

1. Introduction

- 1.1 The SHLAA (Strategic Housing Land Availability Assessment) is a key piece of evidence that identified a future supply of land which is 'suitable', 'available' and 'achievable' for housing, employment and other uses for the period of the local plan review. It does not, in itself, allocate sites. Preparing a SHLAA is a requirement set out in the National Planning Policy Framework (NPPF) and is prepared following the methodology identified in the national planning practice guidance (PPG). The primary role of the SHLAA is to identify sites that are suitable and deliverable for development to help address identified development needs for housing, employment and other uses. The SHLAA is a technical document and has no planning policy status. In essence, it is a 'sifting' exercise that looks at the land promoted for development and assesses each individual site on the same basis.
- 1.2 The SHLAA is a high level assessment that is used as a starting point to decide what sites could be developed for housing and other uses in the local plan or in a neighbourhood plan. If a site is in a SHLAA (regardless of its assessment outcome), it does not mean it will automatically be given planning permission or be allocated for development in the emerging local plan review. The allocation of land for development in the local plan review will depend upon a number of other factors including other evidence and information and the Council's corporate objectives.
- 1.3 This document is the catalogue of all sites submitted to the Council for consideration as having development potential under the 'Call for Sites' exercise and current local plan allocations (not yet permissioned) along with other known sites (e.g. Council owned land, previous SHLAA sites that have not been developed and so on). The sites are assessed for their *suitability*, *availability* and *achievability* as mentioned above.
- 1.4 The Council held two 'Call for Sites' exercises, the second concluding on 4th August 2018. Following the publication of the Housing Delivery Test results, the Council accepted further submissions on an informal basis up to the end of July 2019. The purpose of these 'Call for Sites' was to provide landowners, developers, parish and town councils and others to promote sites to be assessed for their suitability and deliverability for development.

2. Site Assessments

- 2.1 The site assessments were carried out to assess:
- SUITABILITY;
 - AVAILABILITY; and
 - DELIVERABILITY
- 2.2 **SUITABILITY** assessment considers the physical limitations of the site such as access, infrastructure, ground conditions, flood risk, hazardous risk, pollution or contamination. The sustainability credentials were also assessed, i.e. proximity to existing centres, shops and services and transport nodes/hubs. Other considerations in the assessment of suitability relates to the potential impacts including the effect on landscapes (including landscape features), biodiversity and heritage assets. Where sites are not covered by a national

landscape designation but are by a local level landscape designation, this has been flagged up in the assessment.

- 2.3 **AVAILABILITY** assessment considers whether or not the site is available for development. A site is considered available for development when, on the best information available, there is confidence that there are no legal or land ownership issues (such as unresolved multiple ownerships, ransom strip tenancies or operational requirements) that would make the site unavailable for development.
- 2.4 **ACHIEVABILITY** considers whether or not there is a reasonable prospect of a development taking place on the site in question. This was a judgement about the economic viability of the site, i.e. an assessment of whether there are any abnormal costs (e.g. infrastructure, remedial works) that would put at serious risk the delivery of development within the timeframe of the local plan review (i.e. up to 2037/38).
- 2.5 The outcome of the assessment is a conclusion on the suitability and deliverability of each site. Deliverability was determined by the outputs of the availability and achievability assessments. For the assessment outcome, each site falls within one of the categories set out in paragraph 2.1 (unsuitable; suitable but undeliverable; Suitable and deliverable)
- 2.6 High-level constraints are identified in the NPPF in footnote 6 of paragraph 11d and as they relate to Swale Borough are:
- Habitat sites
 - Sites of Special Scientific Interest
 - Local Green Space
 - Areas of Outstanding Natural Beauty
 - Designated heritage assets
 - Areas at risk of flooding or coastal change
- 2.7 Those sites wholly covered by one or more of these high-level constraints were assessed as unsuitable. Parts of sites covered by high-level constraints were excluded from the developable area and the calculation of the potential yield. The assessment took account of other high-level policy such as heritage assets. Development is not precluded from these areas but the scale of development, if absolutely necessary, should be minor as opposed to major. In terms of identifying sites for development, other evidence must be taken into consideration. The SHLAA is not the place to consider this specifically because the assessments are high level. Other evidence and information will be used to inform the process of identifying sites for inclusion in the local plan review along with the Sustainability Appraisal and wider corporate objectives.
- 2.8 The assessment is a technical exercise, primarily to clarify the practical aspects of the sites rather than to judge whether or not they should feature as future development allocations in the local plan review. For these reasons, the assessment was effectively “policy-off” where current policies in the local plan were not taken into consideration because the assessments are high-level for the purposes of this exercise.
- 2.9 Part of the assessment includes a potential yield. This is an initial assessment of what each suitable and deliverable site could accommodate in terms of different types of development, e.g. number of residential units, employment floorspace and so on. Where a yield has not been submitted by the promoters, the developable area of the site has been multiplied by a

density appropriate for that site (60 dwellings per hectare (dph) for central urban areas, 45 dph for remaining urban areas and 40 dph for rural areas).

- 2.10 The outcome of this calculation is not an absolute final figure but is a likely indication of what could be delivered on the site. If and when the sites are progressed through to the plan-making stage, a more detailed assessment will be required. At that stage, planning judgements about how much of a site is appropriate for development will need to be made. It is possible that the area and the yield could reduce based on the particular circumstances and need for land to be used for supporting development, for example, open space, roads, schools and healthcare facilities. The figure set out in the assessments is very much a starting point based on the information available.
- 2.11 Where a site has been assessed as suitable and deliverable for more than one use, e.g. residential and/or employment, the figures set out in the assessments are mutually exclusive. They represent what could be achieved for that single use across the site with no other uses. Multiple uses on a site would impact the potential yields for each use.

3. Next steps

- 3.1 The initial assessment of the sites is a purely technical exercise in accordance with government policy and planning practice which means that the first opportunity to comment will be during consultation on the draft Local Plan Review. This consultation is timetabled to take place in early 2021. (For more details, visit www.swale.gov.uk/localplan) It is at this stage that people will be able to make formal representations on the content of the local plan review, including the development strategy put forward by the Council.
- 3.2 In the meantime, the promoters of the sites have an opportunity to fact check the information contained in the assessments for their own sites and respond accordingly. Ongoing consultation with relevant organisations is underway to ensure that any potential 'showstoppers' are identified. This includes KCC Highways, Highways England, Swale CCG and Canterbury and Coastal CCG, KCC Education, Minerals, and Drainage as well as the utilities providers that operate in the area.
- 3.3 The Council is duty bound to assess all submissions made through the Call for Sites (that meet the criteria, i.e. are 0.25ha in size and above). The outcome for each is a technical assessment and at this stage, the Council is looking for comments on the accuracy of the information in the technical assessments only and not on the overall outcome.
- 3.4 Any comments on the assessments should be provided in writing and sent to lpcomments@swale.gov.uk or to Planning Policy Team, Swale House, East Street, Sittingbourne, Kent. ME10 3HT by 5pm on **Friday XXXXXXX 2020**.

List of Submitted Sites (in number order)¹

Site ref number	Address	Parish
SLA18/001	Land West of Sheppey Way	Bobbing
SLA18/002	Land West of Kaine Farm House, Breach Lane	Upchurch
SLA18/003	Gardening World, Lower Hartlip Road	Newington
SLA18/004	Land at Pheasant Farm (West), Sheppey Way	Bobbing
SLA18/005	Land Rear of The Street and Hempstead Lane	Bapchild
SLA18/007	Land East of Sheppey Way	Bobbing
SLA18/008	Land South of School Lane	Lower Halstow
SLA18/009	Church Farm, Sheppey Way	Bobbing
SLA18/010	Land at Cellar Hill	Teynham
SLA18/011	Land Rear of 66 Scrapsgate Road	Minster
SLA18/012	Land at Hopes Hill	Doddington
SLA18/013	Land East of Chaffes Lane	Upchurch
SLA18/014	Danley Farm, Drove Road	Minster
SLA18/015	High Oak Hill Farm, High Oak Hill, Iwade Road	Newington
SLA18/016	Land Rear of Bramblefield Land and Grovehurst Road	Sittingbourne
SLA18/017	Land at Ufton Court Farm, Starveacre Lane	Tunstall
SLA18/018	Land off Lower Road	Minster
SLA18/019	Syndale Park, London Road	Ospringe
SLA18/020	Monkshill Farm, Monkshill Road	Hernhill
SLA18/021	Chilton Manor Farm, Highsted Road	Sittingbourne
SLA18/022	Land at Hearts Delight Road	Tunstall
SLA18/023	Bowl Reed, Oad Street	Borden
SLA18/024	Land Adjacent to Bowl Reed, Oad Street	Borden
SLA18/025	Land West of Frognal Lane	Teynham
SLA18/026	Land off Hempstead Lane	Tonge
SLA18/027	Land at Radfield Farm, London Road	Tonge
SLA18/028	Land at Queen Court Farm, Faversham	Ospringe
SLA18/029	Swan Quay, Belvedere Road	Faversham
SLA18/030	Land at Lion Field, London Road	Faversham
SLA18/031	Land at Plough Road	Minster
SLA18/032	Neats Court, Queenborough Road	Sheerness
SLA18/033	Windy Gap, Chequers Road	Minster
SLA18/034	Land West of The Street	Lynsted with Kingsdown
SLA18/035	Land East of Painters Farm, Painters Forstal Road	Ospringe
SLA18/036	Southfield, Wardwell Lane	Lower Halstow
SLA18/037	Land South of Dunlin Walk	Iwade
SLA18/038	Land East of Scocles Road	Minster
SLA18/042	Land Adjacent Wren's Oast, Sutton Baron Road	Borden

¹ NB Some sites have been withdrawn, developed or are below the required thresholds and are not included in this document.

Site ref number	Address	Parish
SLA18/043	Land Adjacent Sunnyside, Wren's Road	Borden
SLA18/044	Land Adjacent Filmer House, Wren's Road and Hearts Delight Road	Borden
SLA18/045	Land Opposite Uplands, Hearts Delight Road	Tunstall
SLA18/046	Land South of Hearts Delight, Hearts Delight Road	Tunstall
SLA18/047	Land at Street Farm, Pond Farm Road	Borden
SLA18/048	Land Opposite Rookery Close, Primrose Lane	Borden/Tunstall
SLA18/049	Firs Farm, Deans Hill Road	Bredgar
SLA18/050	Land at Danaway, Maidstone Road	Borden
SLA18/051	Land at Wetham Green	Upchurch
SLA18/052	Rushett Farm Buldings, Rushett Lane	Norton
SLA18/053	Blue House Field, Rear of Mountview	Borden
SLA18/054	Land South and South-West of Iwade	Iwade
SLA18/055	Land at Lynsted Lane	Lynsted with Kingsdown
SLA18/056	Land West of Mount Farm Cottages, Staplestreet	Hernhill
SLA18/057	Church Farm, Kays Lane	Hernhill
SLA18/058	Land at New Hook Farm, Lower Road	Minster
SLA18/059	Land Adjacent to Kingsborough Farm, Eastchurch Road	Minster/Eastchurch
SLA18/060	Land at Wallend, Lower Road	Minster
SLA18/061	Land at Queenborough Road	Queenborough
SLA18/062	39 Abbey Fields	Faversham
SLA18/063	Land North of Eastchurch	Eastchurch
SLA18/064	Land at Highfield Road	Sheerness
SLA18/065	Land East of Abbey Farm	Faversham
SLA18/066	Land at Parsonage Farm, The Street	Bredgar
SLA18/067	Land off Elm Lane	Minster
SLA18/068	Land at Perry Court Farmhouse, Brogdale Road	Faversham
SLA18/069	Land Adjacent 8 Bobbing Hill, Key Street	Bobbing
SLA18/072	Former Doddington Primary School, The Street	Doddington
SLA18/073	Land West of The Street	Bredgar
SLA18/074	Land North of Bexon Lane	Bredgar
SLA18/075	Land at St Mary's View	Newington
SLA18/076	Land at Ellen's Place, High Street	Newington
SLA18/077	Land at Ham Road	Faversham
SLA18/078	Lady Dane Farm Buildings, Love Lane	Faversham
SLA18/079	Queens Court farm yard, Water Lane	Faversham
SLA18/080	Land at Halfway Road, Halfway Houses	Sheerness
SLA18/081	Land at London Road and Western Link	Faversham
SLA18/082	Land North of The Street/Canterbury Road	Boughton
SLA18/083	Land off Dargate Road, Dargate	Hernhill
SLA18/084	Land at Gibbens Farm, The Street	Bredgar
SLA18/085	Land Rear of 142-146 The Street	Boughton
SLA18/086	Churchmans Farm, Stalisfield Road	Ospringle

Site ref number	Address	Parish
SLA18/087	Land Adjoining/Rear of Jubilee Fields	Upchurch
SLA18/088	Land South West of Belgrave Road	Sheerness
SLA18/089	Land at Home Farm, The Street	Doddington
SLA18/090	Land at Former Gas Yard, The Street	Doddington
SLA18/092	Land West of Norham Farm, Selling Road	Selling
SLA18/093	Land Adjacent Monica Close	Selling
SLA18/094	Land East of Selling Road	Selling
SLA18/095	Norham Farm, Selling Road	Selling
SLA18/096	Land East of Selling Road (2)	Selling
SLA18/097	Tonge Country Park, Hempstead Lane	Bapchild
SLA18/098	Land at Otterham Quay Lane	Upchurch
SLA18/099	Land South of 93 Chaffes Lane	Upchurch
SLA18/100	148 High Street	Newington
SLA18/101	Land at Hill Farm	Bobbing
SLA18/102	Milstead Manor Farm, Manor Road	Milstead
SLA18/103	Land South of Oak Hill	Newington
SLA18/104	Land at The Street	Doddington
SLA18/105	Halfway Egg Farm, Featherbed Lane	Sittingbourne
SLA18/106	Land at Barrow Green Farm, London Road	Teynham
SLA18/107	Land East of Faversham Industrial Estate, Graveney Road	Faversham
SLA18/108	Land at Brett House, Bysing Wood Road	Faversham
SLA18/109	Land Adjacent St Clements School, Leysdown Road	Leysdown
SLA18/110	Land West of Bredgar, Wrens Road	Bredgar
SLA18/111	Hartlip Industrial Estate	Hartlip
SLA18/112	Land at Sittingbourne Golf Centre, Church Road	Tonge
SLA18/113	Land at The Port of Sheerness, Rushdenden Road	Queenborough
SLA18/114	Land at Brent Road	Faversham
SLA18/115	Land at 18 The Courtyard, Seed Road	Newnham
SLA18/116	Land South of London Road/West of Lynsted Lane	Lynsted with Kingsdown
SLA18/117	Land Adjacent Westfield, Swanton Street	Bredgar
SLA18/118	Land North of/Adjacent to 124 Borden Lane	Borden
SLA18/119	Land at Long Field	Upchurch
SLA18/121	Seaview Park, Warden Bay Road	Leysdown
SLA18/122	Land at Claxfield Road (Site 1)	Teynham
SLA18/123	Land at Claxfield Road (Site 2)	Teynham
SLA18/124	Land at The Tracies	Newington
SLA18/125	Northern Plot opp Westfield Cottages, Breach Lane	Lower Halstow
SLA18/126	Southern Plot opp Westfield Cottages, Breach Lane	Lower Halstow
SLA18/127	Land SW of Boyse's Hill Farm	Newington

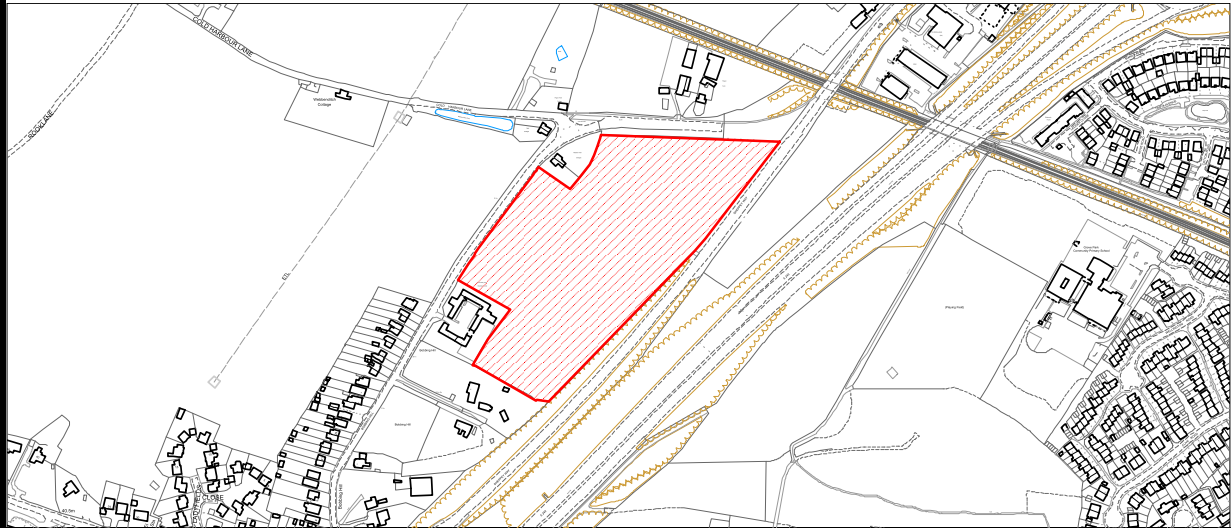
Site ref number	Address	Parish
SLA18/129	Keycol Farm, Keycol Hill	Newington
SLA18/130	Land North of The Valance	Lynsted
SLA18/131	Land adj. Allocation A12	Sheerness
SLA18/132	Medlar House, Lynsted Lane	Lynsted
SLA18/133	Land at Bartletts Close, Halfway	Sheerness
SLA18/134	Stocks Paddock	Sheldwich
SLA18/135	Land at Graveney Road, East of Faversham	Faversham
SLA18/136	Land North of Canterbury Road	Dunkirk
SLA18/137	Land between A2 Bapchild and existing Northern Relief Road	Tonge
SLA18/138	Land at Fox Hill/School Lane	Bapchild
SLA18/139	Land at South-West Sittingbourne	Borden
SLA18/140	Callum Park	Lower Halstow
SLA18/141	Land West of Martindale, Elm Lane	Minster
SLA18/142	Land at The Nurseries, Pond Farm Road	Borden
SLA18/143	Land at Home Farm	Borden
SLA18/144	Land at Starveacre Lane and Hearts Delight	Borden
SLA18/145	Church House, Church Path	Lower Halstow
SLA18/146	Lime Kiln Shaw, Lime Kiln Road	Bredgar
SLA18/147	Land at Forstal Farm (West), Selling Road	Selling
SLA18/148	Land at Forstal Farm (East), Selling Road	Selling
SLA18/149	Land at Oare Gravel Works, Ham Road	Faversham
SLA18/150	The Former Garden Hotel (no 169), The Street	Boughton under Blean
SLA18/151	Land at Warden, South of Knoll Way	Warden
SLA18/152	Land south of A2 London Road/West of Water Lane	Ospringe
SLA18/153	Land south of Dover Castle Inn, A2 London Road/Cellarhill	Teynham
SLA18/154	Land at Lamberhurst Farm, Dargate	Hernhill
SLA18/155	Land off Canterbury Road	Dunkirk
SLA18/156	Foresters Lodge Farm	Dunkiri
SLA18/157	Wellbrook Farm (Site A)	Boughton
SLA18/158	Wellbrook Farm (site B)	Boughton
SLA18/159	Land West of Mustards Road	Leysdown
SLA18/160	Land at Norton Ash Garden Centre	Norton
SLA18/161	Plough Leisure Caravan Park	Minster
SLA18/162	Bossenden Farm Frontage Land	Dunkirk
SLA18/163	Oakside Park, London Road	Dunkirk
SLA18/164	Land South of Hearts Delight, Hearts Delight Road	Tunstall
SLA18/165	Land East of Queenborough	Sheerness
SLA18/166	Land rear of Solna, Keycol Hill	Newington
SLA18/167	Land West of Western Link	Faversham
SLA18/169	97-103 Ashford Road	Faversham

Site ref number	Address	Parish
SLA18/170	Former Bus Depot, East Street	Sittingbourne
SLA18/171	Between 11 & Sunset, Southsea Avenue	Minster
SLA18/172	Otterham Quay, Otterham Quay Lane	Upchurch
SLA18/173	Former Funton Brickworks	Lower Halstow
SLA18/174	Land at Ham Farm, Ham Road	Faversham
SLA18/175	Land north of Key Street	Bobbing
SLA18/176	Land at Belgrave Road	Minster
SLA18/177	Land at Cowstead Farm, Lower Road	Minster
SLA18/178	Preston Fields, Canterbury Road	Faversham
SLA18/179	The Foundary, Rushenden Road	Queenborough
SLA18/180	Nil Desperandum Rushenden Hill	Queenborough
SLA18/181	Shellness Rd & Park Avenue	Leysdown
SLA18/182	Land North of Quinton Road	Sittingbourne
SLA18/183	Land at Frognal Lane	Teynham
SLA18/184	Land at Pheasant Farm, east of Sheppey Way	Bobbing
SLA18/186	Halfway Houses Primary School, Southdown Rd	Minster
SLA18/187	Iwade fruit & produce	Iwade
SLA18/189	Land north of High Street	Eastchurch
SLA18/190	Land East of Station Road	Teynham
SLA18/191	Bull Lane	Boughton
SLA18/192	Faversham Police Stn, Church Rd	Faversham
SLA18/193	Land at Minster County Primary School, Preston Skreens, Minster Road	Minster
SLA18/194	Bysingwood Primary School, Hazebrouck Road	Faversham
SLA18/195	152 Staplehurst Road	Sittingbourne
SLA18/198	Plover Road (Thistle Hill), Minster	Minster
SLA18/199	West Street, Queenborough	Queenborough
SLA18/200	Swale House and environs	Sittingbourne
SLA18/201	Central Avenue	Sittingbourne
SLA18/203	Provender Mill, New Creek Road	Faversham
SLA18/207	South of Queenborough Creek	Queenborough
SLA18/208	Staplehurst Road	Sittingbourne
SLA18/209	Land at Minster Academy, Admiral Walk	Minster
SLA18/210	Land off Colonels Lane	Boughton
SLA18/211	Land South of Colonels Lane	Boughton
SLA18/212	Land Adjoining Mayfield, London Road	Teynham
SLA18/213	Barrow Green Farm, Barrow Green	Teynham
SLA18/214	Former Istil site Rushenden Road/Thomsett Way	Queenborough
SLA18/216	Bell House, Bell Road	Sittingbourne
SLA18/217	Land West of Wises Lane	Borden
SLA18/218	North East Sittingbourne	Sittingbourne
SLA18/219	Land East of Iwade	Iwade
SLA18/220	West of Rushenden Road	Queenborough
SLA18/222	Land at Manor Farm, Key Street	Borden

Site ref number	Address	Parish
SLA18/223	Land at Ashford Road, North Street, Sheldwich	Sheldwich, Faversham, Ospringe & Selling
SLA18/224	Land at Bobbing	Bobbing, Iwade & Newington
SLA18/225	South East Sittingbourne	Bapchild, Tonge, Rodmersham, Tunstall, Teynham, Milstead & Bredgar
SLA18/226	South East Faversham	Faversham, Boughton & Selling
SLA18/228	Land adj Newington Manor, Bull Lane	Hartlip
SLA18/229	Land at Pond Farm	Newington
SLA18/230	Sittingbourne Adult Education, College Rd	Sittingbourne
SLA18/232	Land at Stickfast Lane	Bobbing
SLA18/233	Land adjacent to Cryalls Lane	Borden
SLA18/234	Land at Plough Road (2)	Minster
SLA18/235	Land at Perry Court Farm	Faversham
SLA18/236	Land to the North of Vigo Cottage, Lynsted Lane	Lynstead with Kingsdown
SLA18/237	Land to the North of Vigo Cottage, Lynsted Lane (2)	Lynstead with Kingsdown

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/001	Land west of Sheppey Way	Bobbing



Site Assessment

Current/Previous Use:	Agricultural	Gross Site Area (ha):	4.3
Site Type:	Greenfield	Developable Area (ha):	

Site Description:

This site sits between Sheppey Way and Bobbing Hill between Grove Dairy Farm at the south west corner of the site and Pigeon Farm to the north of the site. It excludes Meadow View Cottages. The site rises gently from the south, northwards and is grassed and open with sporadic trees/hedges along part of the eastern boundary.

Suitability:

The site is not subject to any high level constraints but is remote from the boundary of the nearest settlements. In terms of access to services, the site is in a reasonably sustainable location due to its proximity to the facilities at Bobbing Services and to the primary school. There is a public right of way running north/south across the middle of the sight that links Bobbing Hill in the north with Bobbing Hill in the south near to the Key Street roundabout and the A249. The site is considered suitable.

Availability:

The site is in multiple ownership. It has been promoted for development by one of the landowners although all are in agreement that the site is available for development and there is a developer option on the site. The site is considered available.

