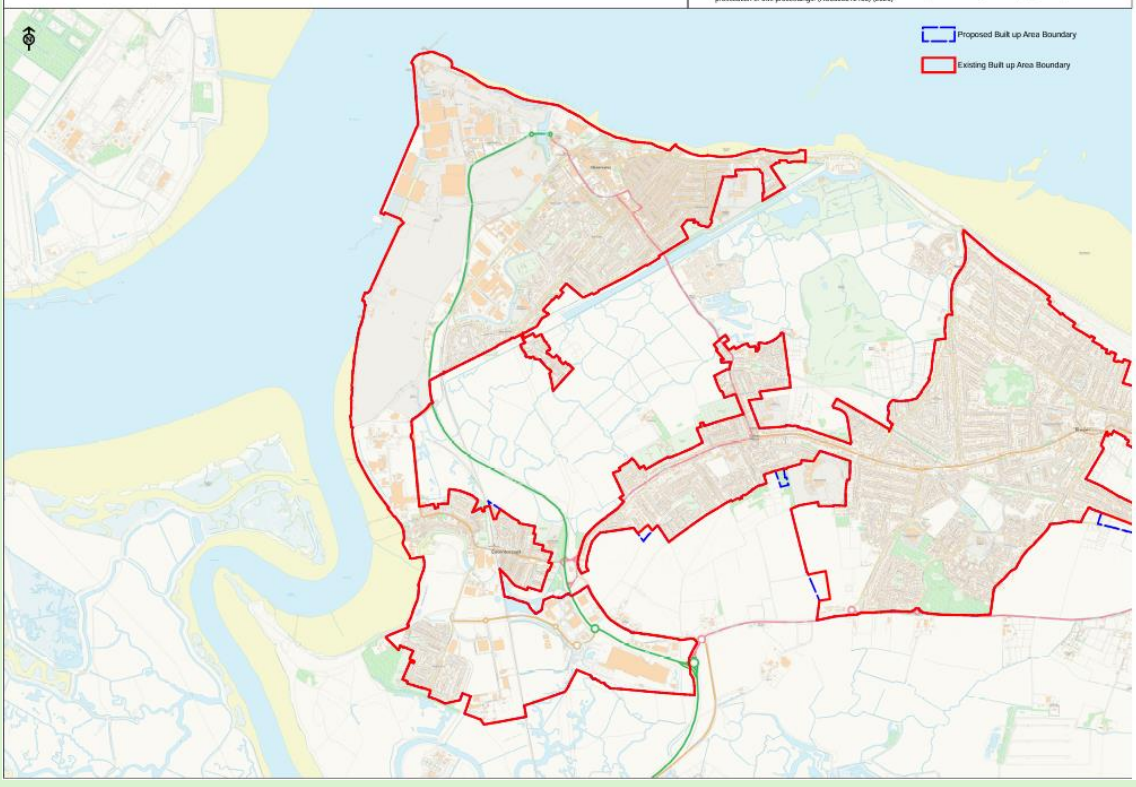
	Minster This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. IN20000812/1801/2020  Proposed Built up Area Boundary Existing Built up Area Boundary
19.	Land South of Chequers Road, Minster This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. IN20000812/1801/2020  Proposed Built up Area Boundary Existing Built up Area Boundary Land South of Chequers Road Erection of seven and erection of two three-bedroom detached bungalows with garage, access, parking and infrastructure. It extends the built-up boundary of Minster and change is proposed to the boundary to reflect this.

