

Appendix I: HELAA new sites high level findings

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

Apper

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