Achievability:

Access to the site is currently via Bobbing Hill and alternative access would need to be provided (suggested as a roundabout on Sheppey Way). Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):

100

Potential Employment Area (ha):

0

Potential Other Use Area (ha):

0

Timescale for delivery:

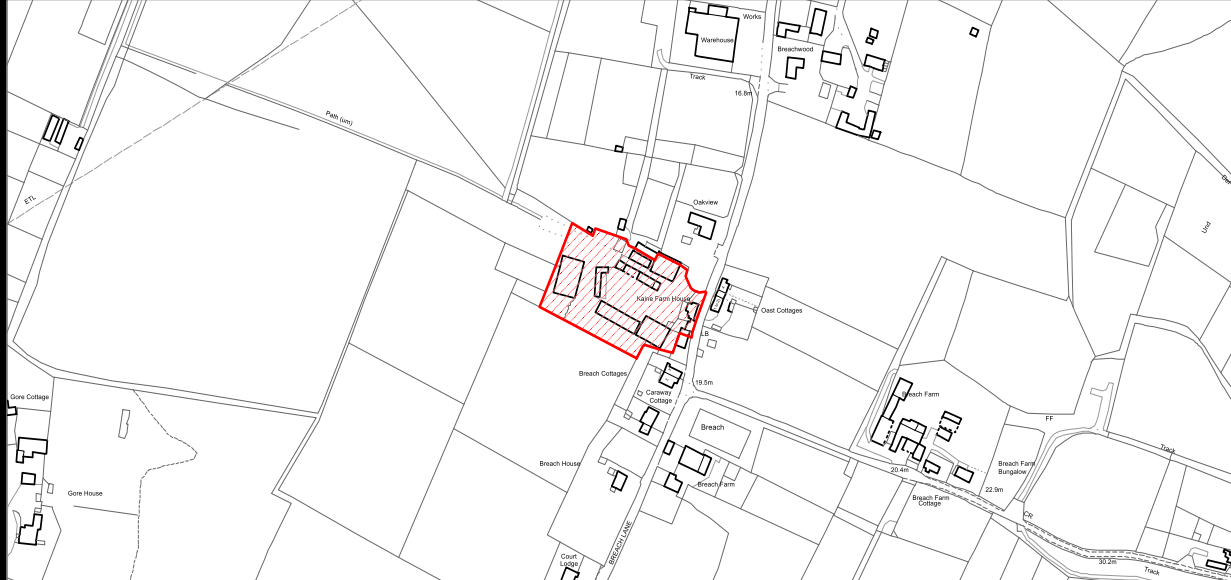
1 to 5 years

Assessment Outcome:

Suitable and deliverable

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/002	Land West of Kaine Farm House, Breach Lane	Upchurch



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	0.69
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is within the Upchurch area but is some 1.96km to the south of the village boundary and 2.12km to the northwest of Newington, a local centre. There are some small clusters of residential development in the area, but the site is primarily surrounded by agricultural, and some commercial land, as well as the open countryside. Part of the site is covered by a minerals safeguarding area. There are a couple of listed buildings within the vicinity.

Suitability:

A very small portion of the site falls within flood zone 3; however this could be removed from the developable area. The site is not within a reasonable walking distance of any daily services and facilities, nor are there footpaths to facilitate this. The rural nature of the roads is such that cycling would only likely be an option for experienced users. There are bus stops close to the site but they are not on a high frequency route. The site is remote from the settlement confines. The site is considered to be unsuitable.

Availability:

The landowner has promoted the site through the 'call for sites' exercise. A prior notification application allows for the conversion of one of the barns on the site into a dwelling, but it is assumed that the development of the whole site as submitted would be the preferred option. The site is considered to be available.

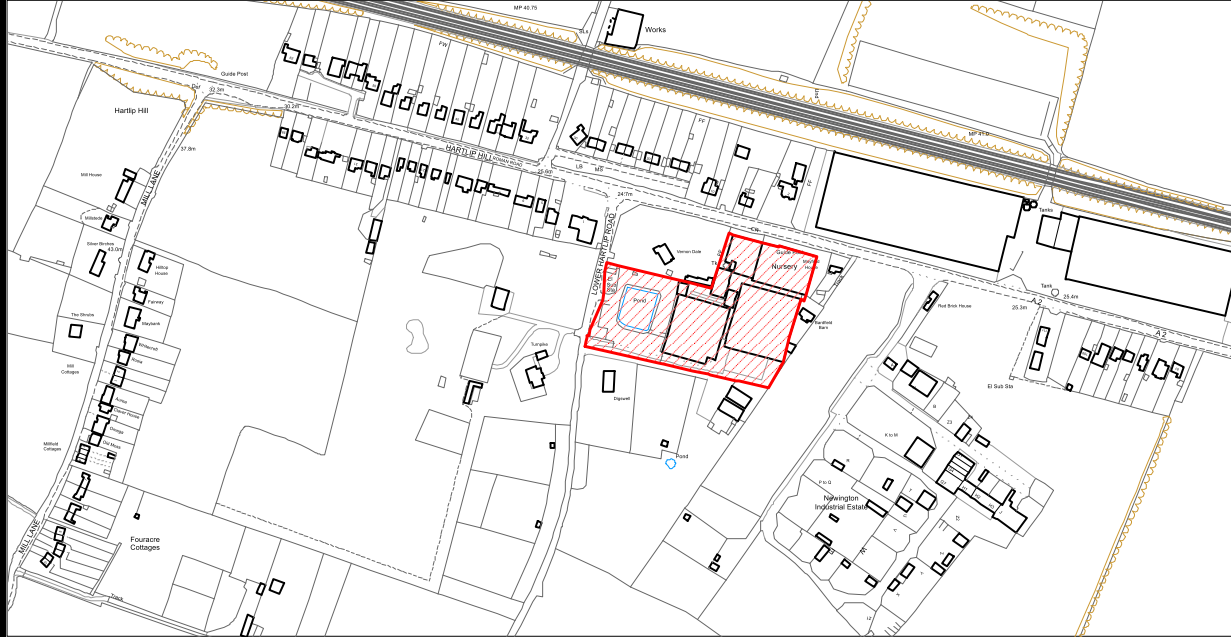
Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	0
Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	N/A
Assessment Outcome:	
Unsuitable	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/003	Gardening World Ltd, Lower Hartlip Road	Newington



Site Assessment

Current/Previous Use:	Garden Centre	Gross Site Area (ha):	1.53
Site Type:	Brownfield	Developable Area (ha):	0

Site Description:

The site is situated within the Parish of Newington, south of the A2, but approximately 0.5km to the west of the built-up area boundary of the main village. A further 5.5km to the east is Sittingbourne town centre. The site is adjacent to Newington Industrial Estate with linear residential development opposite and the railway line to the north. Away from this, the surroundings are mainly open countryside. The site has been in use as a garden centre. Part of the site falls within a minerals safeguarding area.

Suitability:

The vast majority of the site falls within flood zone 3 and is therefore subject to a high level constraint. With many less at risk areas throughout the area, the site is considered to be unsuitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise. There are records of unimplemented permissions for alternative uses at the site, however it is assumed that the submitted use is preferable. The site is considered to be available.

Achievability:

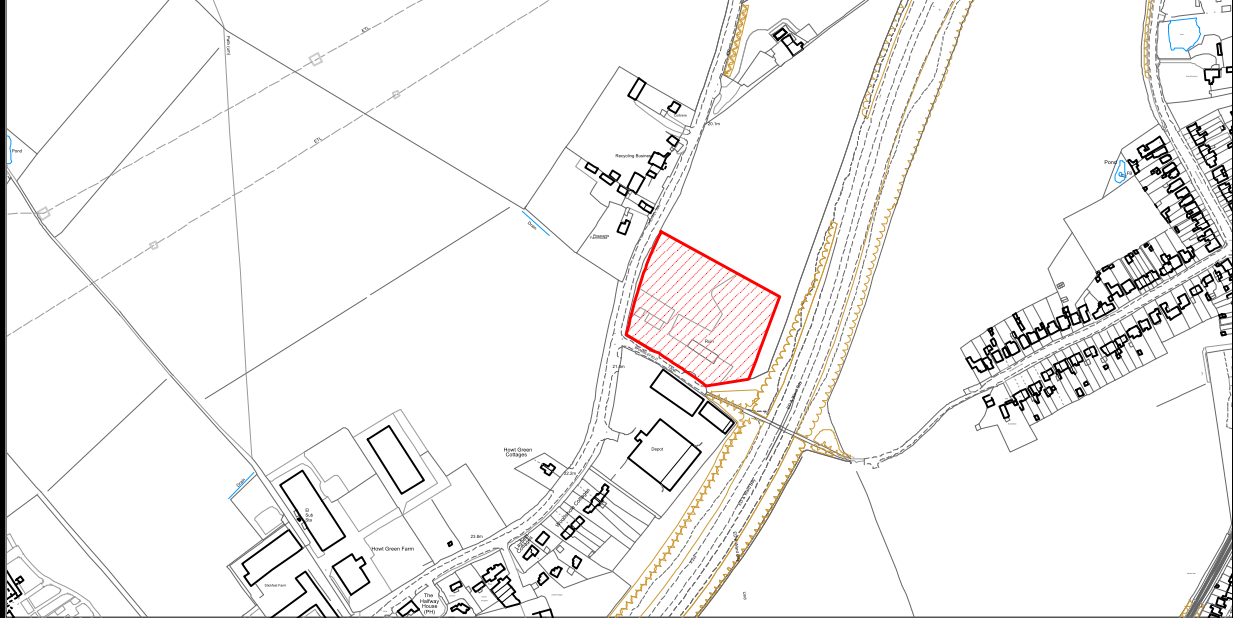
Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	0
Potential Employment Area (ha):	0

Potential Other Use Area (ha):	0
Timescale for delivery:	N/A
Assessment Outcome:	
Unsuitable	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/004	Land at Pheasant Farm, Howt Green	Bobbing



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	1.64
Site Type:	Greenfield	Developable Area (ha):	

Site Description:

The site is situated within Sittingbourne, close to the Bobbing and Iwade areas but not within any defined settlement boundary. The built-up area boundary of Iwade is some 1.4km to the north and Sittingbourne town centre is approximately 6km to the southeast. The site is bound by the A249 on one side and Sheppey Way on the other with development in the area being sporadic and linear in form. There is a mixture of agriculture, commercial and residential development within the wider area.

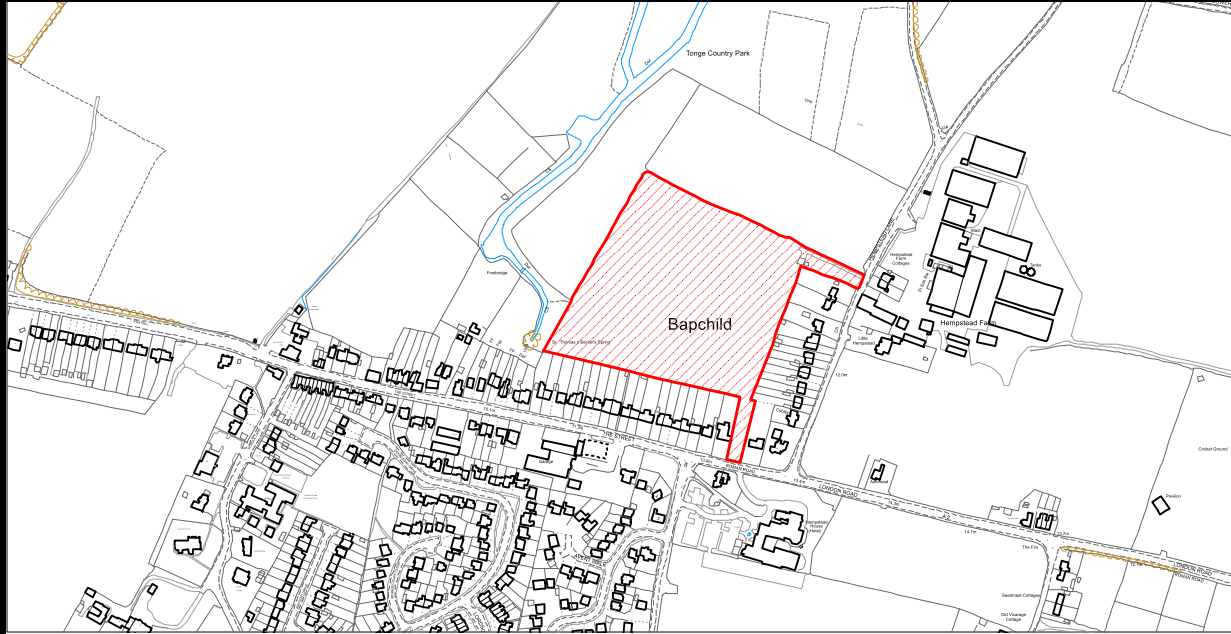
Suitability:

The site is not subject to any high level constraints but is separated from any existing built-up area boundary or settlement. It falls within a minerals safeguarding area and there is a listed building opposite. The site is previously developed land but is now vacant, containing the remnants of fire damaged buildings and hardstanding. There is a public house close to the site but no convenience shops, schools or doctor's surgeries within a reasonable walking distance. Similarly, given the sporadic nature of development here, there are also extremely limited employment opportunities within a reasonable walking distance of the site. As such, travel would be required into Iwade, Sittingbourne and onwards for almost all everyday services and facilities. Cycling is unlikely to be used as a significant means of transport due to the fast moving Sheppey Way which does not have dedicated cycling lanes at this location. There are bus stops on either side of the road here, but this alone does not make a location sustainable. The site is considered unsuitable.

Availability:	
The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.	
Achievability:	
Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.	
Potential Residential Yield (units):	0
Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	N/A
Assessment Outcome:	
Unsuitable	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/005	Land Rear of The Street and Hempstead Lane	Bapchild



Site Assessment

Current/Previous Use:	Countryside	Gross Site Area (ha):	3.8
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is situated within the Parish of Bapchild but is partly within partly adjacent to the built-up area boundary of the main village. It leads out onto the A2 with Teynham approximately 2.68km to the east and Sittingbourne town centre around the same distance to the west. Away from the village, the immediate surroundings are mainly agricultural land/open countryside although the railway line is to the north. Part of the site has been used as a plant nursery.

Suitability:

The site is a Local Green Space and is therefore subject to a high level constraint. The site is therefore considered to be unsuitable.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

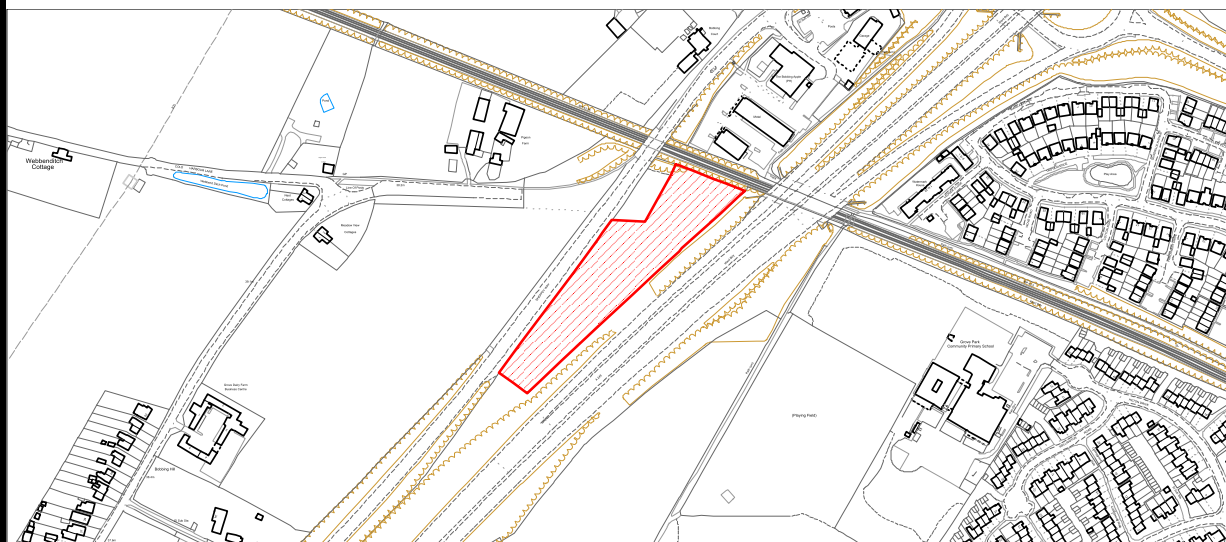
Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	0
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Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	N/A
Assessment Outcome:	
Unsuitable	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/007	Land east of Sheppey Way	Bobbing



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	1
Site Type:	Greenfield	Developable Area (ha):	

Site Description:

This parcel of land sits to the east of Sheppey Way and is relatively level. It's northern boundary is marked by the railway line and the A249 runs along it's eastern boundary beyond a bank of trees and shrubs that sit on a slope that leads down to the road itself.

Suitability:

The site is not subject to any high level constraints although the northern most part of the site falls within a minerals safeguarding area (brickearth). The site is remote from the confines of the nearest settlements. In terms of access to services, it is in a sustainable location, adjacent to Bobbing Services and close to the nearby primary school north of the railway. The site is considered suitable.

Availability:

The site is in multiple ownership. It has been promoted for development by one of the landowners although all are in agreement that the site is available for development and there is a developer option on the site. The site is considered available.

Achievability:

Access to the site would be via Sheppey Way. If developed with site 18/001, a roundabout is proposed linking this parcel with the site on the other side of Sheppey Way. Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):

0

Potential Employment Area (ha):

4,000 sq. m. office floorspace (across 9 units)

Potential Other Use Area (ha):

60 bed hotel

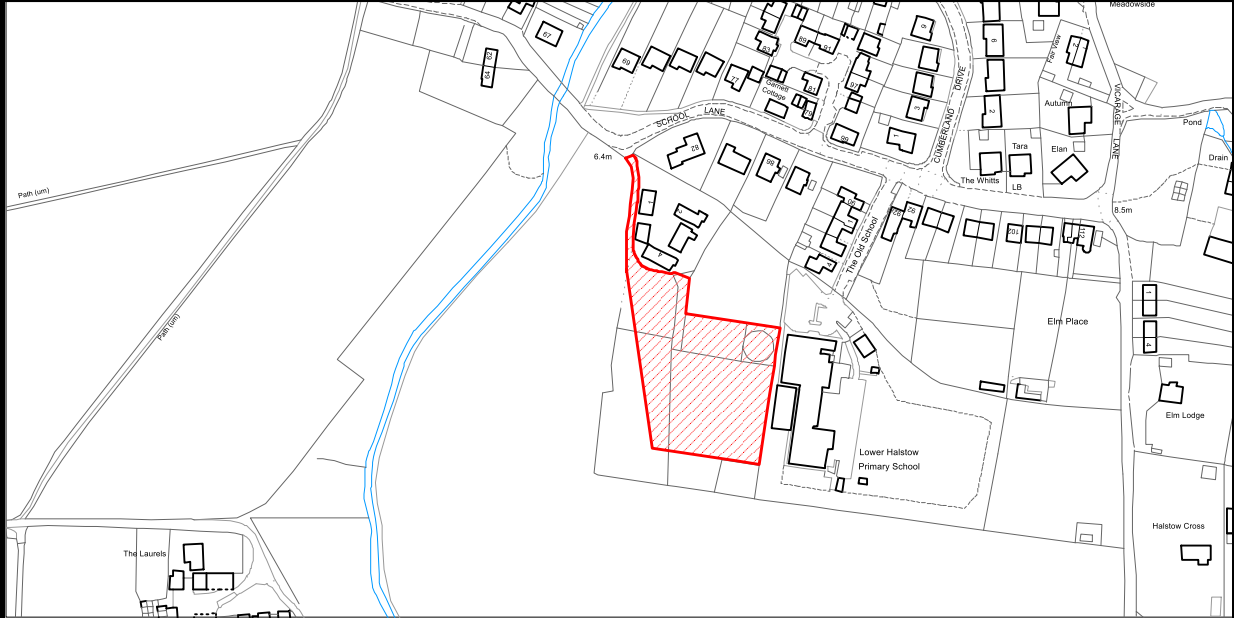
Timescale for delivery:

Not phased

Assessment Outcome:**Suitable and deliverable**

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/008	Land South of School Lane	Lower Halstow



Site Assessment

Current/Previous Use:	Paddock	Gross Site Area (ha):	0.51
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is situated within the Parish of Lower Halstow but outside of and adjacent to the south of the built-up area boundary of the main village. Newington is some 2.55km to the south and Sittingbourne town centre is approximately 7.5km to the southeast. Away from the village, the surroundings feature sporadic development in areas of agricultural land and open countryside. Part of the site is covered by a minerals safeguarding area.

Suitability:

The site is not subject to any high level constraints and is adjacent to the main village. There is a public house, a convenience store and a primary school within a reasonable walking distance from the site. There is a bus stop, but it is not on a high frequency route. The train stations at Newington and Rainham are not within reasonable walking distances. Given the small size of the village, local employment opportunities are limited. As such, travel would be required, likely into Newington, Medway, Sittingbourne and onwards for the wider range of everyday services and facilities. The lower frequency bus service, and lack of dedicated cycle lanes would likely result in travel by car. The site is considered unsuitable.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

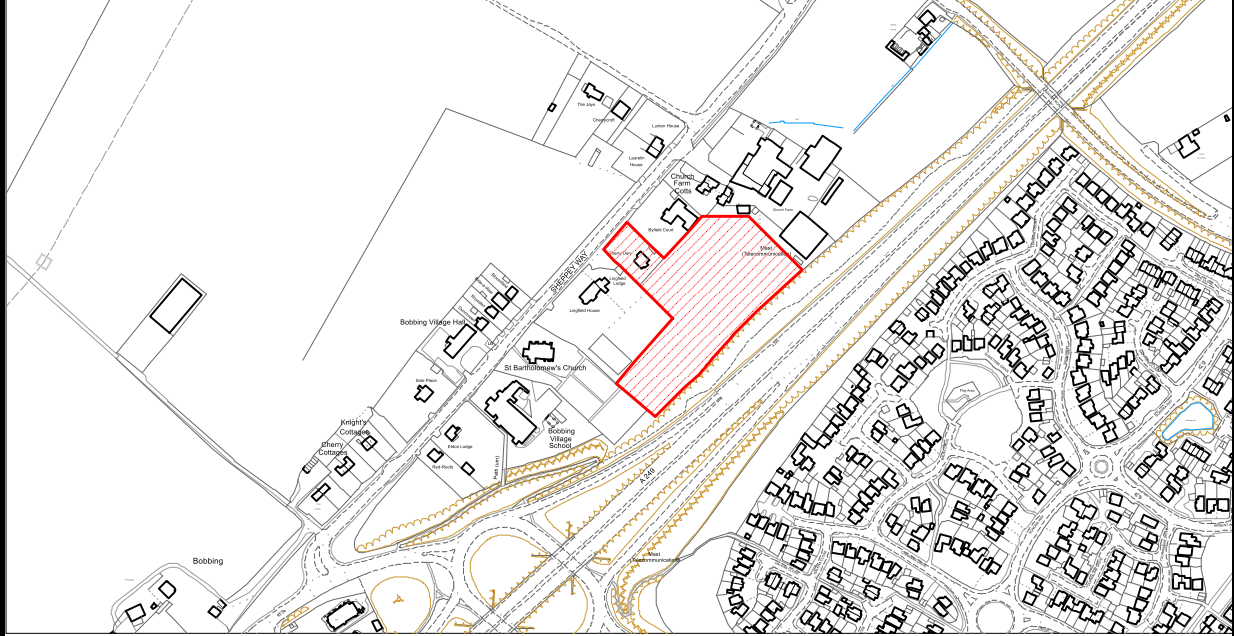
Potential Residential Yield (units):	0
Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	N/A

Assessment Outcome:

Unsuitable

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/009	Church Farm, Sheppey Way	Bobbing



Site Assessment

Current/Previous Use:	Agricultural	Gross Site Area (ha):	1.41
Site Type:	Greenfield	Developable Area (ha):	1.41

Site Description:

The site is situated within the Parish of Bobbing, which due to its small nature does not have a defined settlement boundary. Sittingbourne town centre is approximately 3.6km to the southeast. The site sits along a linear route of sporadic development between Sheppey Way and the A249. This includes commercial, residential and agricultural development. To the north and west the surroundings are mainly open countryside and agricultural land. A small fraction of the site is covered by a minerals safeguarding area and there are listed buildings within the vicinity.