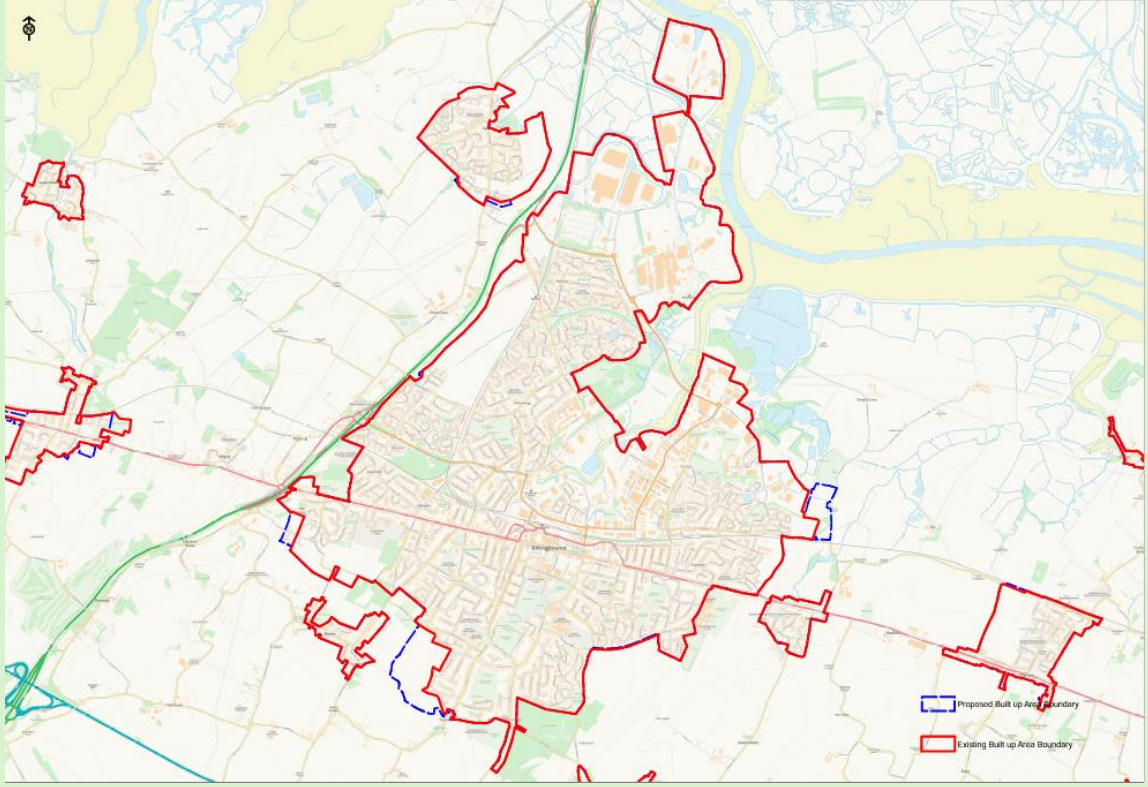
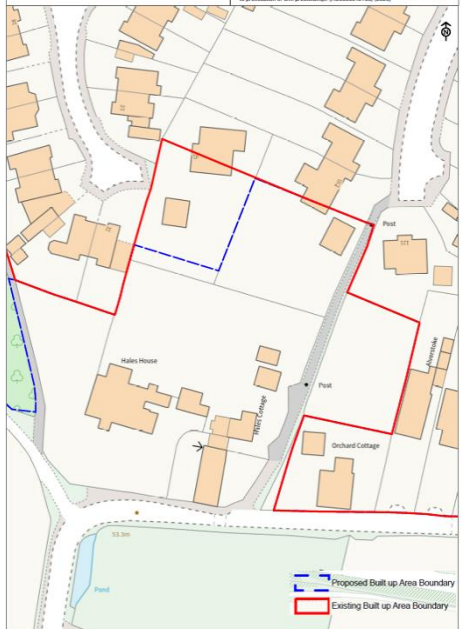
20.	 Map of Danedale Stables, Minster. The map shows a residential area with several buildings and a road. The proposed built-up area boundary (blue dashed line) and the existing built-up area boundary (red solid line) are shown. The proposed boundary extends eastwards on Chequers Road.	<u>Danedale Stables</u> A Planning application approved for 5 dwellings extending the boundary eastwards on Chequers Road. This is proposed to be included within the boundary of Minster.
21.	 Map of Land North of Elm Lane, Minster. The map shows a residential area with several buildings and a road. The proposed built-up area boundary (blue dashed line) and the existing built-up area boundary (red solid line) are shown. The proposed boundary runs parallel to Elm Lane.	<u>Land To the North of Elm Lane</u> This site received a planning approval for 44 dwellings where the southern edge of the site runs parallel to Elm Lane while abutting the Built-up boundary of Minster on the Northern edge behind houses facing Drake Avenue. It is proposed that the site is included in the built-up boundary of Minster.
22.	 Map of Land at Highfield Road, Minster. The map shows a residential area with several buildings and a road. The proposed built-up area boundary (blue dashed line) and the existing built-up area boundary (red solid line) are shown. The proposed boundary extends southwards from Highfield Road.	<u>Land At Highfield Road</u> Application was approved for 16 dwellings extending the boundary from Highfield Road Southwards. The boundary is proposed to change to reflect this.

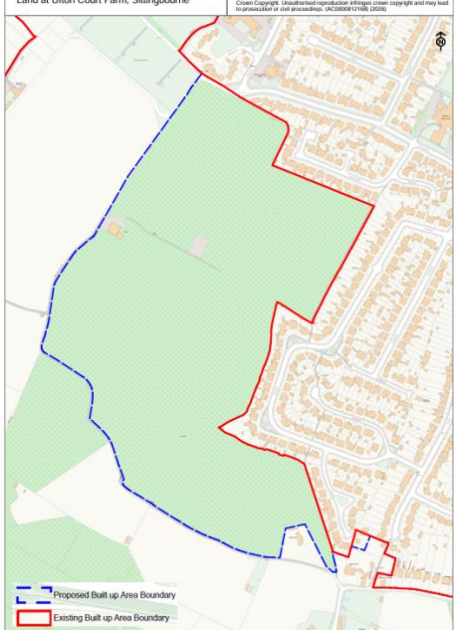
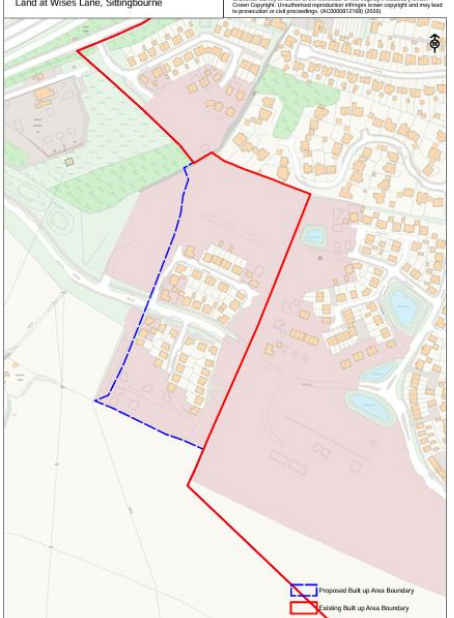
	Newington  This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. (AC3000017168)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