Suitability:

The site is not subject to any high level constraints and is close to the built-up area boundary of Sittingbourne. It is however physically separated from it by the A249. The site is within a reasonable walking distance of a primary school, church, village hall, petrol/station convenience store and hotel/public house. However, the wider range of higher order services required for everyday living would require travel, likely into Sittingbourne and beyond. The site is not within a walkable distance to a train station, but is served by 2 bus routes, including a commuter service to London. The site is fairly walkable and there are dedicated cycle lanes here. These elements help to promote active modes and public transport over car usage. Furthermore, the existing allocation at north west Sittingbourne will provide a secondary school, open space and possible community facilities within a walkable distance of the site. Overall, the site is considered to be suitable.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):

36

Potential Employment Area (ha):

0

Potential Other Use Area (ha):

0

Timescale for delivery:

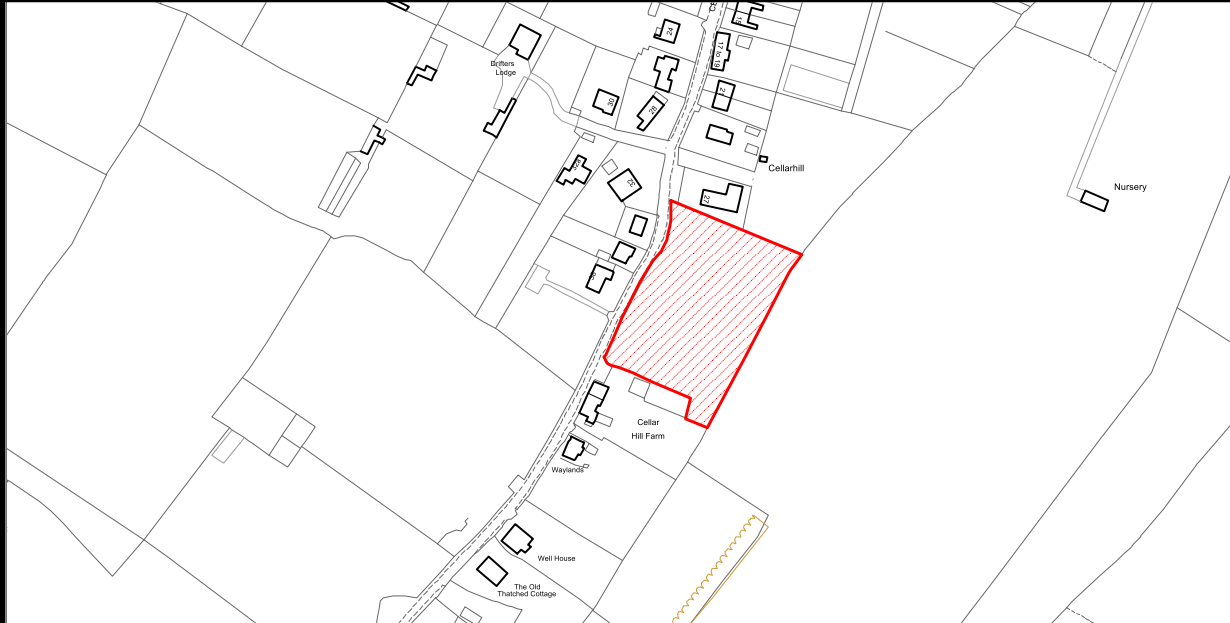
5 years

Assessment Outcome:

Suitable and deliverable

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/010	Land at Cellar Hill	Teynham



Site Assessment

Current/Previous Use:	Shrubland	Gross Site Area (ha):	0.57
Site Type:	Greenfield	Developable Area (ha):	0.57

Site Description:

The site is situated within the Parish of Lynsted with Kingsdown but is adjacent to the built-up area boundary of Teynham, a local service centre. Sittingbourne town centre is some 5.47km to the west and Faversham town centre is 7.11km to the east. To the north of the site is a linear strip of residential development leading to the main village and the A2. Otherwise the site is surrounded by more sporadic development opening up into countryside and agricultural land. The site is very slightly covered by a minerals safeguarding area. It is in a conservation area and there are a number of listed buildings in the area.

Suitability:

The site is not subject to any high level constraints and is adjacent to the settlement confines of Teynham. It is within a reasonable walking distance of a GP's surgery, a primary school, a convenience store, open space and a village hall. The nearby allocation at Station Road will also provide further open space. Local employment opportunities are limited to those services and facilities provided within the village. Onwards travel to Sittingbourne and Faversham would be required to meet the full range of necessary facilities and services. However, there are bus stops very close to the site which are well serviced to the towns and the train station such that there would not be an overall over reliance on the car. Taking the above into account, the site is considered to be in a sustainable location which is suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

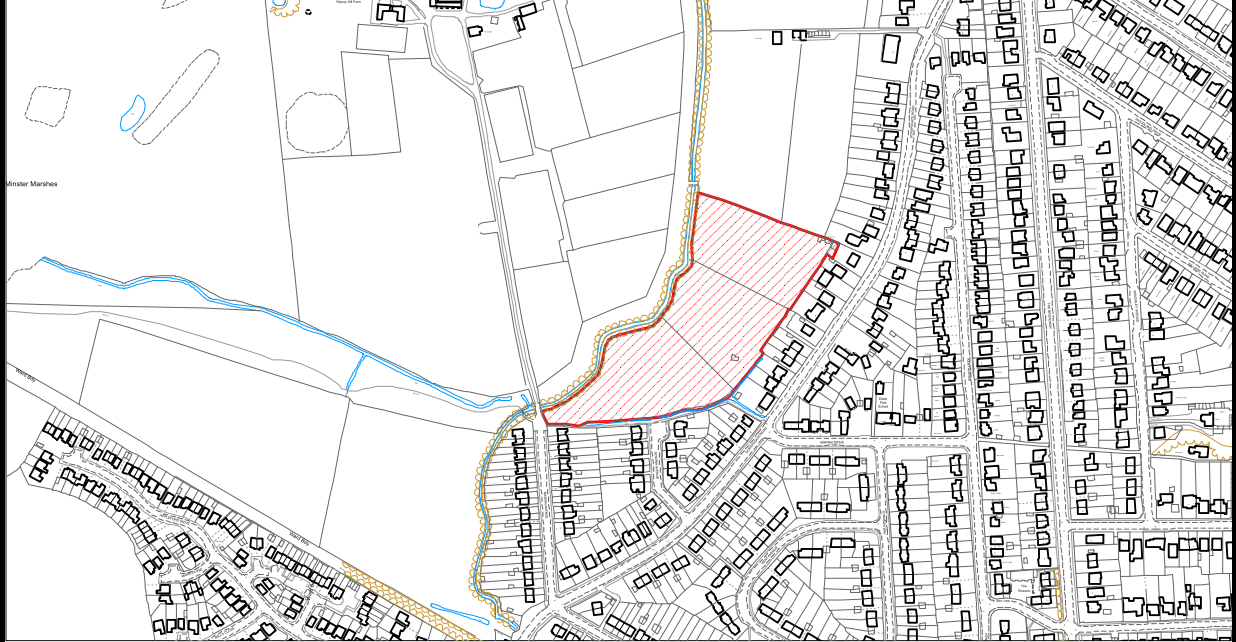
Potential Residential Yield (units):	12
Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	5 years

Assessment Outcome:

Suitable and deliverable

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/011	Land at Rear of 66 Scrapsgate Road	Minster



Site Assessment

Current/Previous Use:	Equestrian	Gross Site Area (ha):	2.13
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is situated within the Parish of Minster and is adjacent to the built-up area boundary of the main settlement. Along its southern border the site is surrounded by residential development, and to the north, the land opens up onto Minster marshes. Sheerness town centre is some 4.5km to the northwest.

Suitability:

The site is subject to a high level constraint in that it is entirely covered by flood zone 3. As such, the site is not considered to be suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

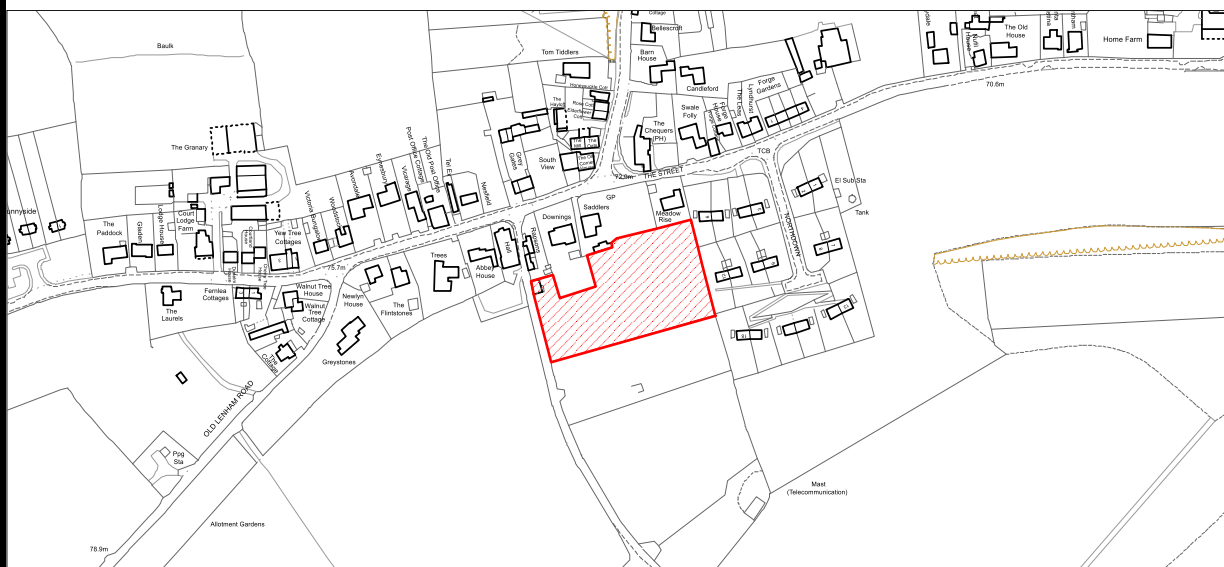
Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	0
Potential Employment Area (ha):	0

Potential Other Use Area (ha):	0
Timescale for delivery:	0
Assessment Outcome:	
Unsuitable.	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/012	Land at Hopes Hill	Doddington



Site Assessment

Current/Previous Use:	Grazing	Gross Site Area (ha):	0.6
Site Type:	Greenfield	Developable Area (ha):	0.6

Site Description:

This rectangular shaped site sits to the south of Doddington, adjacent to the settlement confines to the north and east. It is a greenfield site currently in grazing use. It rises upwards gently from the north to the south.

Suitability:

The site is not subject to any high level constraints other than it is within the Kent Downs AONB and sits adjacent to the settlement confines of Doddington village. In terms of access to services, the site is in a relatively unsustainable location. The site is considered unsuitable.

Availability:

The site is in single ownership and has been promoted for development by the landowners. The site is therefore considered available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed. The site is considered to be achievable.

Potential Residential Yield (units):

0

Potential Employment Area (ha):

0

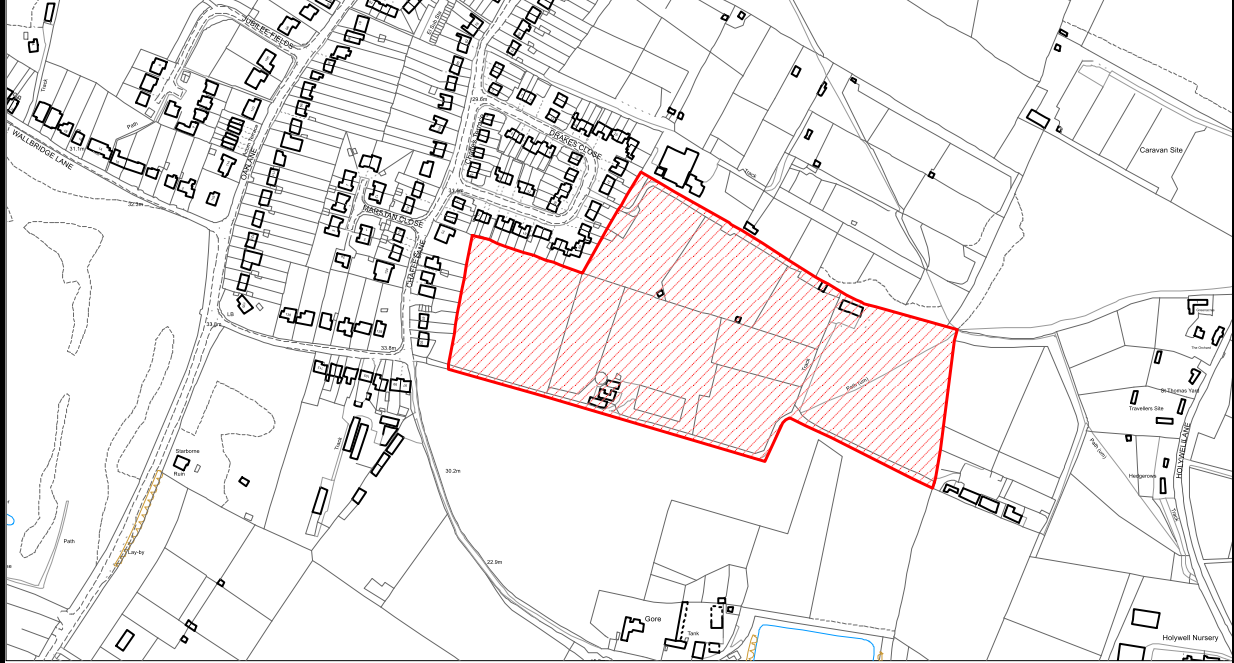
Potential Other Use Area (ha):

0

Timescale for delivery:**Assessment Outcome:****Unsuitable**

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/013	Land East of Chaffes Lane	Upchurch



Site Assessment

Current/Previous Use:	Agricultural	Gross Site Area (ha):	6
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is situated within the Parish of Upchurch but it outside of and adjacent to the built-up area boundary of the main village. There is residential development to the west, but the remainder of the site is surrounded by agricultural land and open countryside. Rainham is 2.94km to the southwest, Newington 4.36km to the southeast and Sittingbourne town centre is some 9.4km to the southeast.

Suitability:

The site is not subject to any high level constraints and is adjacent to an existing settlement boundary. However, this is a small village and the majority of the site is not within a reasonable walking distance of any services or facilities, aside from areas of open space. Employment opportunities are very limited in the area. Travel would be required outwards to Rainham, Newington and beyond. There is no train station close by and the rural nature of the outgoing roads are unlikely to be attractive to cyclists. There are bus stops close to the site, but they are not in a high frequency bus route. Development of the site would result in a high level of car dependency. Taking into account all of the above, the site is considered to be in an unsustainable location which is not suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units): 0

Potential Employment Area (ha): 0

Potential Other Use Area (ha): 0

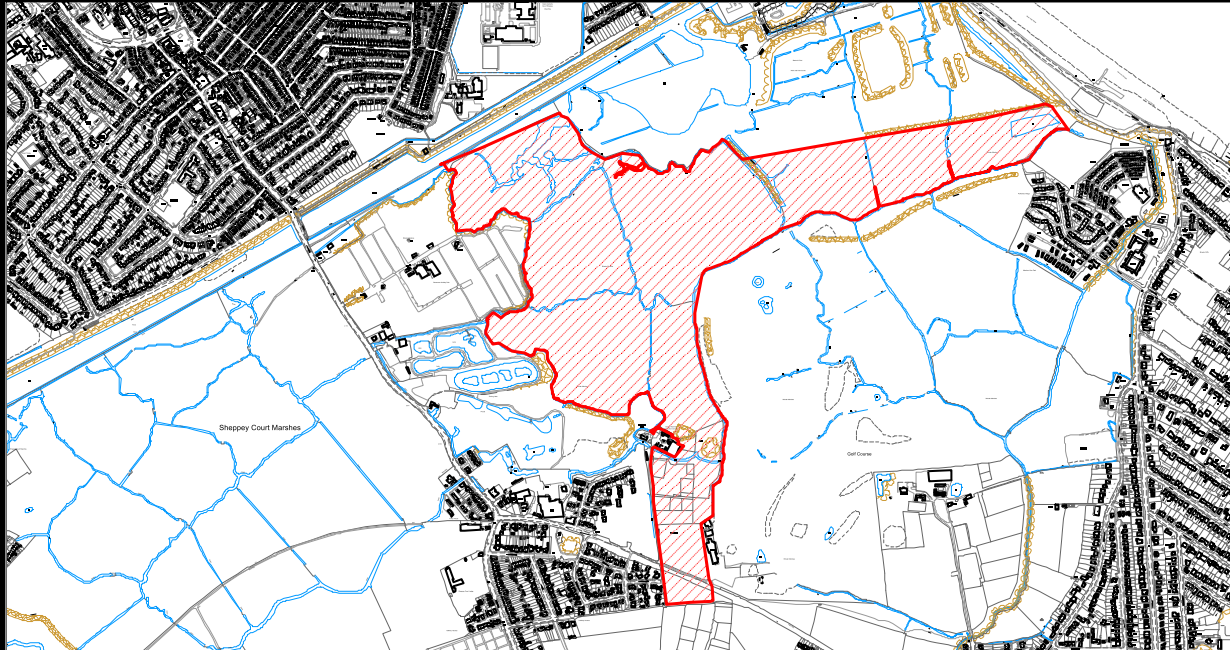
Timescale for delivery: 0

Assessment Outcome:

Unsuitable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/014	Danley Farm, Drove Road	Sheerness



Site Assessment

Current/Previous Use:	Grazing and livestock	Gross Site Area (ha):	51.16
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site sits on marshland between Sheerness and Minster, and is close to the settlement boundaries on either side. To the northeast is the coastline and to the west is Halfway Road. Sheerness town centre is some 3.66km to the northwest.

Suitability:

The site is subject to a high level constraint in that it is covered by flood zone 3 in its entirety. The site is therefore considered to be unsuitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

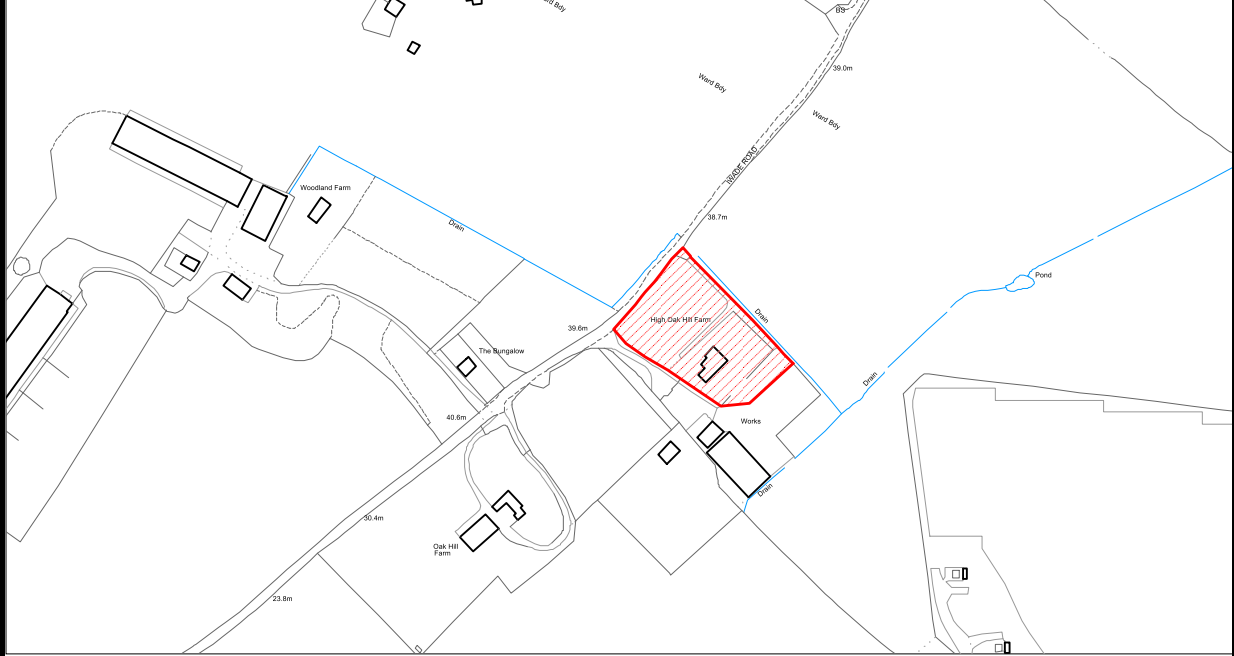
Due to the size of the site and the level of mitigation work that would be required to make the site suitable for residential development, it is not considered to be achievable within the period of the Local Plan.

Potential Residential Yield (units):	0
Potential Employment Area (ha):	0

Potential Other Use Area (ha):	0
Timescale for delivery:	0
Assessment Outcome:	
Unsuitable.	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/015	High Oak Hill Farm, High Oak Hill	Newington



Site Assessment

Current/Previous Use:	Farmhouse and curtilage	Gross Site Area (ha):	0.53
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is situated within the Parish of Newington but approximately 1.62km to the northeast of the main village. Sittingbourne town centre is some 6.5km to the southeast. High Oak Hill is a rural lane on which there is sporadic development surrounded by mainly countryside and agricultural land. There is ancient woodland opposite the site.

Suitability:

The site is not subject to any high level constrains but is separated from any settlement. There are no services or facilities within a reasonable walking distance of the site and so travel would be required into Newington and onwards to the higher order urban centres. The site is not on a bus route and is not easily cycled. The site would result in a reliance on car travel. Taking this all into account, the site is considered to be in an unsustainable location which is not suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

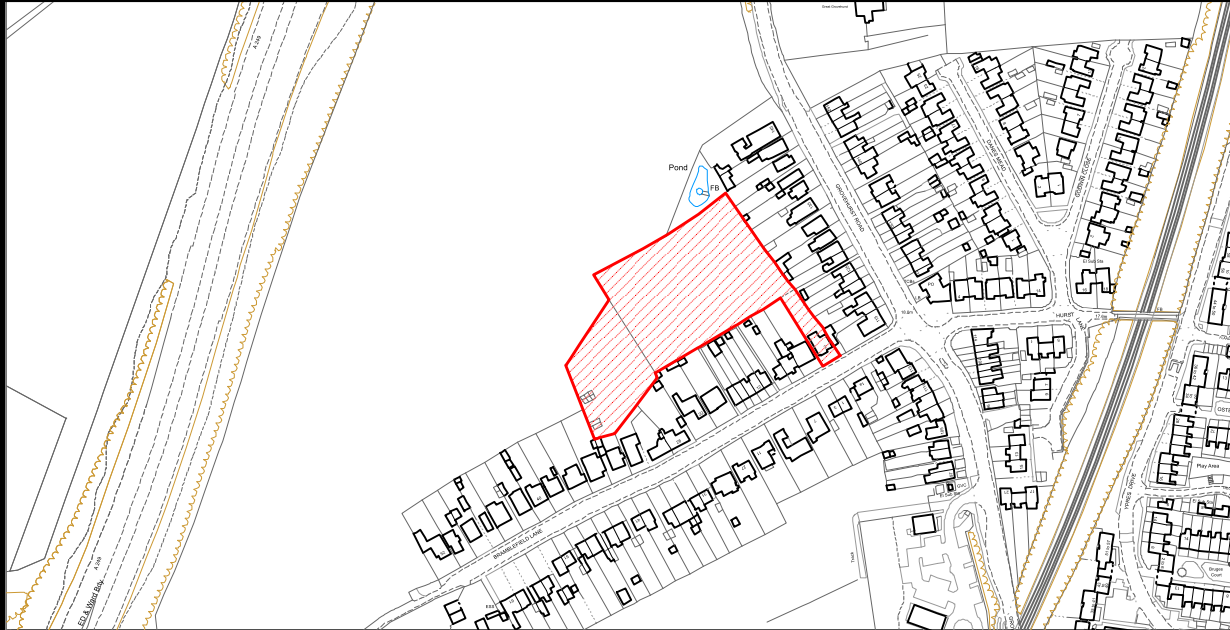
Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	0
Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	0
Assessment Outcome:	
Unsuitable.	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/016	Land Rear of Bramblefield Road	Sittingbourne



Site Assessment

Current/Previous Use:	Former orchard	Gross Site Area (ha):	0.87
Site Type:	Greenfield	Developable Area (ha):	0.87

Site Description:

The site is situated within the defined settlement boundary of Sittingbourne, to the northwest of the town, adjacent to the existing local plan allocation, Northwest Sittingbourne. It is close to the Grovehurst Road junction with the A249 and will be surrounded by residential development on all sides pending the successful completion of the existing allocation. The main town centre is 3.65km to the south. The site falls within a minerals safeguarding area.

Suitability:

The site is not subject to any high level constraints and falls within an existing settlement boundary. It is within reasonable walking distance of a convenience store, GP's surgery (and pharmacy), open space and a primary school. For the wider range of services and facilities and employment opportunities, travel further afield into the town and beyond would be required. However, there is also a train station and well services bus stops close to the site, and the local roads are cyclable. The site is therefore considered to be in a sustainable location which is suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. There is a planning application for the development of the site currently pending consideration. The site is considered to be available.

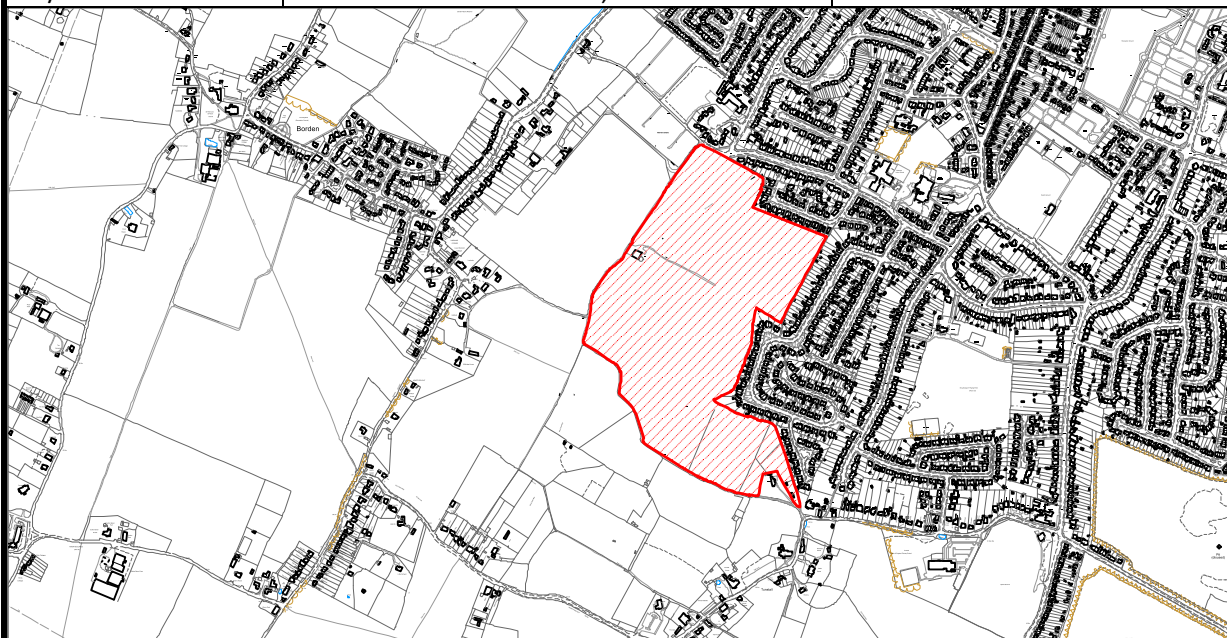
Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	23
Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	5 years
Assessment Outcome:	
Suitable and deliverable.	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/017	Land at Ufton Court Farm, Starveacre Lane	Tunstall



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	27.19
Site Type:	Greenfield	Developable Area (ha):	27.19

Site Description:

The site crosses the border of the Parishes of Tunstall and Borden, and is adjacent to the settlement boundary of Sittingbourne and close to Borden. The town centre is some 2.39km to the northeast and the village is approximately 1.46km to the west. Along with the adjoining piece of land, the site is enclosed on 3 sides by residential development. To the south, development becomes more sporadic in nature with more in the way of countryside and agricultural land. The site is partly covered by a minerals safeguarding area. It adjoins Tunstall conservation area to the southeast and there are some listed buildings in the area.

Suitability:

The site is not subject to any high level constraints. The site is quite large and therefore different parts of it are within more reasonable walking distances of services and facilities than others. However in general, there are primary schools, open space, a convenience store, a church and a village hall within a reasonable walking distance from the site. There are also some, but limited, employment opportunities within the same. The closest train station is within the town centre and the roads may be attractive to some cycle users. There are a number of bus stops very close to the site, which although not on a high frequency route, do feature regular services into the town. The reliance on car travel would be less than in other locations and the site is considered to be in a fairly sustainable location which is suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):

300

Potential Employment Area (ha):

0

Potential Other Use Area (ha):

0

Timescale for delivery:

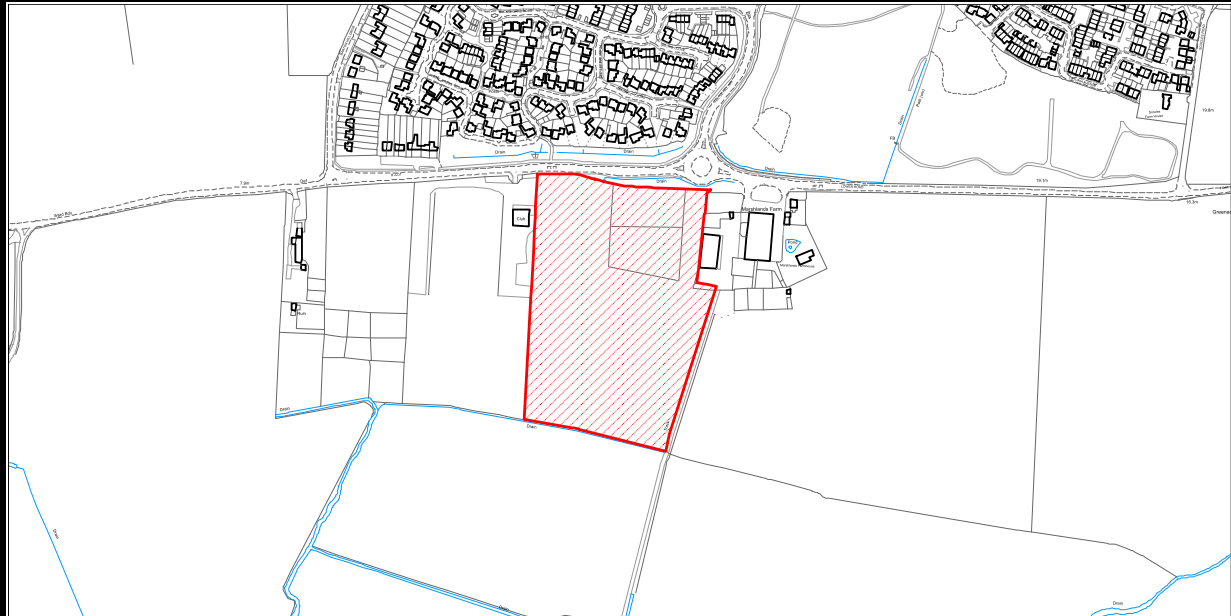
5 years

Assessment Outcome:

Suitable and deliverable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/018	Land off Lower Road	Minster



Site Assessment

Current/Previous Use:	Agricultural	Gross Site Area (ha):	4
Site Type:	Greenfield	Developable Area (ha):	

Site Description:

This rectangular shaped site is located south of Lower Road between Marshlands Farm and Sheppey Rugby Club opposite Thistle Hill. It is relatively level and slopes gently from north to south being open countryside. Marshlands Farm to the east sits to the south of the roundabout and is made up of a cluster of farm buildings and open storage. The rugby club to the west consists of pitches and clubhouse. There are no buildings on the submitted site.

Suitability:

The site is not subject to any high level constraints although a small part of the south western corner falls within land at high risk of flooding and a minerals safeguarding area (river terrace). The site is outside but adjacent to the settlement confines of Minster. In terms of access to services, the site would provide retail and employment opportunities for the adjacent residential areas and for passing vehicles via Lower Road that is a main artery between Minster and the east of Sheppey. The site is therefore considered to be suitable.

Availability:

The site is in single ownership and has been promoted for development by the landowners. The site is considered to be available.

Achievability:

Access to the site would be directly on to Lower Road or possibly via an access off the roundabout to the east and north of the site. This would need further investigation given the potential volume and nature of the traffic that would result from a development such as this. Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time for employment/retail uses. The site is considered to be achievable.

Potential Residential Yield (units):

0

Potential Employment Area (ha):

11,000 sq. m.

Potential Other Use Area (ha):

4ha in total mixed uses to be confirmed including petrol station with mini supermarket and veterinary surgery and potential additional facilities for the rugby club.

Timescale for delivery:

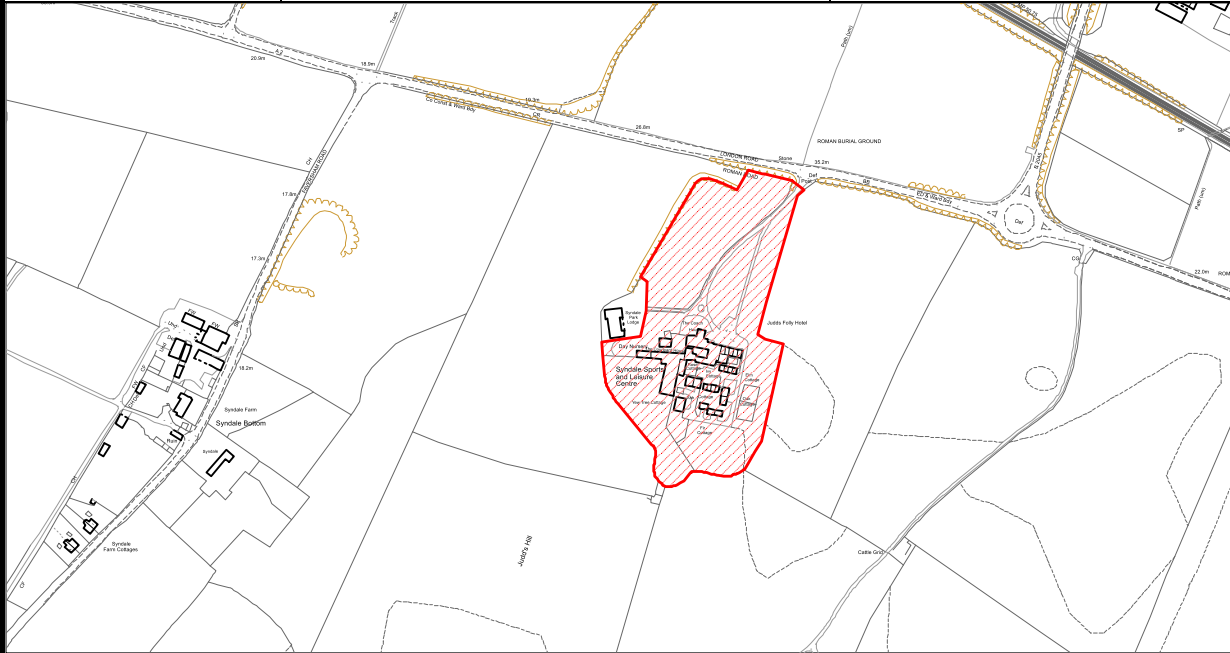
1 to 5 years

Assessment Outcome:

Suitable and deliverable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/019	Syndale Park, London Road	Ospringe



Site Assessment

Current/Previous Use:	Leisure	Gross Site Area (ha):	3.5
Site Type:	Brownfield	Developable Area (ha):	0

Site Description:

The site is within the Ospringe area but is separated from the built-up area boundary of Ospringe/Faversham by around 0.9km. Faversham is to the north west, the town centre being some 2.73km away, and the A2 runs to the north of the site. It is surrounded by primarily open countryside and agricultural land and is in a conservation area and an area of high landscape value.

Suitability:

The site is not subject to any high level constraints, but is separated from any existing settlement boundary. It is not within a reasonable walking distance of any day to day services and facilities with very limited employment opportunities in the immediate vicinity. Either way, the site fronts onto the busy A2 and would require crossing over onto a narrow footpath. It would unlikely be attractive for pedestrians. There is a bus stop close to the site, but again, in area which is not necessarily pedestrian friendly. In the absence of any other sustainable features, the site is considered to be in an unsustainable location which is not suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise. There have been unimplemented permissions at the site, although a preference has now been made clear for the proposal submitted. The site is considered to be available.

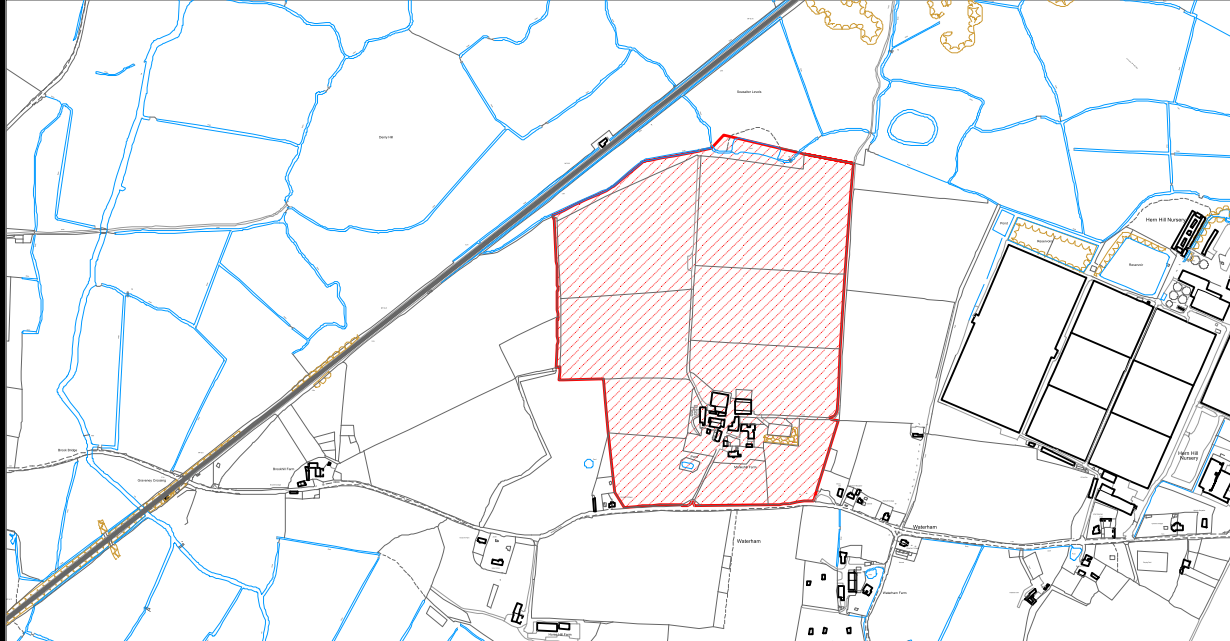
Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	0
Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	0
Assessment Outcome:	
Unsuitable.	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/020	Monkshill Farm, Monkshill Road	Hernhill



Site Assessment

Current/Previous Use:	Commercial/Agriculture	Gross Site Area (ha):	26.63
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is within the Parish of Hernhill but not any defined settlement boundary. Faversham town centre is approximately 6.42km to the southwest and the villages of Boughton and Dunkirk some 7.5km to the south. The site is in an area of sporadic development mainly surrounded by countryside and agricultural land.

Suitability:

The northern most part of the site falls within flood zone 3 (a high level constraint), however this could be removed from the developable area if it was a suitable site overall. However, the site is not within a reasonable walking distance of any services or facilities. There are no train stations or bus stops within a walkable distance and cycling is unlikely to be a popular mode of travel due to the rural nature of the roads such that the site would solely rely on the use of car to meet every day needs and employment opportunities. The site is considered to be in an unsustainable location which is not suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

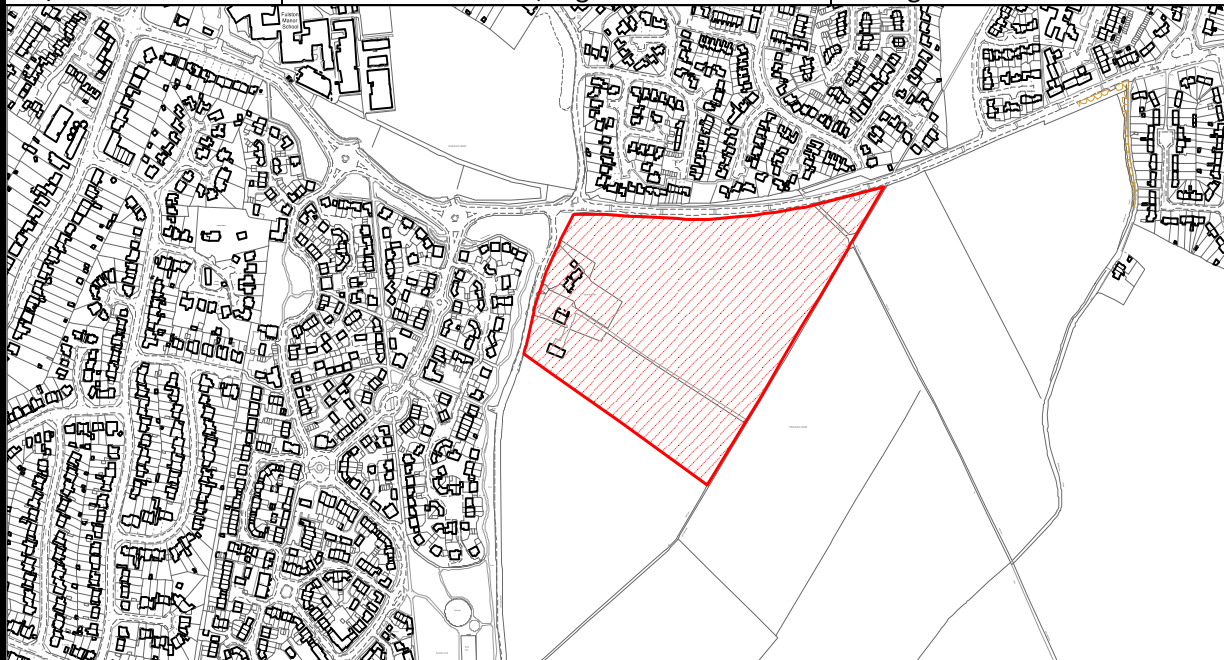
Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	0
Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	0
Assessment Outcome:	
Unsuitable.	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/021	Chilton Manor Farm, Highsted Road	Sittingbourne



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	7.14
Site Type:	Greenfield	Developable Area (ha):	7.14

Site Description:

The site is within Sittingbourne, but is adjacent to the built-up area boundary of the main town. To the north and east is residential development, with open countryside/agricultural land to the east and south. The town centre is approximately 1.65km to the northwest. The site is partly covered by a minerals safeguarding area and is also within an area of high landscape value (Kent level).

Suitability:

The site is not subject to any high level constraints. It is within a reasonable walking distance of a primary school, a walk-in medical centre, a convenience store and open space. Being on the edge of the town, the higher order of services and facilities, a range of employment opportunities and a train station, although not within a walkable distance, are not far away. There are bus stops very close to the site which are well serviced into the town and towards the train station. Cycling is a possibility throughout the town. Taking the above into account, the site is considered to be in a sustainable location which is suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

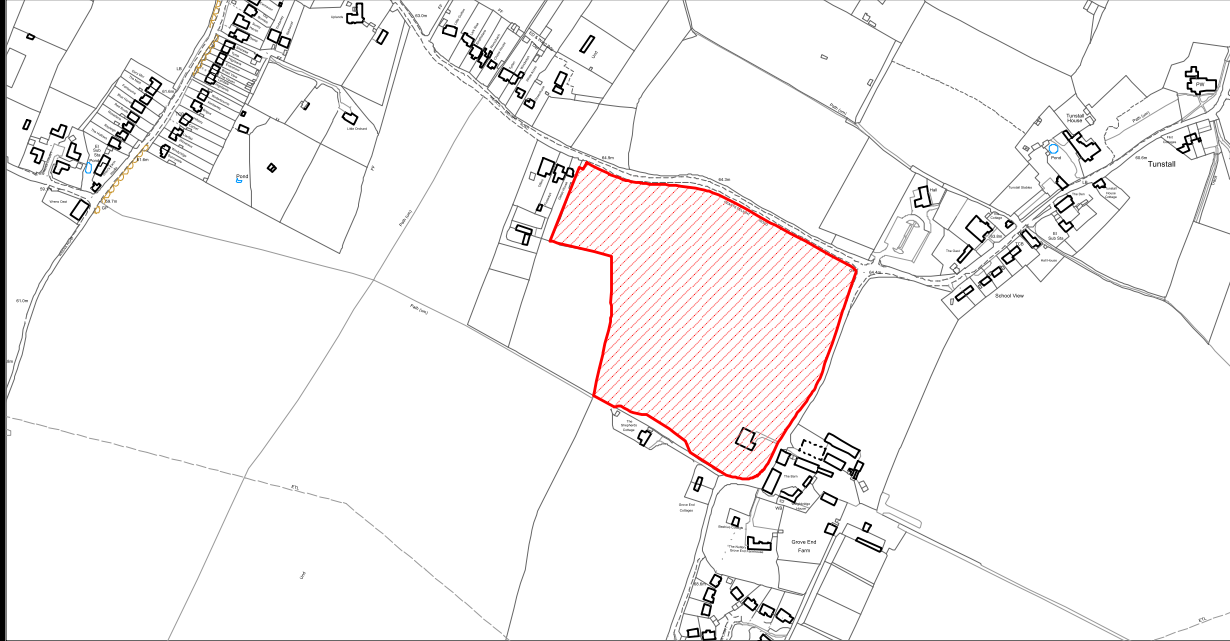
Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	180
Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	10 years
Assessment Outcome:	
Suitable and deliverable.	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/022	Land at Hearts Delight Road	Tunstall



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	6.87
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is situated within the Parish of Tunstall but not within any defined settlement boundary. The village of Borden is approximately 1.6km to the northwest and Sittingbourne town centre is some 3.11km to the northeast. It is in an area sitting between the A2 to the north and the M2 to the south. The site is in an area of sporadic clusters of development surrounded by open countryside and agricultural land. It is close to a conservation area and a number of listed buildings.

Suitability:

The site is not subject to any high level constraints. It is within a reasonable walking distance of a primary school, village hall and church but no other services and facilities such as a GP's surgery or convenience store. The nearest train station at Sittingbourne is some 3km away. There are extremely limited employment opportunities in Tunstall itself. Being very close to Sittingbourne, the wider range of services, facilities and employment opportunities would require less travel than in other areas and cycling is an option. There are bus stops very close to the site but they are not on a high frequency route such that car travel is likely to be the most popular option. Taking the above into account, the site is considered to be in an unsustainable location which is not suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

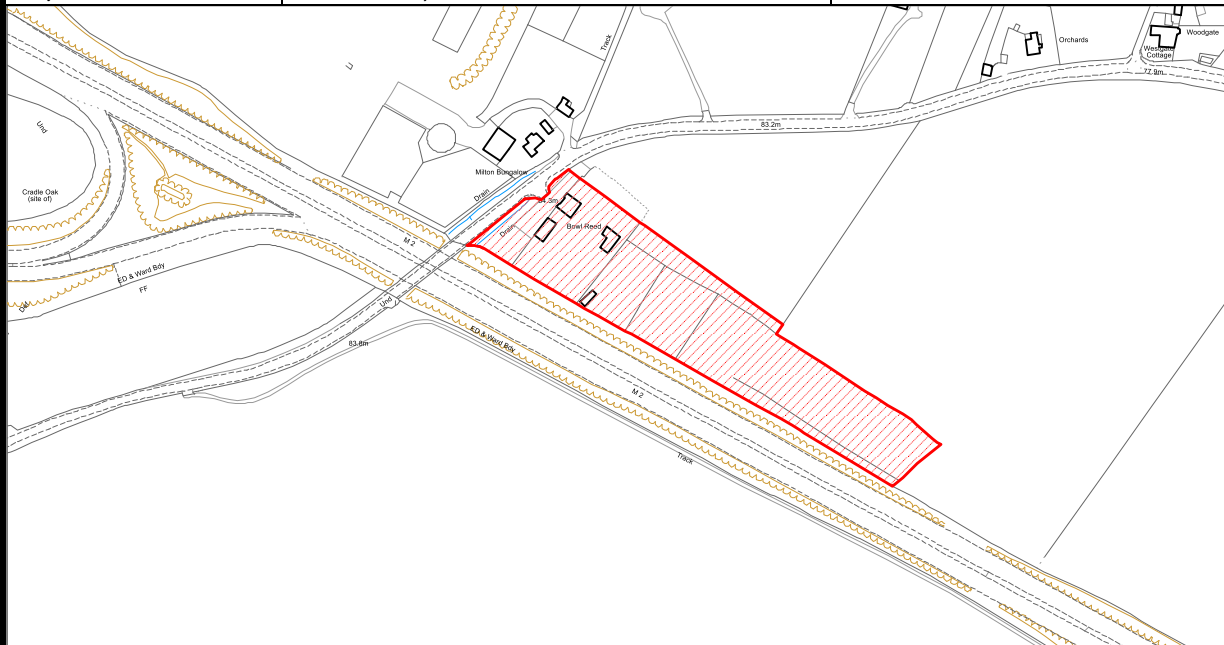
Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	50
Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	5 years
Assessment Outcome:	
Unsuitable.	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/023	Bowl Reed, Oad Street	Borden



Site Assessment

Current/Previous Use:	Housing and open fields	Gross Site Area (ha):	2
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is situated within the Parish of Borden and Grove Park but not within any defined settlement boundary. The village of Borden is approximately 3.5km to the northeast and Sittingbourne town centre is some 6km away in the same direction. The site is adjacent to a bridge crossing the M2 towards the A249 but is otherwise primarily surrounded by countryside/agricultural land interspersed with sporadic development.