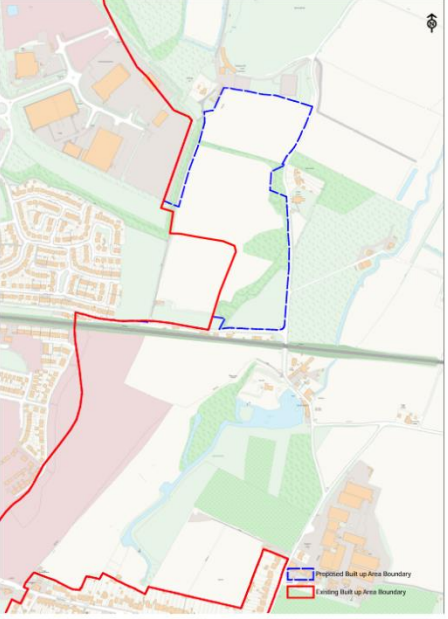
26.		<u>37 London Road Newington</u> Planning permission was granted for the conversion of existing detached two storey garage into a two-bedroom dwelling on London Road. The boundary is proposed to reflect this extending it westwards on London Road.
27.		<u>Land At Callaways Lane</u> The erection of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

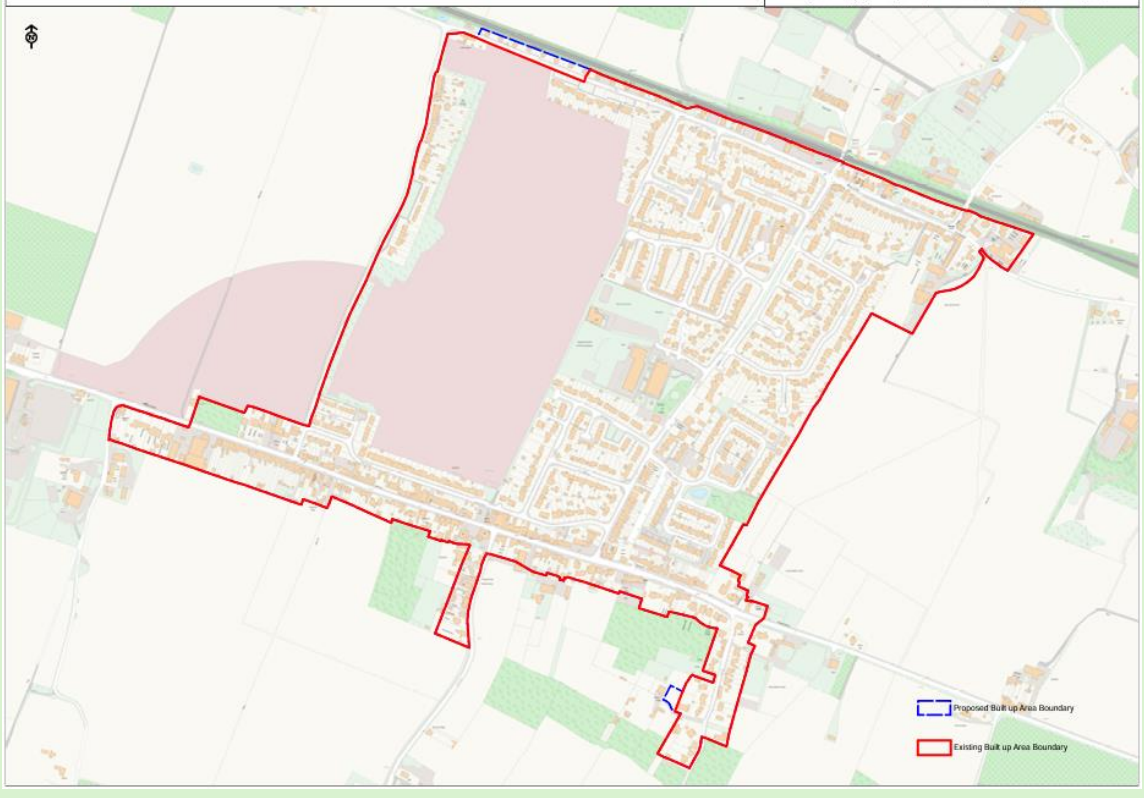
28.	Land at The Tracies, Newington  This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.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

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

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

32.	Land at Ufton Court Farm, Sittingbourne  This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of the Map. The Map is Copyright © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. (600000017100) (2008)	<u>Land At Ufton Court Farm</u> A planning application was granted at Land at Ufton Court Farm, for 290 dwellings. This is proposed to be included in the built-up boundary of Sittingbourne.
33.	Land at Wises Lane, Sittingbourne  This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of the Map. The Map is Copyright © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. (600000017100) (2008)	<u>Land At Wises Lane</u> Approved planning permission on Land at Wises Lane for up to 595 dwellings. This is now being built out with most of the proposed development already falling within the built-up area boundary. Part of the development extends south-westwards outside the built-up boundary and is now proposed to be included.