Suitability:

The site is not subject to any high level constraints. However, aside from a nearby farm shop, the site is not within a reasonable walking distance of any services and facilities such as a convenience shop, open space, a GP's surgery or a school. Travel would be required into Borden where some services and facilities can be found, but the daily needs of any residents would need to be met in either Sittingbourne or Maidstone. There is no train station nearby and the rural nature of the roads is such that cycling would be attractive only to experienced users. Neither are there any bus stops within a reasonable walking distance such that the site would be solely reliant on car travel. Taking the above into account, the site is considered to be in an unsustainable location which is not suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units): 0

Potential Employment Area (ha): 0

Potential Other Use Area (ha): 0

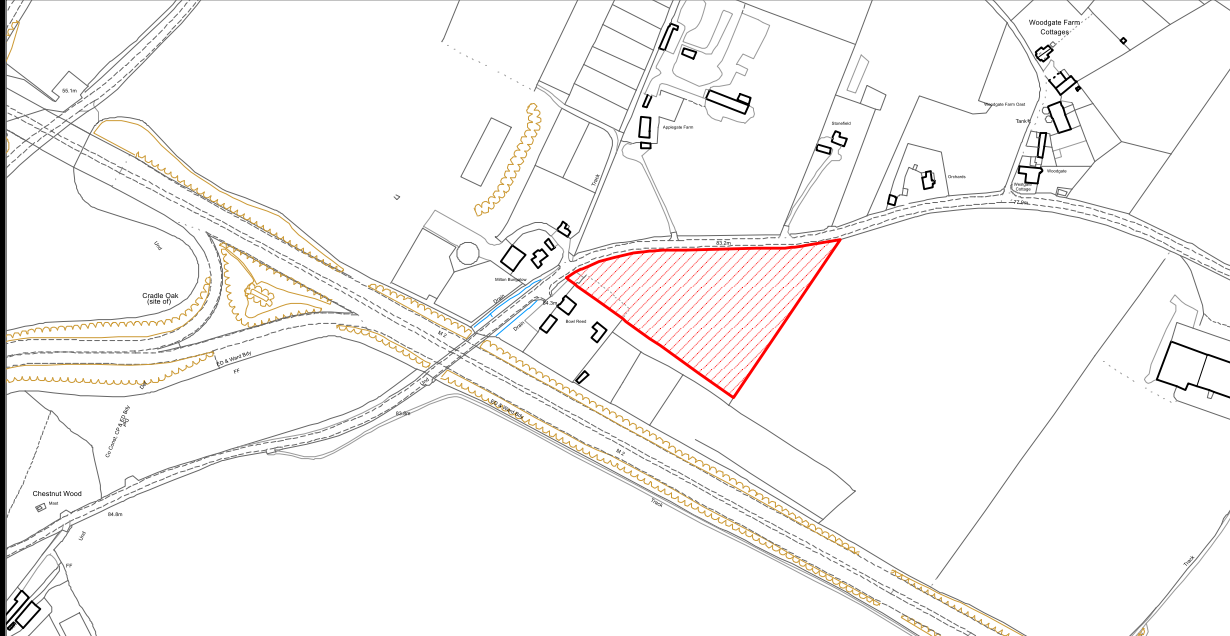
Timescale for delivery: 0

Assessment Outcome:

Unsuitable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/024	Land Adjacent to Bowl Reed, Oad Street	Borden



Site Assessment

Current/Previous Use:	Grassland	Gross Site Area (ha):	1.75
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is situated within the Parish of Borden and Grove Park but not within any defined settlement boundary. The village of Borden is approximately 3.5km to the northeast and Sittingbourne town centre is some 6km away in the same direction. The site is adjacent to a bridge crossing the M2 towards the A249 but is otherwise primarily surrounded by countryside/agricultural land interspersed with sporadic development.

Suitability:

The site is not subject to any high level constraints. However, aside from a nearby farm shop, the site is not within a reasonable walking distance of any services and facilities such as a convenience shop, open space, a GP's surgery or a school. Travel would be required into Borden where some services and facilities can be found, but the daily needs of any residents would need to be met in either Sittingbourne or Maidstone. There is no train station nearby and the rural nature of the roads is such that cycling would be attractive only to experienced users. Neither are there any bus stops within a reasonable walking distance such that the site would be solely reliant on car travel. Taking the above into account, the site is considered to be in an unsustainable location which is not suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units): 0

Potential Employment Area (ha): 0

Potential Other Use Area (ha): 0

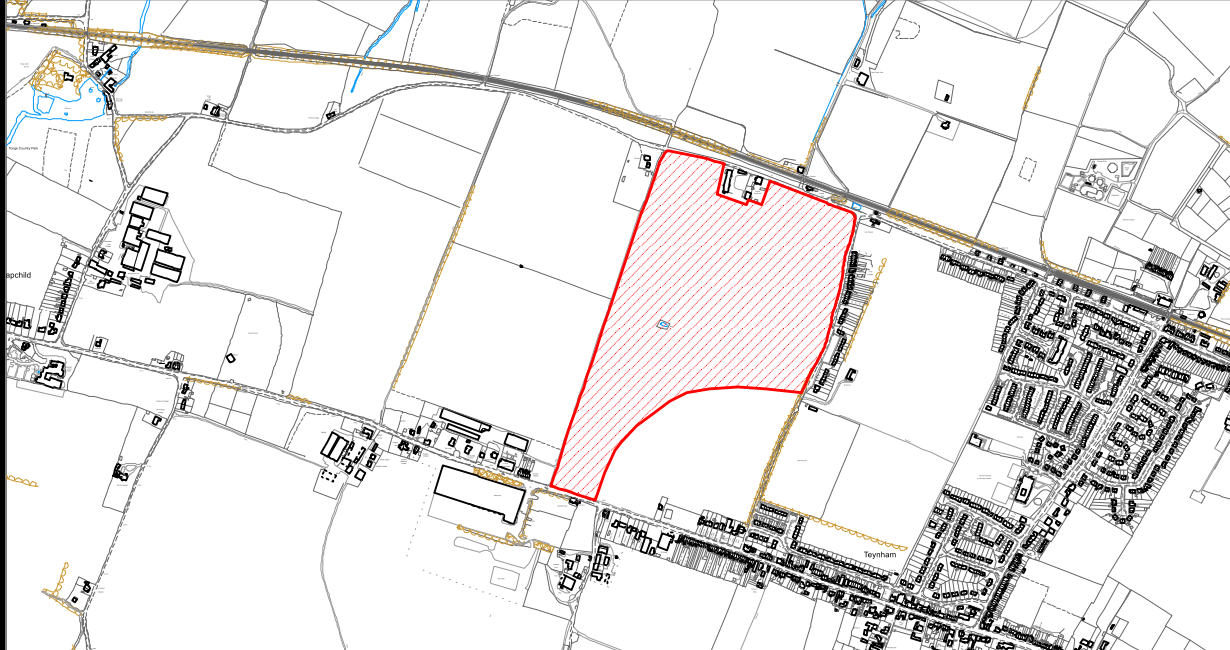
Timescale for delivery: 0

Assessment Outcome:

Unsuitable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/025	Land West of Frognal Lane	Teynham



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	23.92
Site Type:	Greenfield	Developable Area (ha):	23.92

Site Description:

The site is within the Parish of Teynham but is adjacent to the built-up area boundary of the main village and an existing local plan allocation. It is bound by the A2 to the south and Lower Road to the north. Away from the settlement and the main roads, the site is mainly surrounded by open countryside and agricultural land. Sittingbourne town centre is some 4.48km to the west and Faversham town centre is around 8.11km to the east. The site is partly covered by a minerals safeguarding area and there are some listed buildings within the vicinity.

Suitability:

The site is not subject to any high level constraints. It is within a reasonable walking distance of the existing settlement, which is a local service centre and includes a GP's surgery, a primary school, a convenience store, open space and a village hall. Although local employment opportunities are limited currently, the existing allocation at Frognal Lane will include an area of new employment which will increase this level. (It will also provide more open space and a community facility.) Nonetheless, travel will still be required onwards to Sittingbourne/Faversham and beyond for the wider range of services and facilities. Although cycling is unlikely to be popular along the busy A2, there is a train station and well serviced bus stops within a reasonable walking distance of the site so that the use of cars would not be essential. Taking the above into account, the site is considered to be in a sustainable location which is suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units): 630

Potential Employment Area (ha): 0

Potential Other Use Area (ha): 0

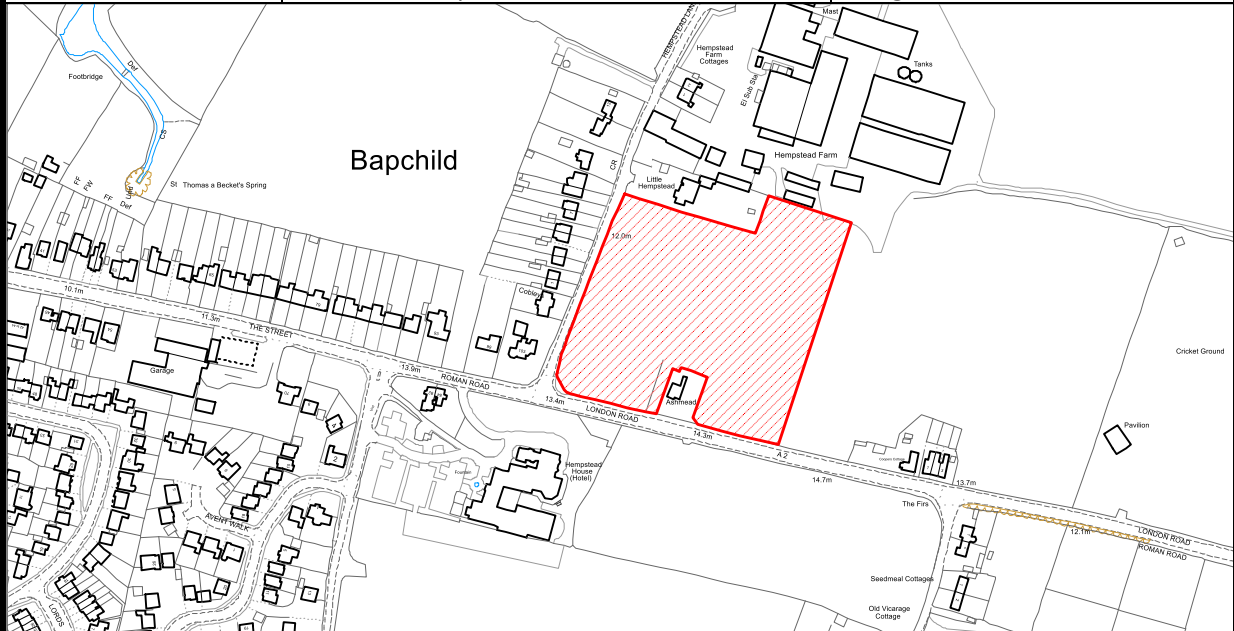
Timescale for delivery: 10 years

Assessment Outcome:

Suitable and deliverable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/026	Land off Hempstead Lane	Tonge



Site Assessment

Current/Previous Use:	Orchard	Gross Site Area (ha):	1.99
Site Type:	Greenfield	Developable Area (ha):	1.99

Site Description:

The site is within the Parish of Tonge and is adjacent to the built-up area boundary of Bapchild. The site is bound by the A2 to the south and Hempstead Lane to the west, towards the main settlement. Away from Bapchild, development becomes sporadic and the surroundings are primarily open countryside and agricultural land. Sittingbourne town centre is some 2.73km to the west with Faversham town centre around 9.26km to the east. The site is partially covered by a minerals safeguarding area.

Suitability:

The site is not subject to any high level constraints. It is adjacent to existing settlement and is within a reasonable walking distance of a primary school, convenience store, village hall, church, produce stall and open space. Furthermore, the existing Local Plan allocation at Stones Farm (which has outline planning permission) will also provide further local shops and open space. Nonetheless, this will not provide for all essential day to day services and travel will be required, mostly likely towards Sittingbourne. There are further services relatively close-by here, such as a secondary school and doctor's surgery. Although this main road is not particularly attractive for cyclists, the site is very close to bus stops which are on a well serviced route. Taking the above into account, the site is considered to be in a sustainable location which is suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

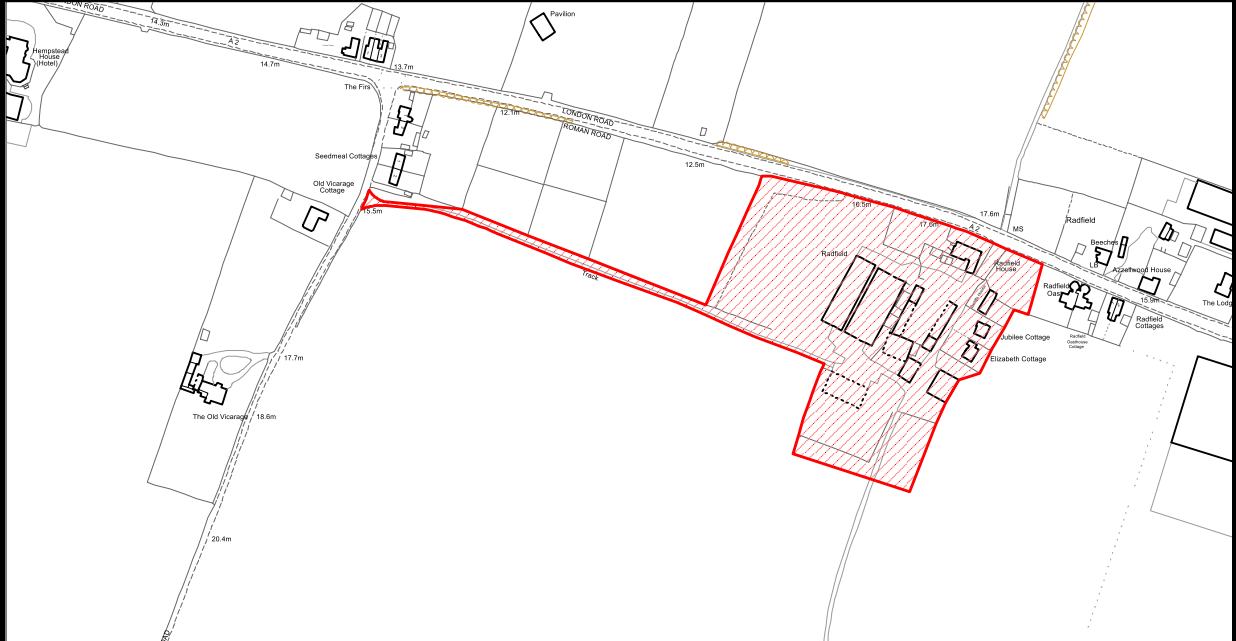
Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	60
Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	5 years
Assessment Outcome:	
Suitable and deliverable.	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/027	Land at Radfield Farm, London Road	Tonge



Site Assessment

Current/Previous Use:	Agricultural/vacant	Gross Site Area (ha):	3
Site Type:	Mixed green/brownfield	Developable Area (ha):	0

Site Description:

The site is within the Parish of Tonge but is separated from the nearest settlements at Bapchild and Teynham by 0.7km and 0.62km respectively. It fronts the A2 in a small cluster of development, but is otherwise surrounded by mainly open countryside and agricultural land. Sittingbourne town centre is some 3.45km to the west and Faversham town centre is approximately 8.4km to the east. There are some listed buildings in the vicinity, including 1 on the site itself. The site is partly covered by a minerals safeguarding area.

Suitability:

The site is not subject to any high level constraints. However, it is not within a reasonable walking distance of a convenience store, GP's surgery, school, open space or any other essential services and facilities. There is no train station within a reasonable walking distance and the busy A2 is unlikely to be attractive to cyclists. There are bus stops close to the site with high frequency services; however in the absence of any services and facilities close to the site, it is likely to promote car travel over public transport. Taking this all into account, the site is considered to be in an unsustainable location which is not suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units): 0

Potential Employment Area (ha): 0

Potential Other Use Area (ha): 0

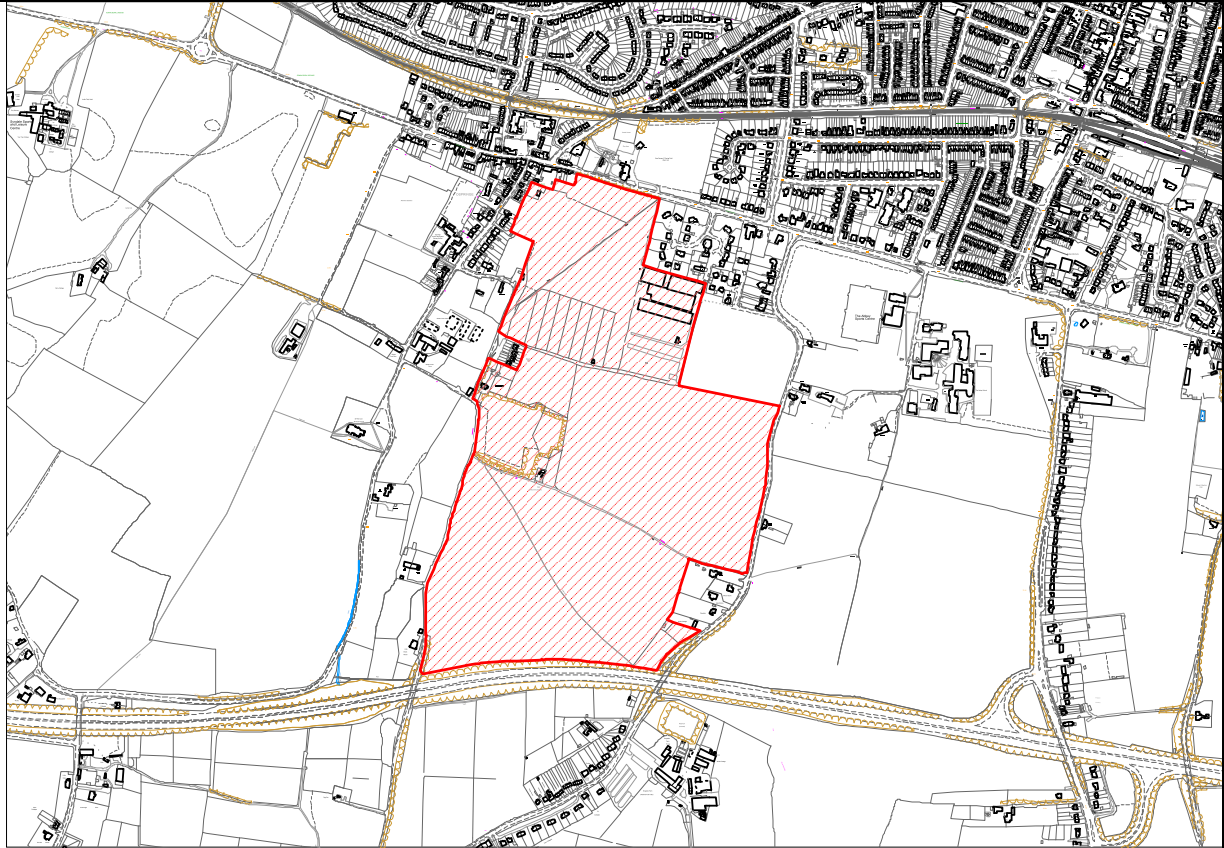
Timescale for delivery: 0

Assessment Outcome:

Unsuitable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/028	Land at Queen Court Farm, Brogdale Road	Ospringe



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	44.27
Site Type:	Greenfield	Developable Area (ha):	44.27

Site Description:

The site is within the Ospringe area but is outside of and adjacent to the built-up area boundary of Faversham. It is adjacent to an existing local plan allocation which is under construction. To the north and east is the main town of Faversham. The remainder of the site is surrounded by more dispersed development before opening up into agricultural land and open countryside. The M2 is situated to the south. The site is partially covered by a minerals safeguarding area, adjacent to a conservation area and close to a number of listed buildings.

Suitability:

The site is not subject to any high level constraints and is adjacent to the built-up area boundary of Faversham. The site is within a reasonable walking distance of primary schools, open space and a public house. The site is quite large, and so parts of it are also within a reasonable walking distance of a convenience store. There is a small range of employment opportunities within a reasonable walking distance, but the wider range, as well as further facilities and services, would require travel further into Faversham and beyond. Cycling across the A2 is unlikely to be particularly attractive, only to the experienced users. However, there are bus stops close to the site with regular services

into Faversham, Maidstone and Sittingbourne, where connections could also be made to train stations. Taking into account the above, the site is considered to be in a relatively sustainable location which is suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

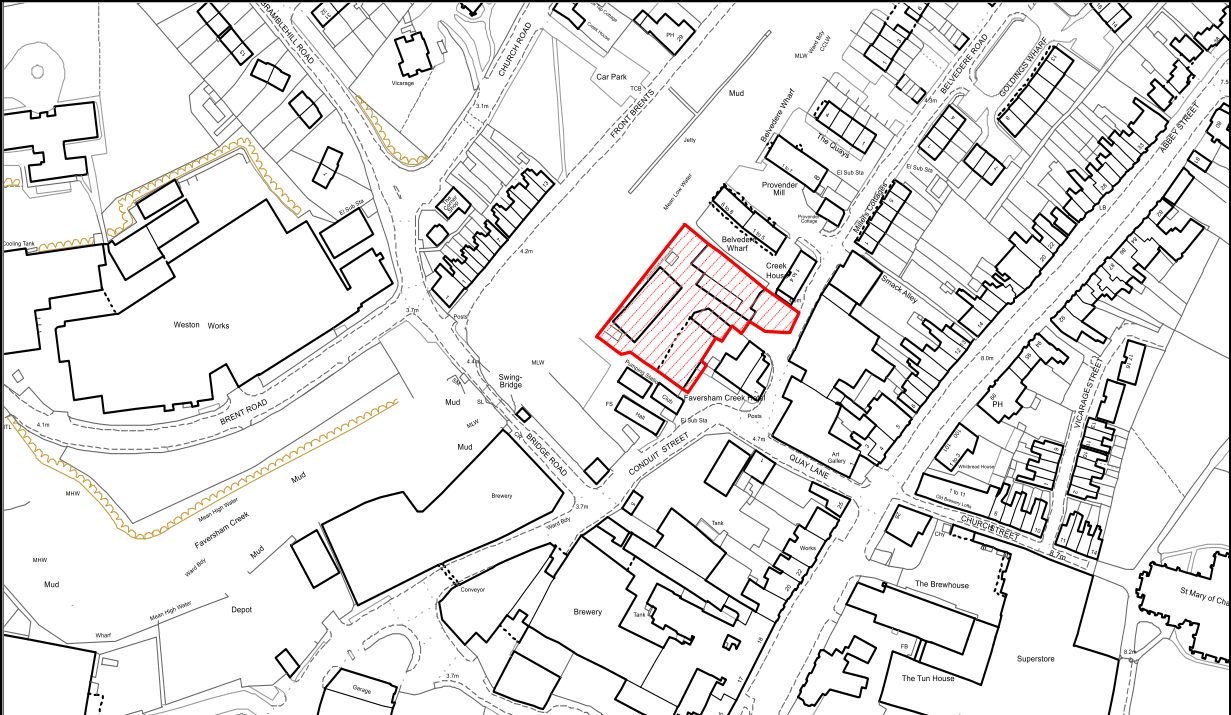
Potential Residential Yield (units):	400
Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	10 years

Assessment Outcome:

Suitable and deliverable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/029	Swan Quay, Belvedere Road	Faversham



Site Assessment

Current/Previous Use:	Employment	Gross Site Area (ha):	0.25
Site Type:	Brownfield	Developable Area (ha):	

Site Description:
 The site is within the built-up area boundary of Faversham and is within the area covered by the Faversham Creek Neighbourhood Plan. It is allocated for employment use in the adopted Local Plan, Bearing Fruits. The site fronts the creek but is otherwise surrounded by a mixture of commercial, leisure and residential development on all sides. It is adjacent to the boundary of Faversham town centre. The site is within a conservation area and there are several listed buildings in the vicinity (including 1 on the site).

Suitability:
 The site is subject to a high level constraint in being entirely covered by land at high risk of flooding. It is within the settlement confines of Faversham and, in terms of access to services, is in a sustainable location. It is considered to be unsuitable.

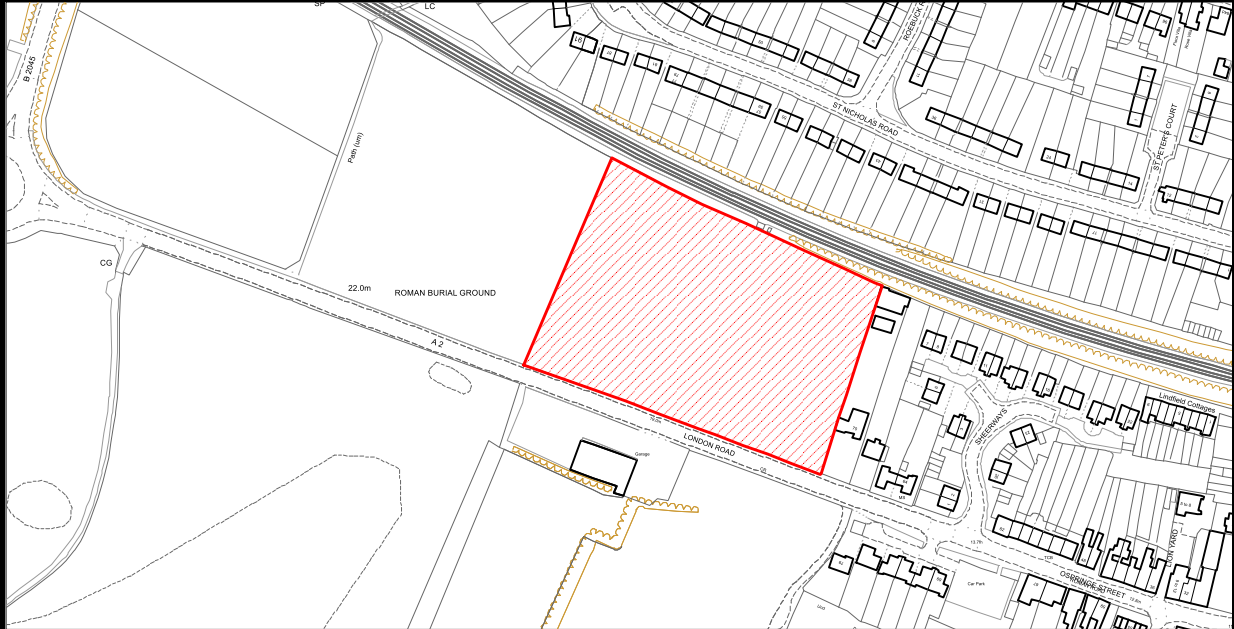
Availability:
 The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:
 Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	0
Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	N/A
Assessment Outcome:	
Unsuitable	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/030	Land at Lion Field	Faversham



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	1.45
Site Type:	Greenfield	Developable Area (ha):	1.45

Site Description:

The site is adjacent to the built-up area boundary of Faversham, the town centre being approximately 2.3km to the northeast. To the north and east is the main town of Faversham, while to the south and west development becomes sporadic, surrounded by mainly open countryside and agricultural land. The site falls within a minerals safeguarding area. There are 2 conservation areas and a number of listed buildings nearby.

Suitability:

The site is outside of but adjacent to the settlement of Faversham. It is within a reasonable walking distance of open space, a primary school, public house, convenience store and takeaway, amongst other low order services and facilities. Development of the site would require travel into Faversham for the higher order of services and facilities required for everyday living. While cycling would not be particularly attractive along the main road (A2), there are bus stops close to the site with a high frequency service into the town. Additionally, car journeys here would be short. Taking into account all of the above, the site is considered to be in a sustainable location. The site is considered suitable.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

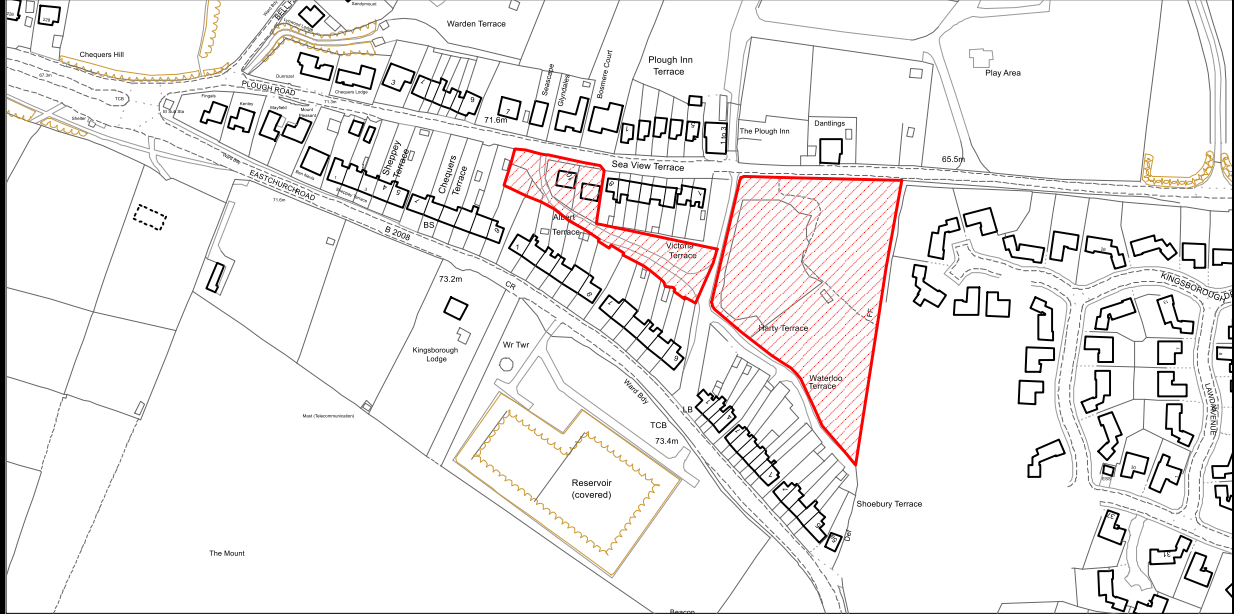
Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	50
Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	5 years
Assessment Outcome:	
Suitable and deliverable	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/031	Land at Plough Road	Minster



Site Assessment

Current/Previous Use:	Residential backland/open space	Gross Site Area (ha):	1.08
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is within the Parish of Minster but partly within and partly outside and adjacent to the settlement's built-up area boundary. Sheerness town centre is some 6.3km to the west. The site is surrounded by residential development on all sides except to the north where there is a caravan park. The site falls largely within a local green space.

Suitability:

The site is subject to a high level constraint being largely within a local green space. The land outside of this designation is unlikely to facilitate the development. The site is therefore considered to be unsuitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

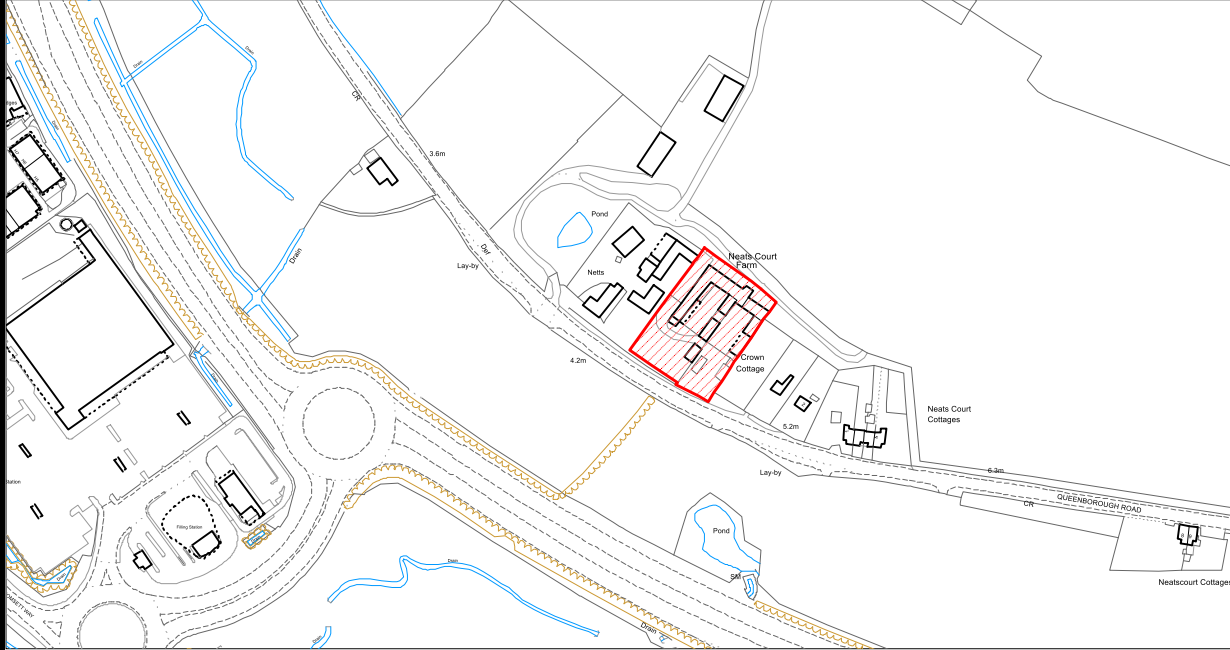
Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	0
Potential Employment Area (ha):	0

Potential Other Use Area (ha):	0
Timescale for delivery:	0
Assessment Outcome:	
Unsuitable.	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/032	Neats Court, Queenborough Road	Queenborough



Site Assessment

Current/Previous Use:	Stables/cart barn/granary/garage	Gross Site Area (ha):	0.38
Site Type:	Brownfield	Developable Area (ha):	0

Site Description:

The site is within Queenborough area and is outside of and adjacent to the built-up area boundary. To the south is an area currently allocated for employment development, followed by the A249. The remainder of the site is surrounded by agricultural land and countryside which currently forms part of a designated an important local countryside gap. The main settlement at Queenborough is some 1.2km to the northwest and Sheerness town centre is approximately 5km to the north. There is a listed building close to the site.

Suitability:

The site is partly covered by flood zone 3 and entirely covered by flood zone 2 and is therefore subject to a high level constraint by being a site which is at risk of flooding. The site is therefore considered to be unsuitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

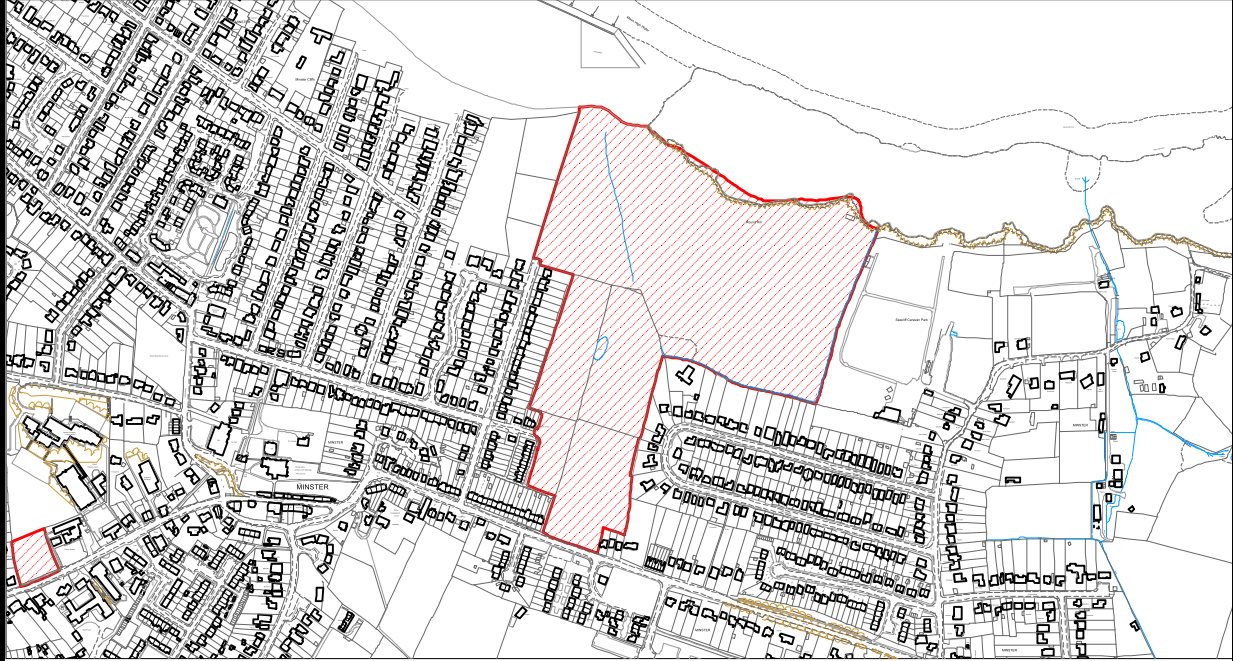
Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	0
Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	0
Assessment Outcome:	
Unsuitable.	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/033	Windy Gap, Chapel Street	Minster



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	13.43
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is within the Parish of Minster but outside and adjacent to the settlement's built-up area boundary. Sheerness town centre is some 5km to the west. The site is surrounded by residential development on all sides except to the north which is the coastline. The site falls within a local green space.

Suitability:

The site is subject to a high level constraint being entirely within a local green space and is therefore considered to be in an unsustainable location which is unsuitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

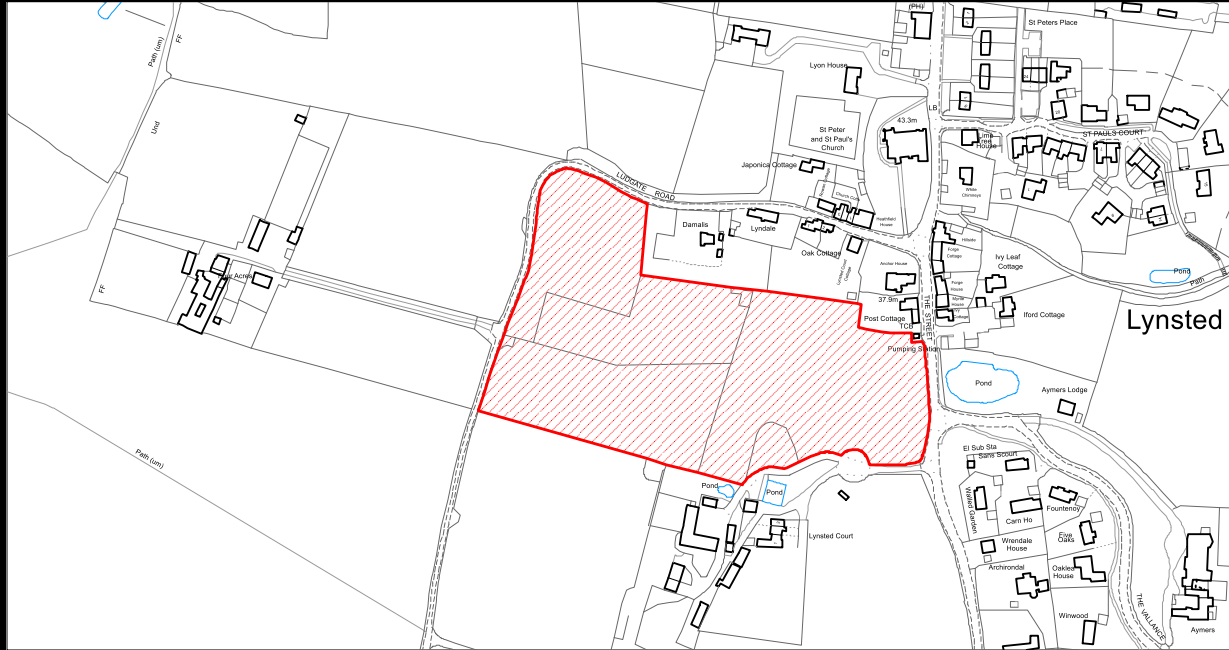
Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	0
Potential Employment Area (ha):	0

Potential Other Use Area (ha):	0
Timescale for delivery:	0
Assessment Outcome:	
Unsuitable.	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/034	Land to the West of The Street	Lynsted



Site Assessment

Current/Previous Use:	Grassland	Gross Site Area (ha):	3.35
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is within the Parish of Lynsted with Kingsdown and adjacent to the built-up area boundary of the main village. The nearest Local Service Centre at Teynham is some 3.35km to the north. Faversham and Sittingbourne town centres are approximately 9.38km and 6.87km to the east and west respectively. Away from the village, development is sporadic and the site is mainly surrounded by open countryside and agricultural land. The site is within a conservation area and there are many listed buildings within the vicinity. Part of the site is within a local green space and the whole site is within a minerals safeguarding area.

Suitability:

The site is subject to a high level constraint being partly covered by a local green space. This however could be eliminated from the developable area. The site is adjacent to the built-up area boundary but there are extremely limited services and facilities within a reasonable walking distance of the site. Those present include a church, public house and primary school, as well as a couple of local businesses. Travel into Teynham, Sittingbourne and Faversham would be essential to meet everyday services and facilities, including employment opportunities. There are bus stops close to the site, however they are not high frequency. Cycling is unlikely to be particularly attractive here. Car travel would remain heavily relied upon, and the site is close to A2 for easy access to the local road network. Taking into account all of the above, the site is considered to be in an unsustainable location which is not suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):

0

Potential Employment Area (ha):

0

Potential Other Use Area (ha):

0

Timescale for delivery:

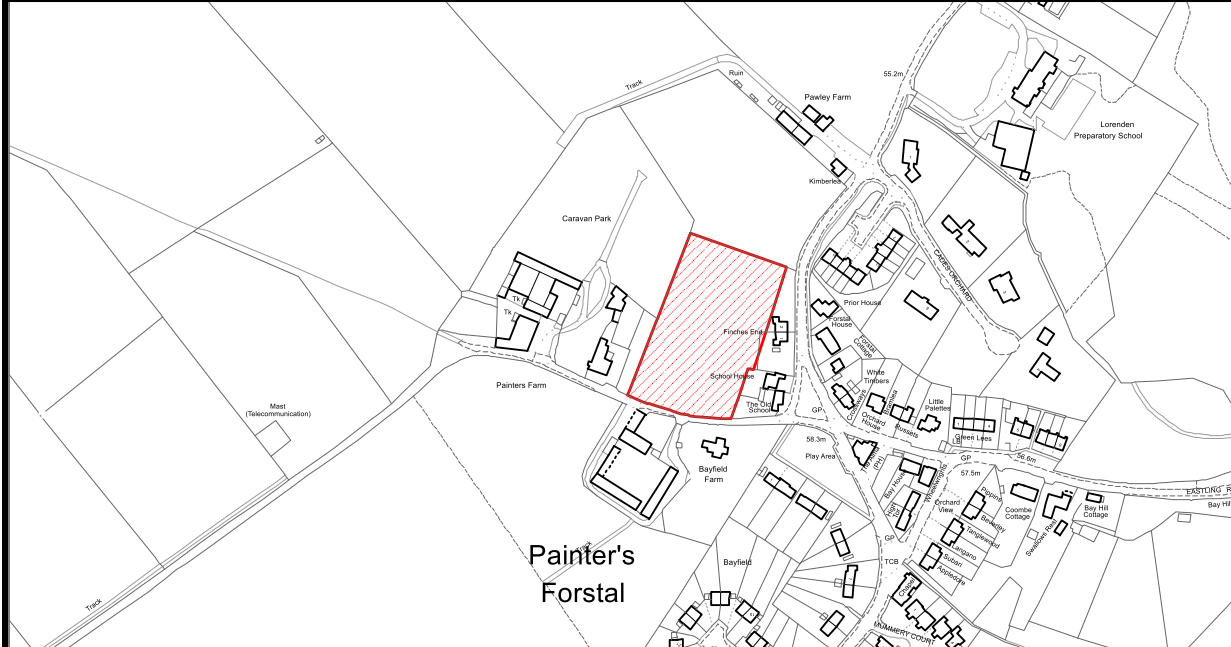
0

Assessment Outcome:

Unsuitable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/035	Land East of Painter's Farm, Painter's Forstal Road. Painter's Forstal	Ospringe



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	1.75
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is situated to the south of the M2, within the Parish of Ospringe and partly within, partly adjacent to the built-up area boundary of the small village of Painter's Forstal. The nearest town centre, Faversham, is some 3.8km to the north-east. To the east and south-east is the main village, while the remainder of the site is surrounded by farmland in which development becomes sporadic. The site is currently in agricultural use and is partly within a Conservation Area, and close to a number of Listed Buildings.

Suitability:

The site falls entirely within the Kent Downs AONB and is a significant distance from the confines of the nearest town. In terms of access to services and facilities, the site is remote and isolated from the wider range of amenities required for everyday living. Public transport and local employment opportunities are also limited. The site is close to a village with inadequate services and facilities and is therefore considered to be unsuitable.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

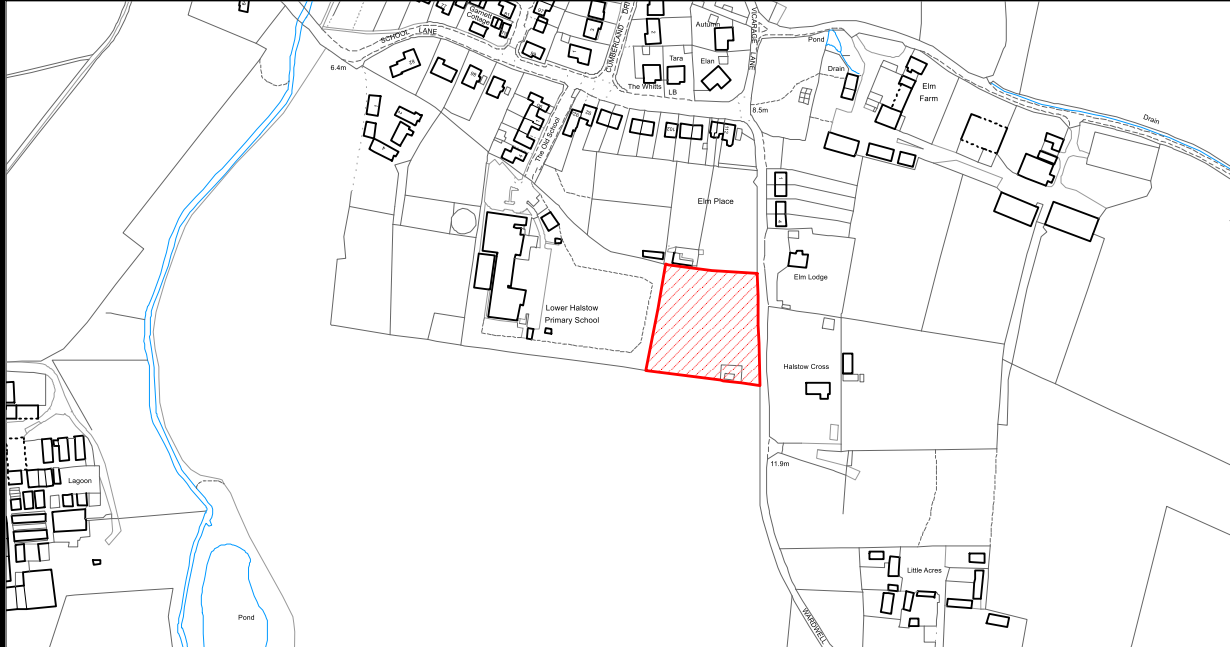
Potential Residential Yield (units):	0
Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	0

Assessment Outcome:

Unsuitable

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/036	Southfield, Wardwell Lane	Lower Halstow



Site Assessment

Current/Previous Use:	Grassland	Gross Site Area (ha):	0.42
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site falls within the Parish of Lower Halstow but is approximately 150m to the southeast of the built-up area boundary of the main village. Newington is some 2.22km to the south and Sittingbourne town centre is around 7.32km to the southeast, while Rainham is slightly closer at 6.56km to the southwest. Away from the village, the site is in an area in which development becomes sporadic, being mainly surrounded by open countryside and agricultural land.

Suitability:

The site is not subject to any high level constraints but is outside of the defined settlement boundary for Lower Halstow. There is open space, a primary school, public house, convenience store and village hall within a reasonable walking distance of the site. However, these are considered to provide a limited level of services and facilities, the higher order of which would require into Newington, Rainham and Sittingbourne. The same can be said for local employment opportunities. The rural lane which surround Lower Halstow are unlikely to promote cycling. There are bus stops within a reasonable walking distance from the site, but the service is not high frequency (although it does connect to the train station). For car travel, there is fairly direct route to the A2 which connects well to Sittingbourne and Medway. Taking into account all of the above, the site is considered to be in a unsustainable location suitable which is not suitable for residential development.

Availability:

The trustees for the land have promoted the site through the 'call for sites' exercise and there is no record of any unimplemented relevant permissions. The site is considered to be available.

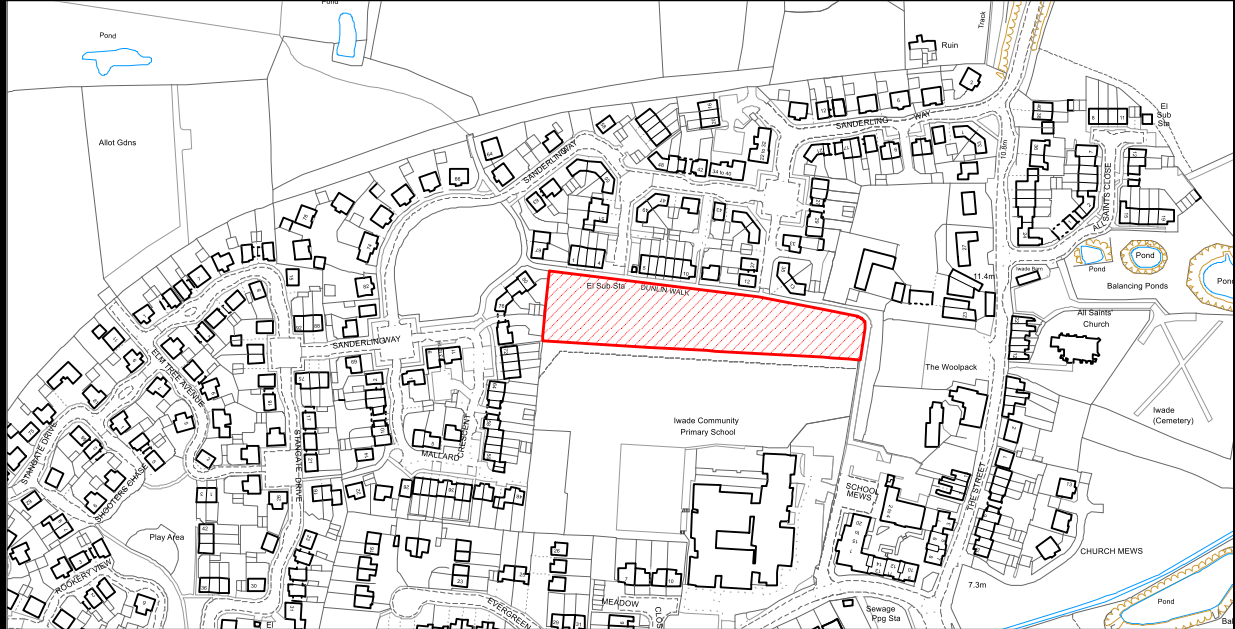
Achievability:

Subject to further consideration of any utility/infrastructure requirements there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	0
Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	5 years
Assessment Outcome:	
Unsuitable.	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/037	Land to the South of Dunlin Walk	Iwade



Site Assessment

Current/Previous Use:	Grassland	Gross Site Area (ha):	0.54
Site Type:	Greenfield	Developable Area (ha):	0.54

Site Description:

The site falls within the Parish of Iwade and is already within the built-up area boundary for the main village. It is surrounded by a school to the south, a pub to the east and residential development to the north and west. It is also adjacent to 2 existing Local Plan allocations. To the southeast, Iwade is close to the A249/Grovehurst Road junction and Sittingbourne's built-up area boundary, but is otherwise surrounded by agricultural land and open countryside. Sittingbourne town centre is some 4.9km to the southeast.