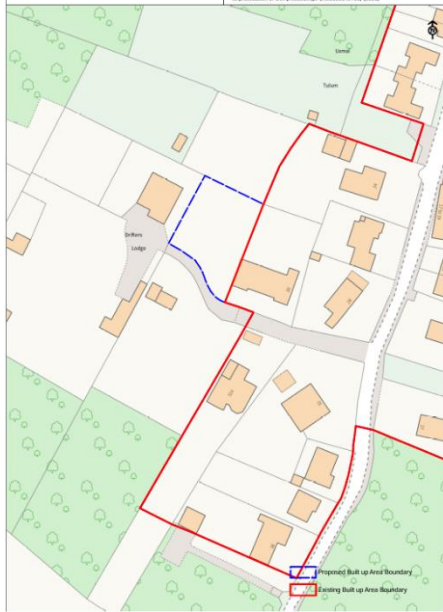
34.	Land at Quinton Farm House, Sittingbourne  This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. (200600411118) (2006)	<u>Land Adj to Quinton Farmhouse</u> The approved development is for 155 dwellings together with associated new access road, car parking, linear park with acoustic barrier to the A249. Most of the development is within the built-up area boundary except the edge southwest of Farmhouse Drive. It is proposed that the boundary is extended to reflect this.
35.	MU2 Land at north-east Sittingbourne  This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. (200600411118) (2006)	<u>Policy MU2 Land at north-east Sittingbourne</u> This is an allocation from the Bearing Fruit Local Plan. The site is divided into three different distinct sites, the bottom section of the site which is for residential use is proposed to be included in the built-up boundary.
Teynham		

	Teynham This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. (AC30000812/100) (2020)  Proposed Built up Area Boundary Existing Built up Area Boundary
36.	Land at Lower Road, Teynham This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. (AC30000812/100) (2020)  Proposed Built up Area Boundary Existing Built up Area Boundary Land At Lower Road Planning permission was granted for eight 3-bedroom dwellings on the strip on the northside of Lower Road stretching parallel to the railway line. This is proposed to be included as part of the built-up area boundary.

37.

30 Cellar Hill (Private Street), Lyrstad

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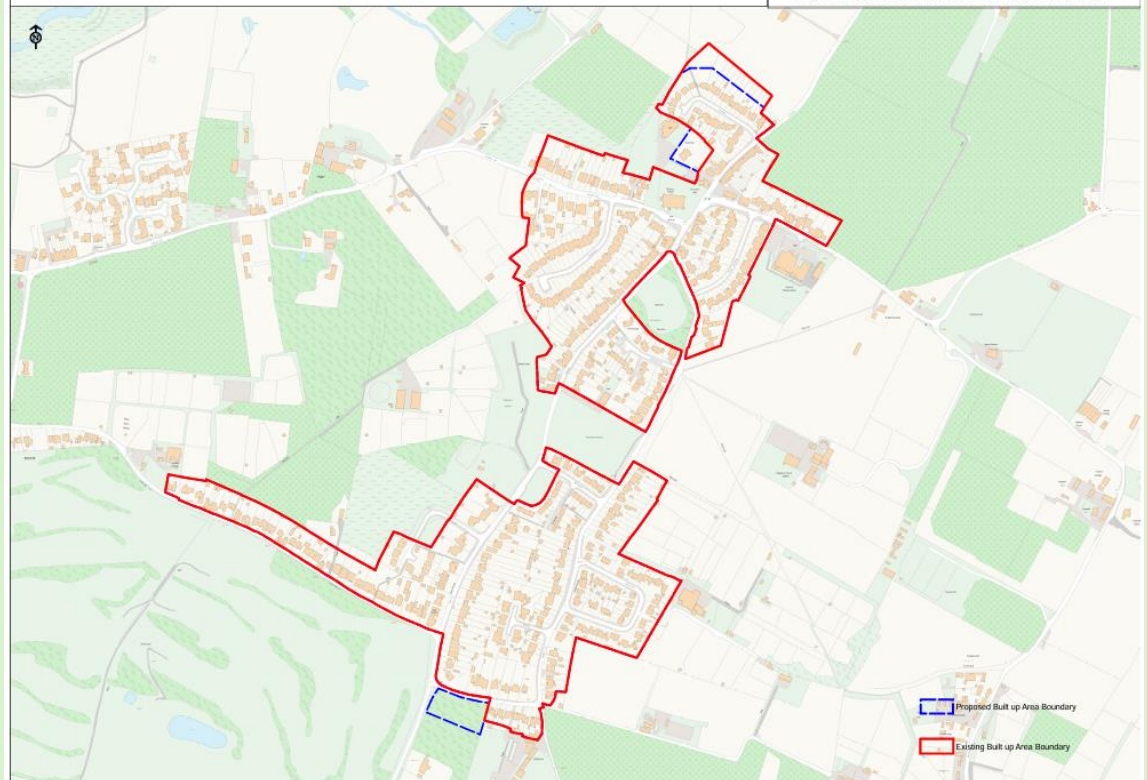
30 Cellar Hill Private Street