Suitability:

The site is not subject to any high level constraints and is already within a well-defined settlement boundary. There is open space, a primary school, convenience store, place of worship, public house, post office, health centre and village hall all within a reasonable walking distance of the site. The village is also reasonably accessible to cyclists. Inevitably, travel would be required further afield for some higher order services and facilities. There are a number of bus stops close to the site which travel onto the Isle of Sheppey as well as into Sittingbourne where there are train stations for travel further afield. For essential car journeys, the village is closely connected to the strategic highway and local road network. Taking into account all of the above, the site is considered to be in a sustainable location suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented relevant permissions. The site is considered to be available.

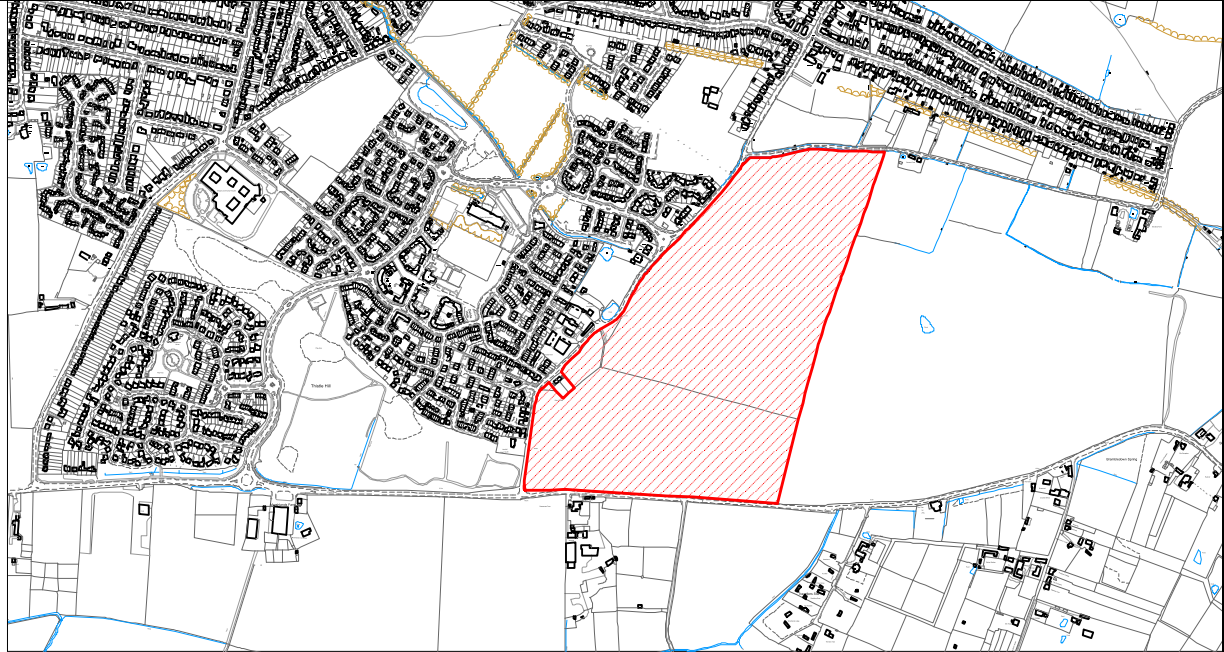
Achievability:

Subject to further consideration of any utility/infrastructure requirements there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	20
Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	5 years
Assessment Outcome:	
Suitable and deliverable.	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/038	Land East of Scocles Road	Minster



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	31.06
Site Type:	Greenfield	Developable Area (ha):	31.06

Site Description:

The site falls within the Parish of Minster and is adjacent to the built-up area boundary fronting the Lower Road to the south and Scocles Road to the west. To the north and west is the main settlement of Minster, and to the south and east, the site is mainly surrounded by open countryside/agricultural land and sporadic development. Sheerness town centre is approximately 6.25km to the northwest. There are 3 existing allocated residential sites nearby. There is a listed building within the vicinity.

Suitability:

The site is not subject to any high level constraints and is adjacent to the defined built-up area boundary, close to an area which is still undergoing residential development. The whole site is within a reasonable walking distance of a primary school, as well as a considerable area of open space. There is a small range of services, including a hairdresser's, within a reasonable walking distance of the north of the site. Overall however, travel further into Minster and onwards to Sheerness would be required to meet the higher order of services and facilities required for everyday living. Given the residential nature of the surrounding roads, cycling could be used to travel to other services and facilities, including for example, Sheppey Community Hospital. There are also improvements coming forwards to make the Lower Road more accessible to pedestrians and cyclists. There are also bus stops within a reasonable walking distance of the whole site with regular services to Minster and Sheerness. When car travel is necessary, the site has almost immediate access to the local road network. Taking into account all of the above, the site is considered to be in a moderately sustainable location which is suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented relevant permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	650
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Potential Employment Area (ha):	0
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Potential Other Use Area (ha):	0
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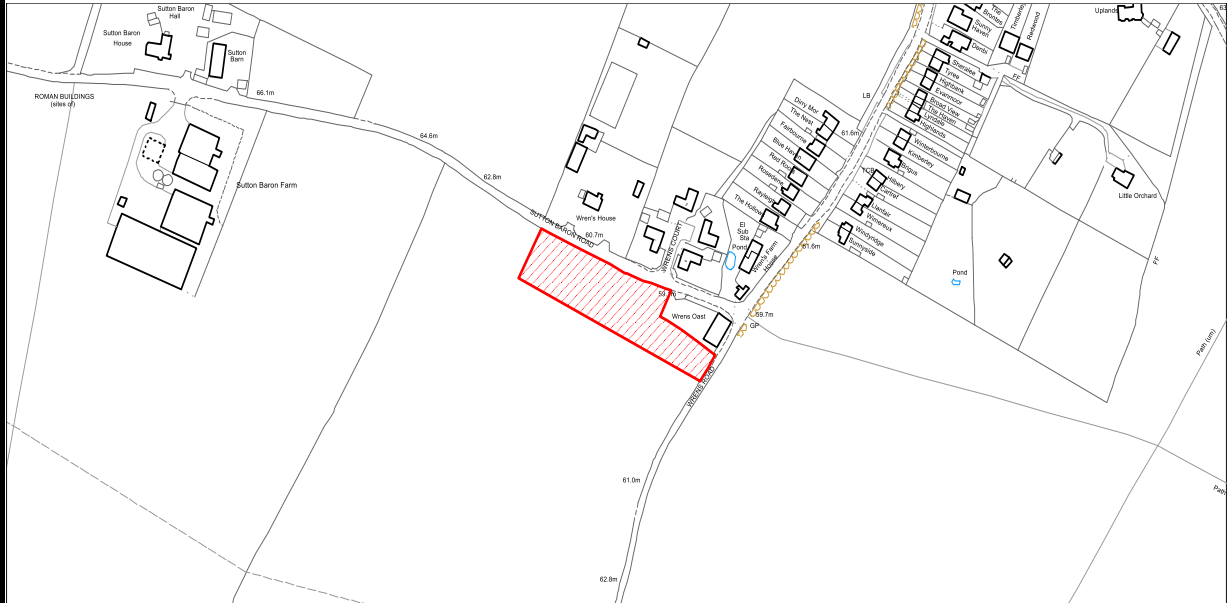
Timescale for delivery:	10 years
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Assessment Outcome:

Suitable and deliverable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/042	Land adjacent Wren's Oast, Sutton Baron Road	Borden



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	0.52
Site Type:	Greenfield	Developable Area (ha):	

Site Description:

The site is situated in the Borden area but is separated from the built-up area of the main village. It sits on the edge of a small ribbon of mainly residential development but is primarily surrounded by open countryside and agricultural land. The services and facilities at Borden are some 1.41km to the northwest and Sittingbourne town centre is 3.67km to the northeast.

Suitability:

The site is not subject to any high level constraints but is separated from any defined built-up area boundary. There are no everyday services and facilities within a reasonable walking distance of the site and so travel would be required into the village and further into Sittingbourne. There are also limited employment opportunities here. There are bus stops within a reasonable walking distance of the site however there are no dedicated footpaths from the site. It is likely that development on the

site would result in an overall reliance on car travel. Taking this all into account, the site is considered to be in an unsustainable location which is not suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):

Potential Employment Area (ha):

Potential Other Use Area (ha):

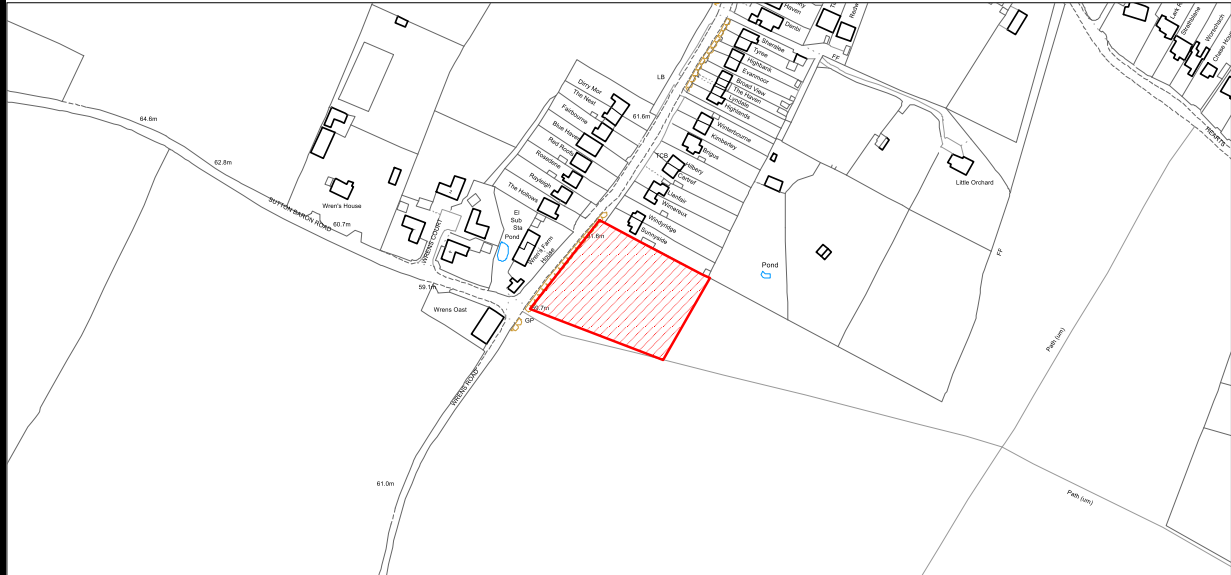
Timescale for delivery:

Assessment Outcome:

Unsuitable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/043	Land adjacent Sunnyside, Wren's Road	Borden



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	0.54
Site Type:	Greenfield	Developable Area (ha):	

Site Description:

The site is situated in the Borden area but is separated from the built-up area of the main village. It sits on the edge of a small ribbon of mainly residential development but is primarily surrounded by open countryside and agricultural land. The services and facilities at Borden are some 1.41km to the northwest and Sittingbourne town centre is 3.67km to the northeast.

Suitability:

The site is not subject to any high level constraints but is separated from any defined built-up area boundary. There are no everyday services and facilities within a reasonable walking distance of the site and so travel would be required into the village and further into Sittingbourne. There are also limited employment opportunities here. There are bus stops within a reasonable walking distance of the site however there are no dedicated footpaths from the site. It is likely that development on the site would result in an overall reliance on car travel. Taking this all into account, the site is considered to be in an unsustainable location which is not suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

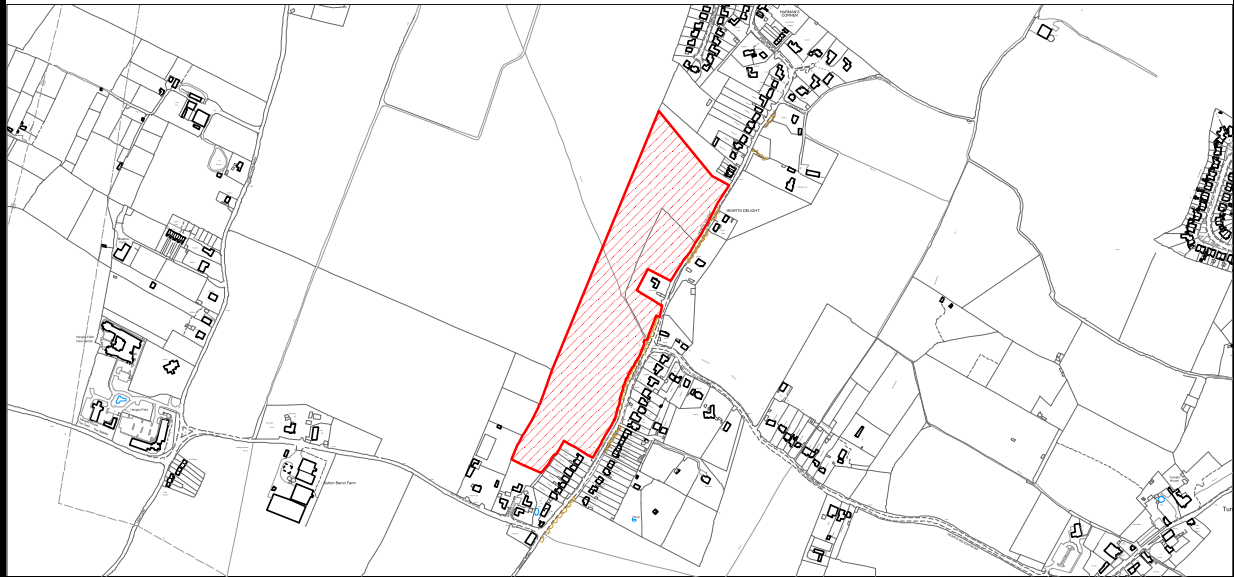
Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):**Potential Employment Area (ha):****Potential Other Use Area (ha):****Timescale for delivery:****Assessment Outcome:****Unsuitable**

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/044	Land adjacent Filmer House, Wren's Road and Hearts Delight Road	Borden



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	
Site Type:	Greenfield	Developable Area (ha):	

Site Description:

The site is adjacent to, but moves southwards away from the built-up area boundary of Borden. On 3 sides, the site is adjacent to small ribbons of development. To the north and east the area becomes more urban in character towards Borden and Sittingbourne. To the south and west the area opens up into open countryside and agricultural land. The centre of Borden is some 800m away and Sittingbourne town centre is around 3.13km to the north east. Part of the site falls within a conservation area and there are a number of listed buildings adjacent to it.

Suitability:

The site is not subject to any high level constraints and is adjacent to the existing built-up area boundary. There are no everyday services and facilities within a reasonable walking distance of the site and so travel would be required into the village and further into Sittingbourne. There are also limited employment opportunities here. There are bus stops within a reasonable walking distance of the site however there are no dedicated footpaths from the site. It is likely that development on the

site would result in an overall reliance on car travel. Taking this all into account, the site is considered to be in an unsustainable location which is not suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):

0

Potential Employment Area (ha):

0

Potential Other Use Area (ha):

0

Timescale for delivery:

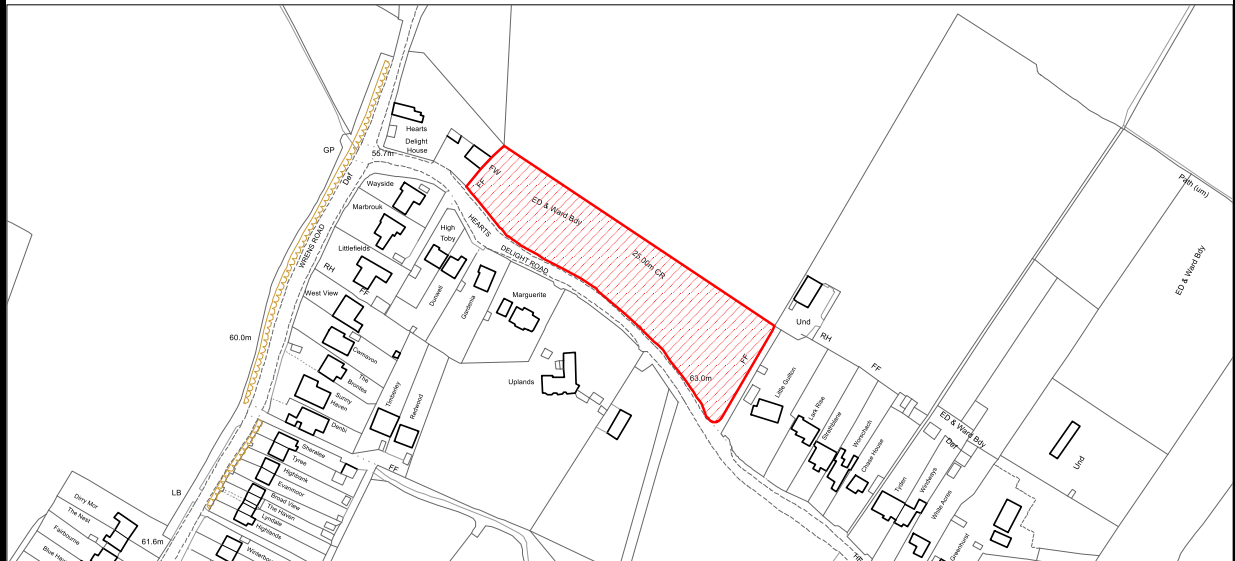
N/N

Assessment Outcome:

Unsuitable

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/045	Land opposite Uplands, Hearts Delight Road	Tunstall



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	0.7
Site Type:	Greenfield	Developable Area (ha):	

Site Description:

This site sits on the north side of Hearts Delight Road between Hearts Delight House (that fronts onto Wrens Road on the corner) and Little Gilton. It is a relatively level parcel of land, rectangular in shape currently in agricultural use and part of a large open field that extends northwards.

Suitability:

The site is not subject to any high level constraints although it abuts a conservation area to the west. It is remote from the nearest settlement's confines (Sittingbourne). In terms of access to services the site is in an unsustainable location. The site is considered unsuitable.

Availability:

The site is in single ownership and has been promoted for development by the landowners. The site is considered available.

Achievability:

Access to the site is likely to be direct onto Hearts Delight Road. Subject to further consideration of any utility/infrastructure requirements there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	0 (12)
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Potential Employment Area (ha):	0
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Potential Other Use Area (ha):	0
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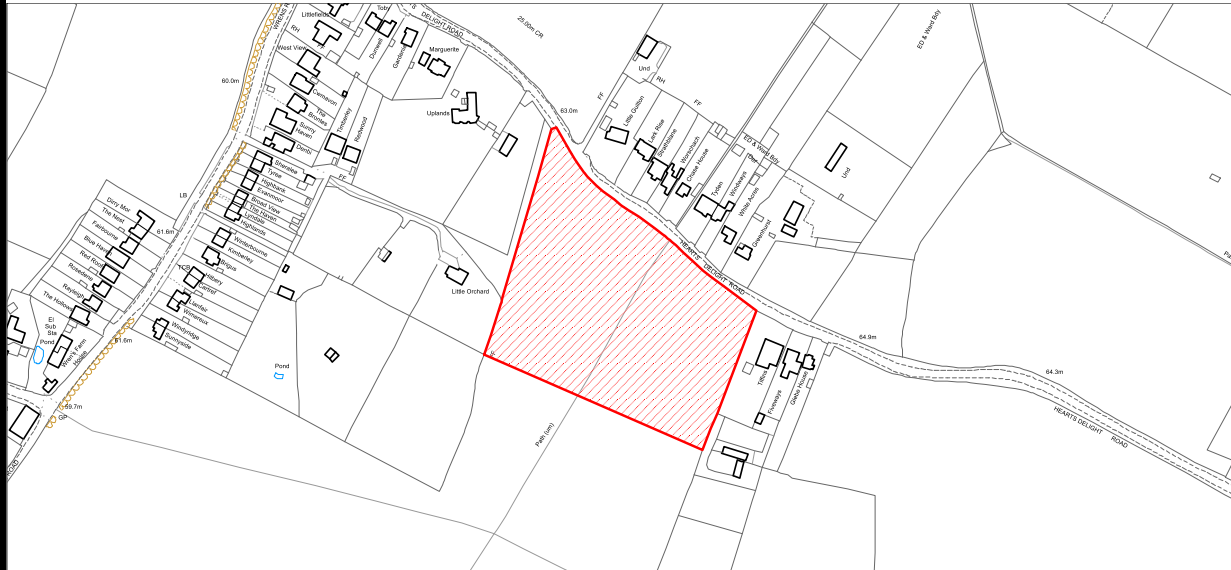
Timescale for delivery:	N/A
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Assessment Outcome:

Unsuitable

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/046	Land south of Hearts Delight, Hearts Delight Road	Tunstall



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	2
Site Type:	Greenfield	Developable Area (ha):	

Site Description:

This site sits to the south of Hearts Delight Road on the northern part of a large field that extends southwards the M2. It is a relatively level site, broadly rectangular in shape. There is a row of detached and semi detached properties to the north, a small cluster of residential dwellings and farm buildings to the east and dwellings in large plots to the west.

Suitability:

The site is not subject to any high level constraints although a public right of way cuts through the middle in a north/south direction. It is remote from the nearest settlement's confines (Sittingbourne). In terms of access to services the site is in an unsustainable location. The site is considered unsuitable

Availability:

The site is in single ownership and has been promoted by the landowners for development through the 'call for sites' exercise. The site is considered to be available.

Achievability:

Access would be directly on to Hearts Delight Road. Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	0 (30)
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Potential Employment Area (ha):	0
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Potential Other Use Area (ha):	0
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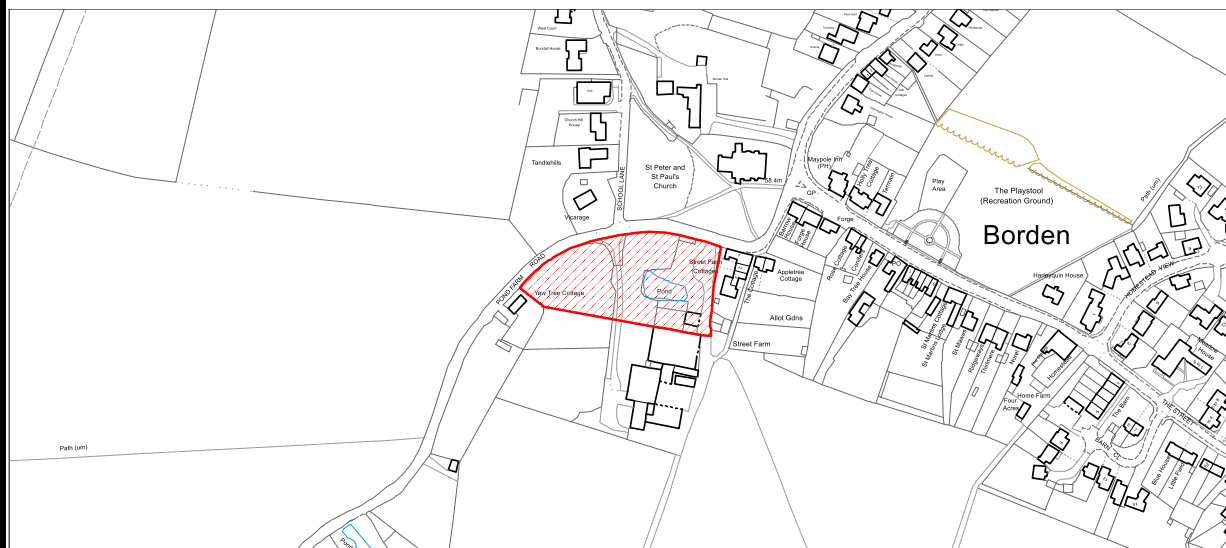
Timescale for delivery:	N/A
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Assessment Outcome:

Unsuitable

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/047	Land at Street Farm, Pond Farm Road	Borden



Site Assessment

Current/Previous Use:	Farmyard/paddock	Gross Site Area (ha):	0.62
Site Type:	Greenfield	Developable Area (ha):	

Site Description:

The site sits to the south of Pond Farm Road between Street Farm Cottages and Yew Tree Cottage. It

Suitability:

Approximately half of the site falls within a conservation area and is adjacent to a cluster of listed buildings to the east, but is not subject to any other high level constraints. It is remote from the settlement confines of Borden village. In terms of access to services, the site is in a relatively sustainable location given its proximity to the primary school. The site is unsuitable.