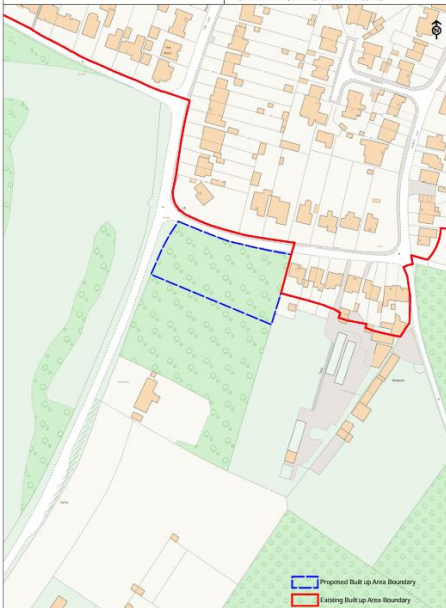
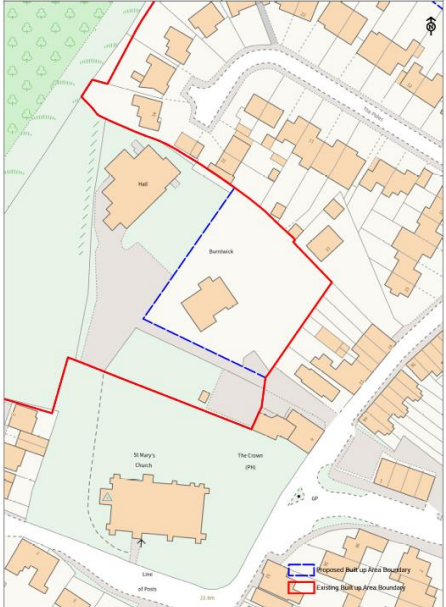
Application approved for self-build detached two bed single storey dwelling house, extending the built area westwards of Cellar Hill. The boundary is proposed to extend to reflect this.

Upchurch

Upchurch

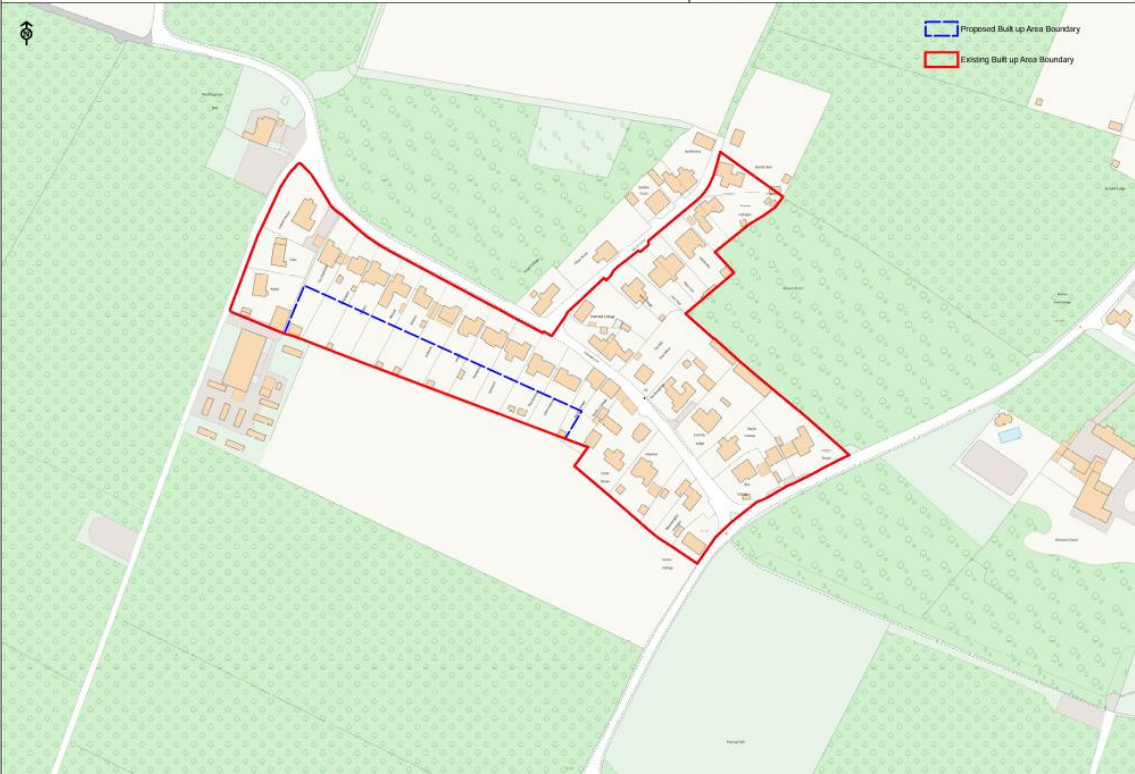
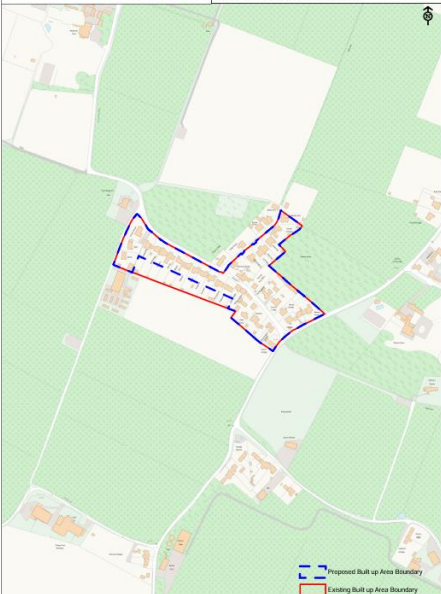
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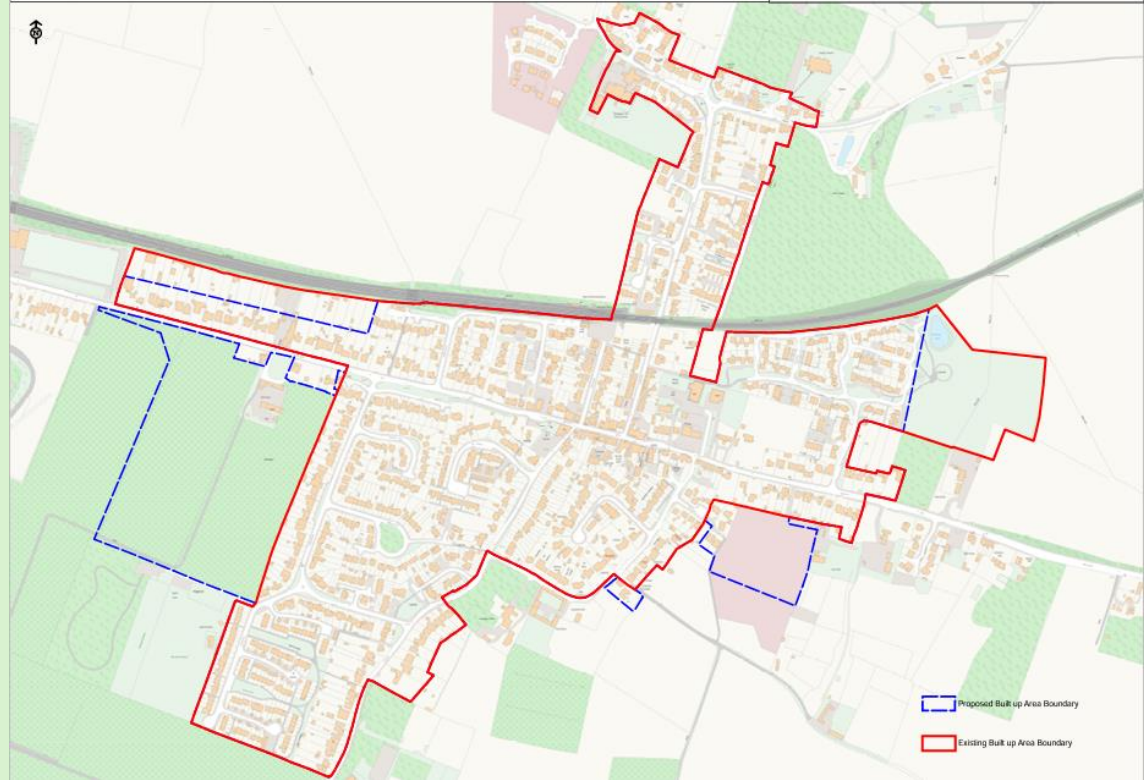
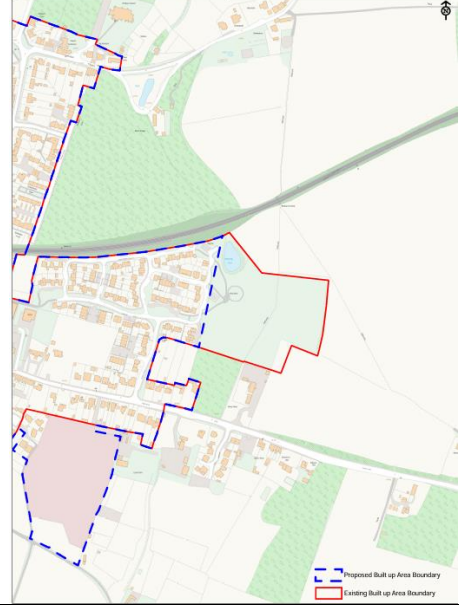


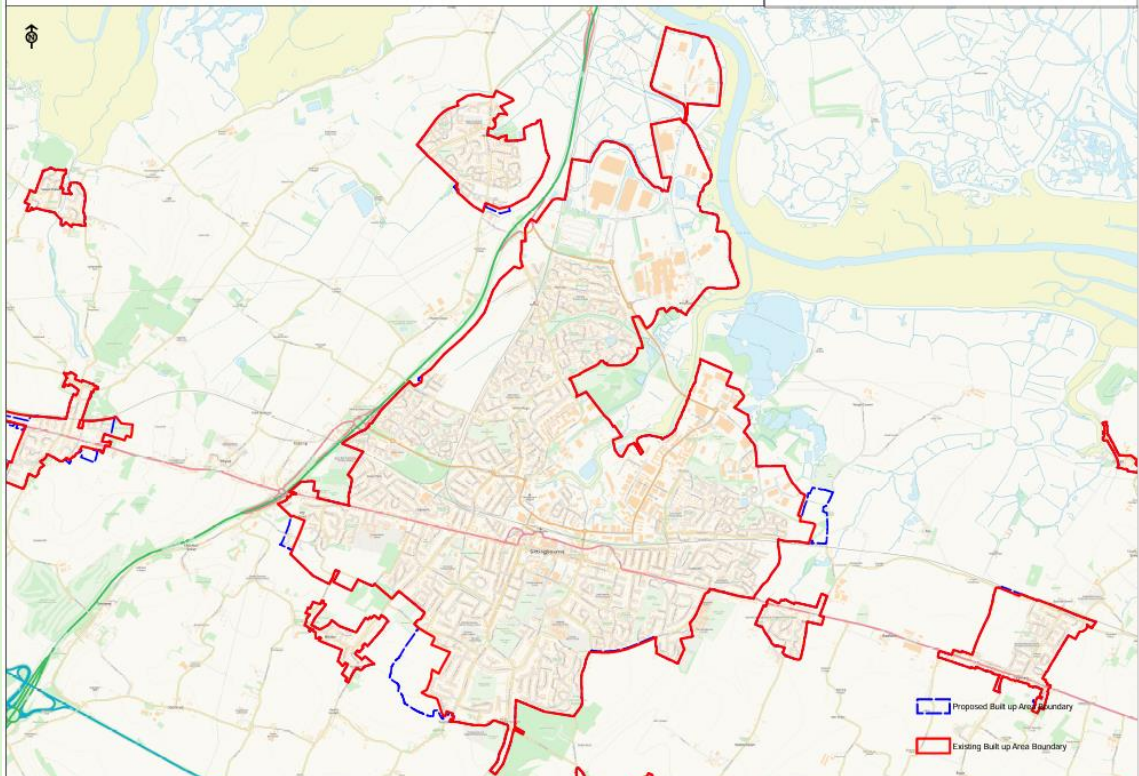
38.	Land adj. 113 Chaffes Lane, Upchurch  This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. © Crown Copyright. Unauthorised reproduction of this map is prohibited and may lead to prosecution. (AC3000017118) (2020)	<u>Land Adjacent 113 Chaffes Lane</u> An application has been approved for 7 dwellings in the south of Chaffe's Lane, the site is to the west of the limit of the current built up boundary of Upchurch, it is proposed that boundary is expanded to include this.
39.	Burntwick, The Street, Upchurch  This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. © Crown Copyright. Unauthorised reproduction of this map is prohibited and may lead to prosecution or civil proceedings. (AC3000017118) (2020)	<u>Burntwick, The Street, Upchurch</u> An application was approved for erection of 2 four-bedroom semi-detached dwellings and a garage. This extends the boundary south-westwards. It proposed that this is included in the built-up area boundary.

6.2. Changes where boundary is reduced

Table 2 Changes where built-up boundaries are reduced

	Map Key  Proposed Built up Area Boundary Existing Built up Area Boundary
	Lewson Street  This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. (SC2000011166) (2020)
1.	Rear of Lewson Street  This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. (SC2000011166) (2020) Propose to tighten the built-up area boundary to the rear of the southwest side of Lewson street cutting through the back garden to more clearly define the built form of the area and helping to safeguard against unrestricted sprawl into the countryside.
	Newington

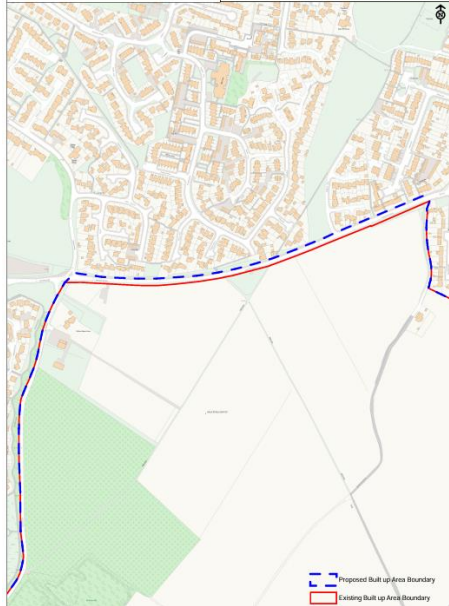
	Newington  This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. © Crown Copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. (AC0000017166)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

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

4.

Swanstree Avenue, Sittingbourne

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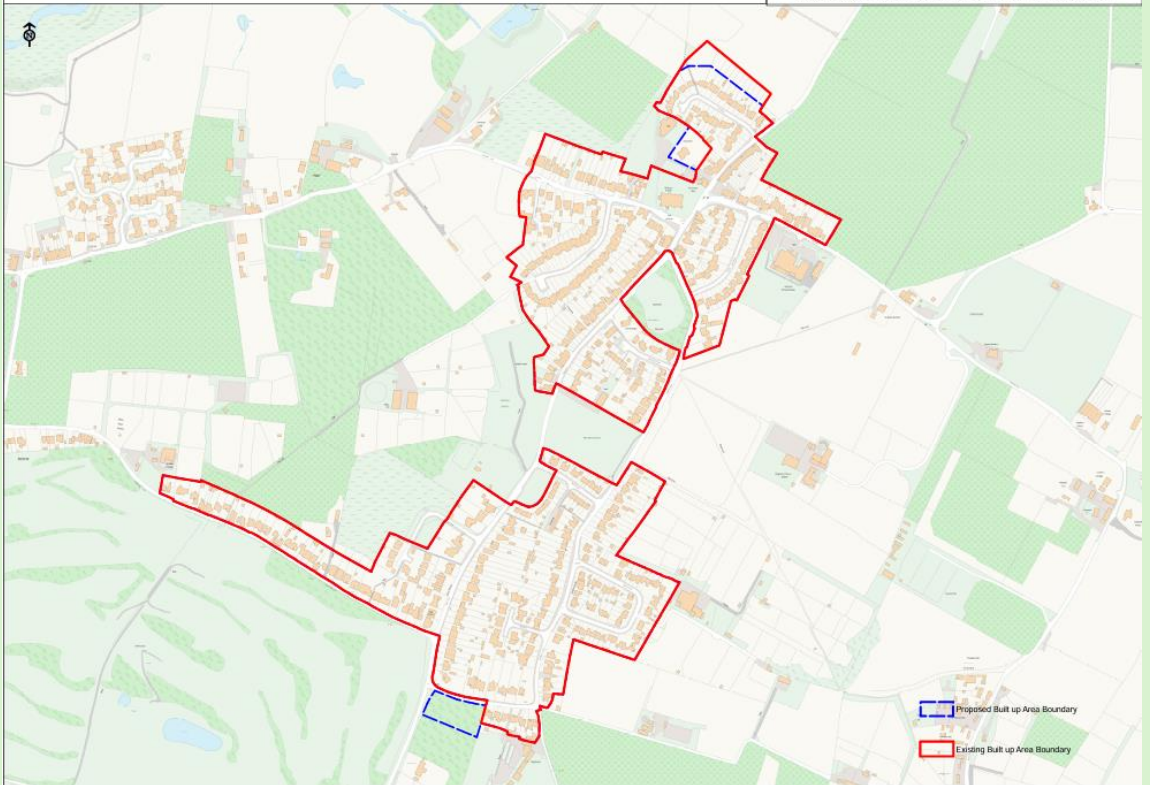
Swanstree Avenue

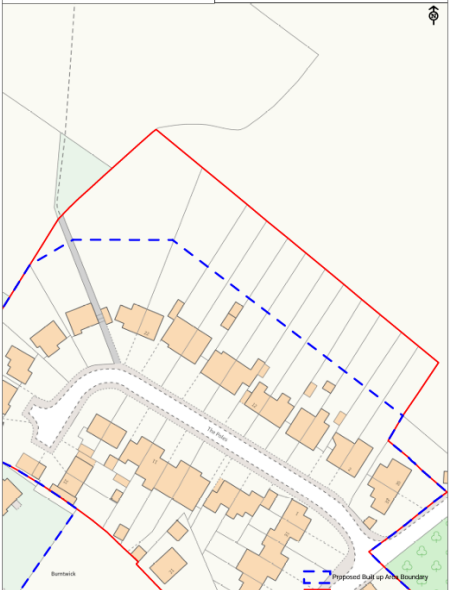
The southern edge of the existing built-up area boundary on Swanstree Avenue extends into the countryside gap. The boundary is proposed to be set back and restricted to the northern side of Swanstree Avenue.

Upchurch

Upchurch

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5.	Rear of 2-28 The Poles, Upchurch 	<u>Rear of The Poles 2 - 28</u> The existing built-up area boundary includes the full stretch of gardens of houses on the north of Pole Street. It is proposed the boundary is tightened to align more closely with the built form.
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6.3. Boundary in adopted Local Plan no longer meets criteria for definition.

Table 3 Changes where boundaries are corrected

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

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