Availability:

The site is in single ownership and has been promoted by the landowners for development through the 'call for sites' exercise. The site is considered to be available.

Achievability:

Access would be directly on to Pond Farm Road. Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	0 (10)
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Potential Employment Area (ha):	0
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Potential Other Use Area (ha):	0
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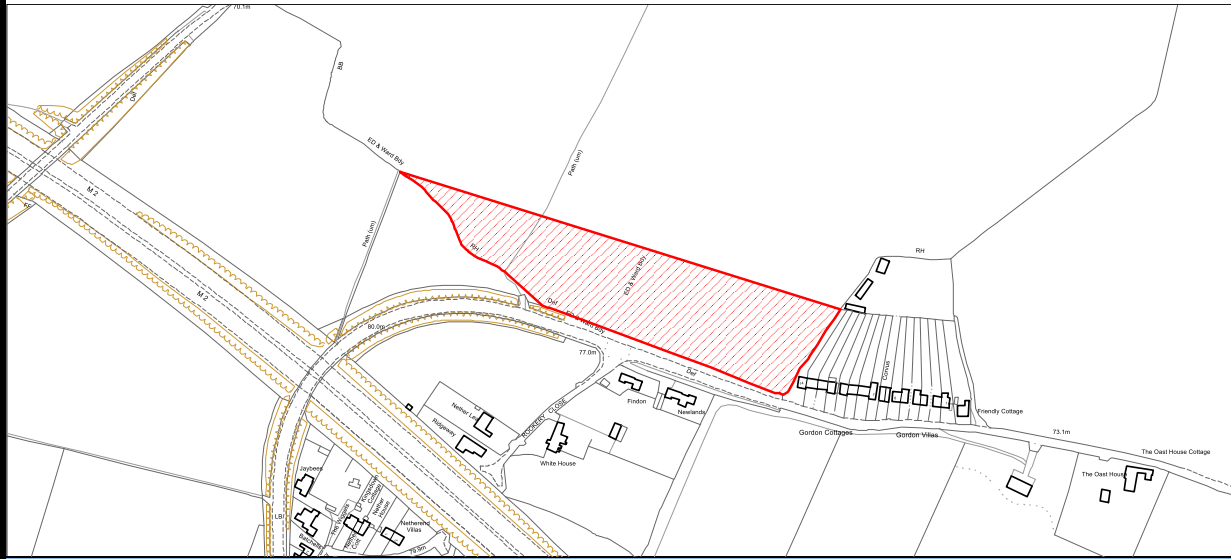
Timescale for delivery:	0
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Assessment Outcome:

Unsuitable

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/048	Land opposite Rookery Close, Primrose Lane	Borden/Tunstall



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	1.7
Site Type:	Greenfield	Developable Area (ha):	

Site Description:

This rectangular shaped site sits to the north of Primrose Lane. It is relatively level but set lower than the road. It is part of a larger field that extends northwards. To the east of the site is a row of terraced and semi detached properties. There is a small thicket with the western boundary of the site and open countryside beyond. The M2 runs south east/north west, south of the site.

Suitability:

The site is not subject to any high level constraints although there is a public right of way that runs north/south in the western corner of the site. In terms of access to services, the site is in an unsustainable location and is remote from the confines of the nearest settlement of Bredgar. The site is considered unsuitable.

Availability:

The site is in single ownership and has been promoted by the landowners for development through the 'call for sites' exercise. The site is considered to be available.

Achievability:

Access would be directly on to Primrose Lane. Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	0 (25)
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Potential Employment Area (ha):	0
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Potential Other Use Area (ha):	0
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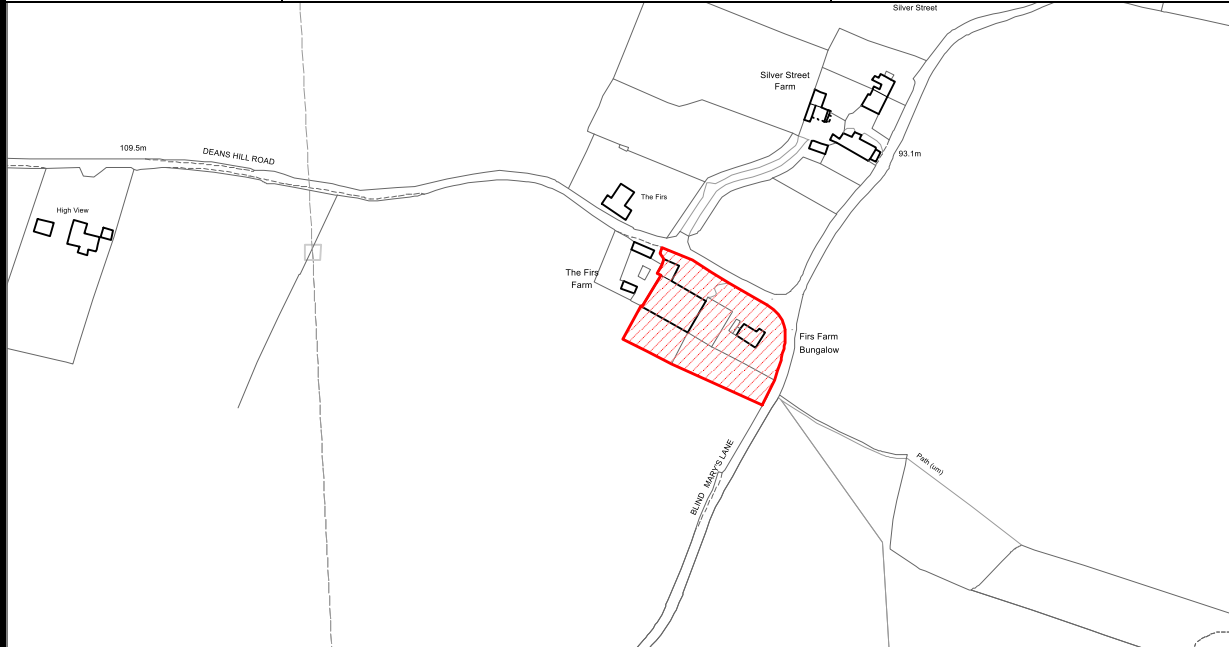
Timescale for delivery:	0
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Assessment Outcome:

Unsuitable

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/049	Firs Farm, Deans Hill Road	Bredgar



Site Assessment

Current/Previous Use:	Residential/Agriculture	Gross Site Area (ha):	0.40
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is situated to the south of the M2 within the Parish of Bredgar but approximately 250m away from the built-up area boundary of the main village. The nearest town centre, Sittingbourne, is some 5.6km to the north-east. The site sits at a junction of Deans Hill Road and Blind Mary's Lane in an area of sporadic development surrounded by agricultural land. The site itself comprises a dwelling and agricultural land/buildings, with a number of Listed Buildings nearby.

Suitability:

The site falls entirely within the Kent Downs AONB and is a significant distance from the confines of the nearest town centre. In terms of access to services and facilities, Bredgar has a reasonable range of essential amenities, however the wider range required for everyday living would still require travel to Sittingbourne. Public transport and local employment opportunities are limited. The site is therefore in an unsustainable location and considered to be unsuitable.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

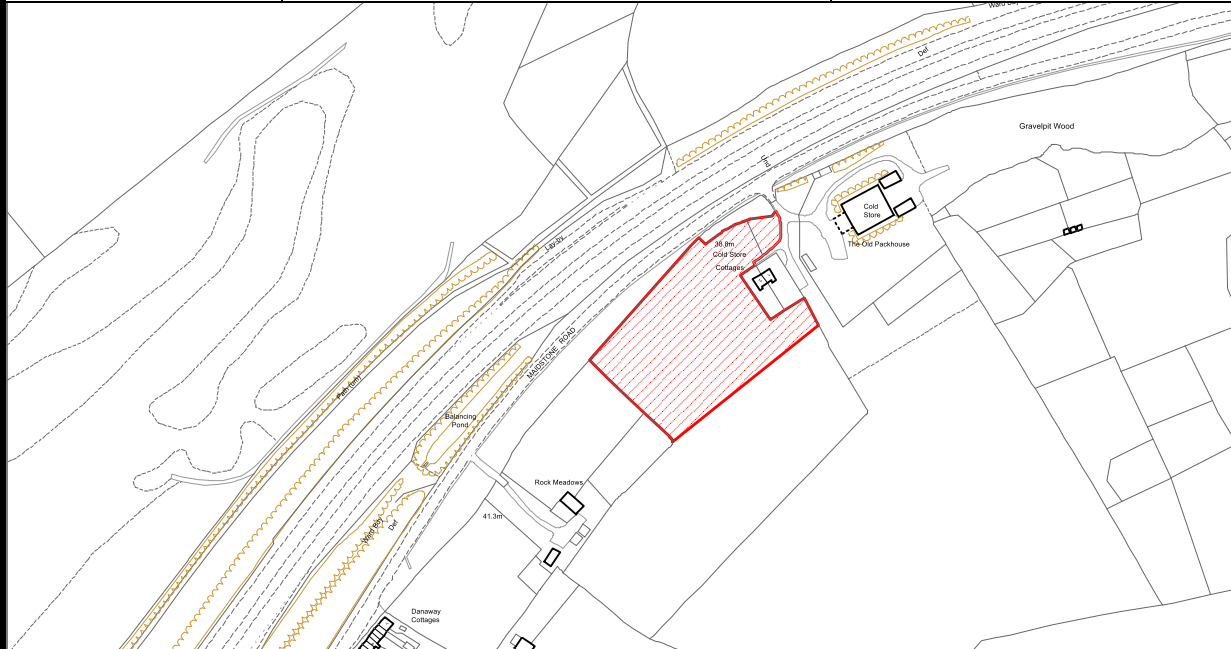
Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	7
Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	0
Assessment Outcome:	
Unsuitable.	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/050	Land at Danaway, Maidstone Road, Danaway	Borden



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	1.27
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is situated within the Parish of Borden but is separated from the built-up area boundary of the both the main village and the town at Sittingbourne. They are 3.47km and 4.67km to the northeast respectively. The A249 is to the west and the M2 to the south. Otherwise, development surrounding the site is sporadic with some ribbon residential development, countryside and agricultural land.

Suitability:

The majority of the site is covered by flood zone 3 and is therefore subject to a high level constraint. The remaining land would unlikely be sufficient to facilitate residential development. The site is considered to be unsuitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

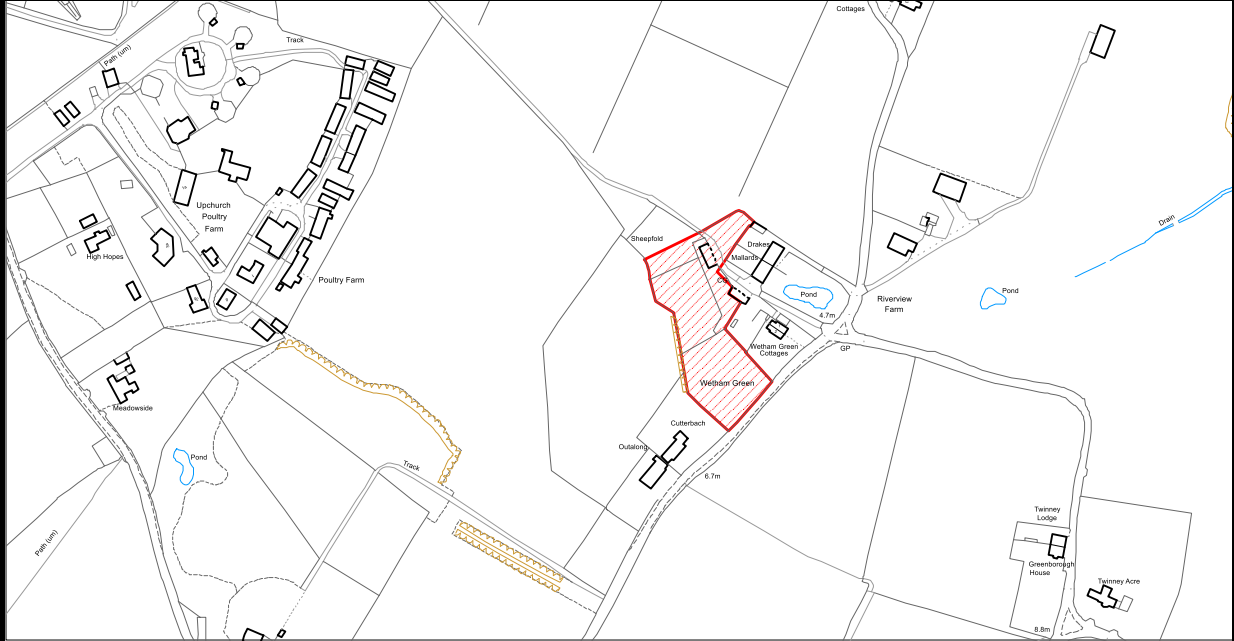
Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	0
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Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	0
Assessment Outcome:	
Unsuitable	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/051	Land at Wetham Green	Upchurch



Site Assessment

Current/Previous Use:	Paddock and stables	Gross Site Area (ha):	0.54
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is within the Parish of Upchurch but is approximately 700m to the north of the main village. Rainham is some 4.92km to the southwest and Newington approximately 5.6km to the southeast. The nearest town centre at Sittingbourne is some 10.77km away. The site is in an area of sporadic residential development mainly surrounded by agricultural land and open countryside. The site is partly covered by a minerals safeguarding area.

Suitability:

The site is not subject to any high level constraints but is separated from the nearest settlement boundary. The site is not within a reasonable walking distance of any services or facilities. There could be limited agricultural employment opportunities on the surrounding land. There are no bus stops close to the site. The moderate level of services and facilities within the main village would be accessible by cycling, but otherwise, this is not an accessible location. Development of the site would likely result in a reliance on the car and is it considered to be in an unsustainable location which is not suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

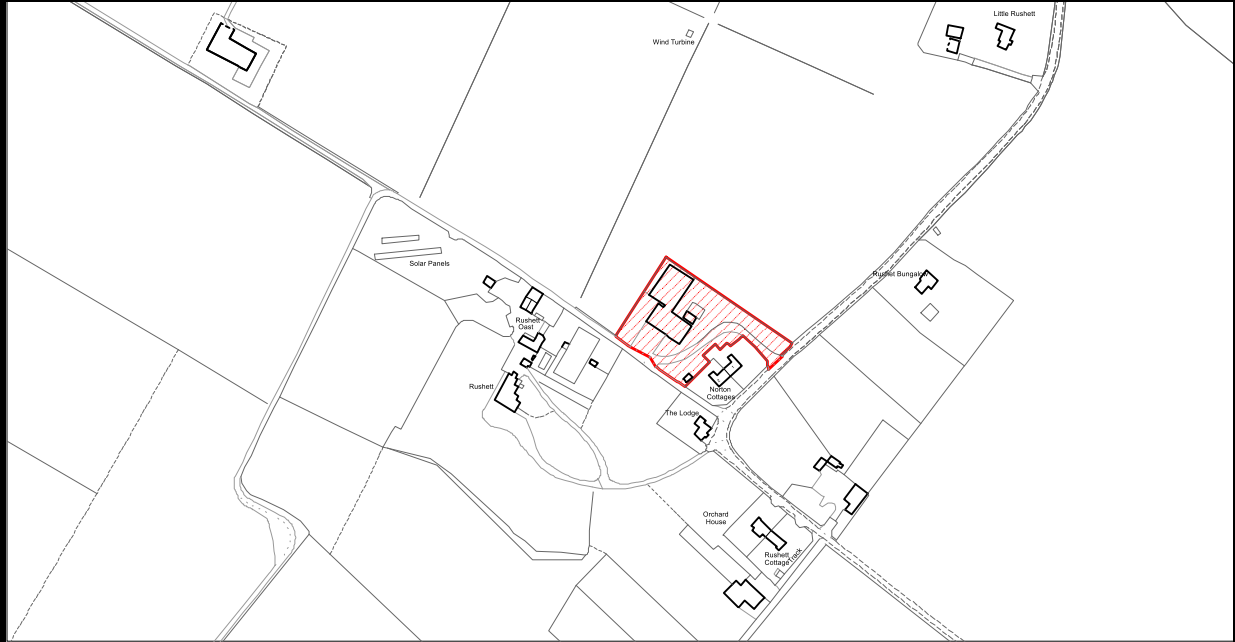
Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	0
Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	0
Assessment Outcome:	
Unsuitable.	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/052	Rushett Farmbuildings, Rushett Lane	Norton



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	0.42
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is situated within the Parish of Norton, Buckland and Stone but is separated from any surrounding built-up area boundary. Teynham, a local centre is some 4.69km to the northwest and Faversham town centre is approximately 6.26km to the northeast. Development in the area is sporadic and the site is primarily surrounded by agricultural land and open countryside.

Suitability:

The site is not subject to any high level constraints but is not close to any defined settlement boundary. There are no services or facilities within a reasonable walking distance of the site. There are extremely limited employment opportunities in the area. There are no bus stops close to the site and the rural nature of these roads is such that cycling is unlikely to be a popular mode of travel. Development of the site would result in a complete reliance on car travel. The site is considered to be in an unsustainable location which is not suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

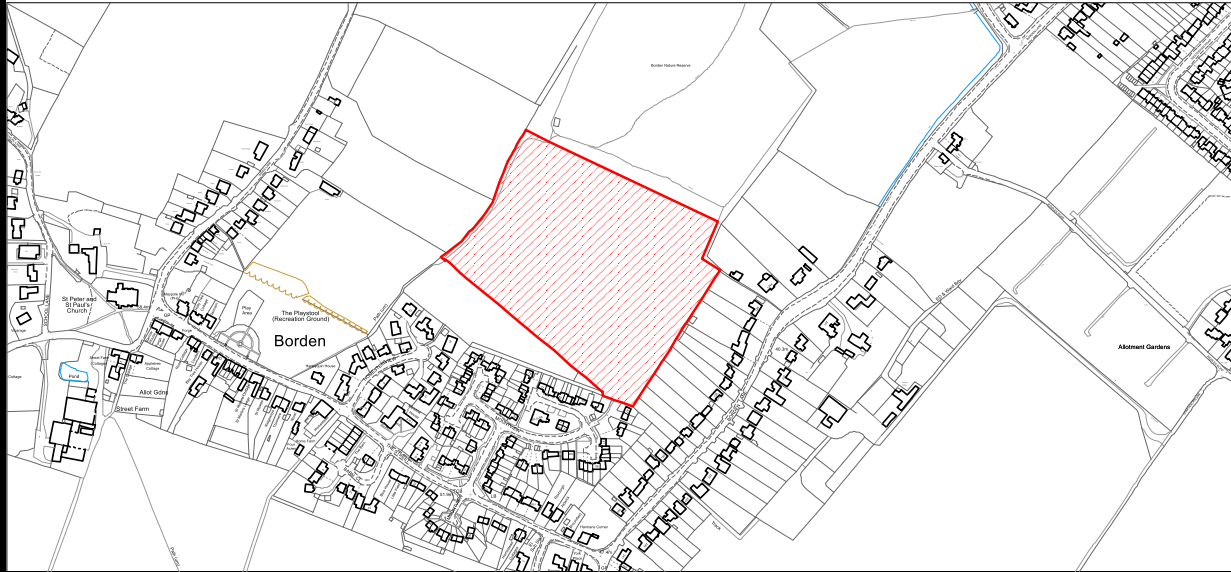
Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	0
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Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	0
Assessment Outcome:	
Unsuitable.	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/053	Blue House field, rear of Mountview	Borden



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	4.5
Site Type:	Greenfield	Developable Area (ha):	

Site Description:

The site is located to the west of the rear gardens of the properties on Borden Land and to the north of Homestead View and Mountview beyond the Local Green Space. It is a relatively level, square shaped field bounded to the west and north by a public right of way that runs to Borden Lane.

Suitability:

The site is not subject to any high level constraints and abuts the confines of Borden village on its eastern boundary (and the south eastern corner). Between the southern boundary and the site is a Local Green Space. In terms of access to services, the site is not in a sustainable location. The site is considered unsuitable.

Availability:

The site is in single ownership and has been promoted by the landowner for development. The site is considered available.

Achievability:

Access to the site would require negotiation with a third party and this may make the site unachievable. That aside, subject to further consideration of any utility/infrastructure requirements there is a reasonable prospect the site could be developed over a certain period of time. However, there is no direct access to the site and this would need to be provided via land in ownership of a third party making the achievability of the site uncertain. The site is considered unachievable.

Potential Residential Yield (units):	0 (100)
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Potential Employment Area (ha):	0
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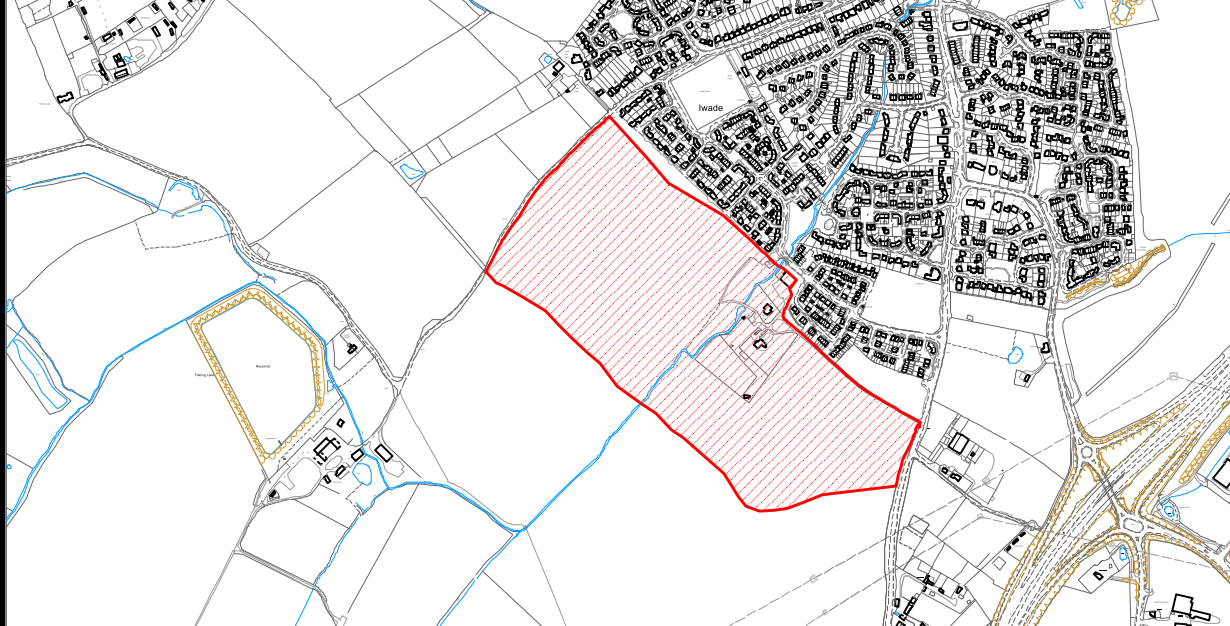
Potential Other Use Area (ha):	0
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Timescale for delivery:	0
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Assessment Outcome:**Unsuitable**

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/054	Land South and Southwest of Iwade	Iwade



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	24.52
Site Type:	Greenfield	Developable Area (ha):	23.02

Site Description:

The site crosses both Bobbing and Iwade Parishes and is adjacent to the built-up area boundary of Iwade. Sittingbourne town centre is some 6.31km to the southeast. To the north is the main settlement of Iwade. To the east and south is Sheppey Way, the A249 and the main town of Sittingbourne and associated development. To the west, development is sporadic opening up into open countryside and agricultural land. A large part of the site is covered by a minerals safeguarding area. There is a listed building on site.

Suitability:

A small strip of land running through the site falls within flood zone 3, however this could be removed from the developable area. The majority of the site is not within a reasonable walking distance of essential day-to-day services and facilities, except for a GP's surgery. The same is true for local employment opportunities, except for small businesses such as a farm shop and surrounding agricultural land. The fringes of the site are within a reasonable walking distance of the wider range of services, facilities and employment opportunities available at Iwade, including a convenience store and primary school. The existing Local Plan allocation for the expansion of Iwade would also provide additional open space close to the site. Iwade would be accessible to the remainder of the site via a short cycle. There are bus stops close to the site with services into Iwade, Sheerness, Sittingbourne and Maidstone. Taking the above into account, the site is considered to be in a fairly sustainable location which is suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units): 475

Potential Employment Area (ha): 0

Potential Other Use Area (ha): 0

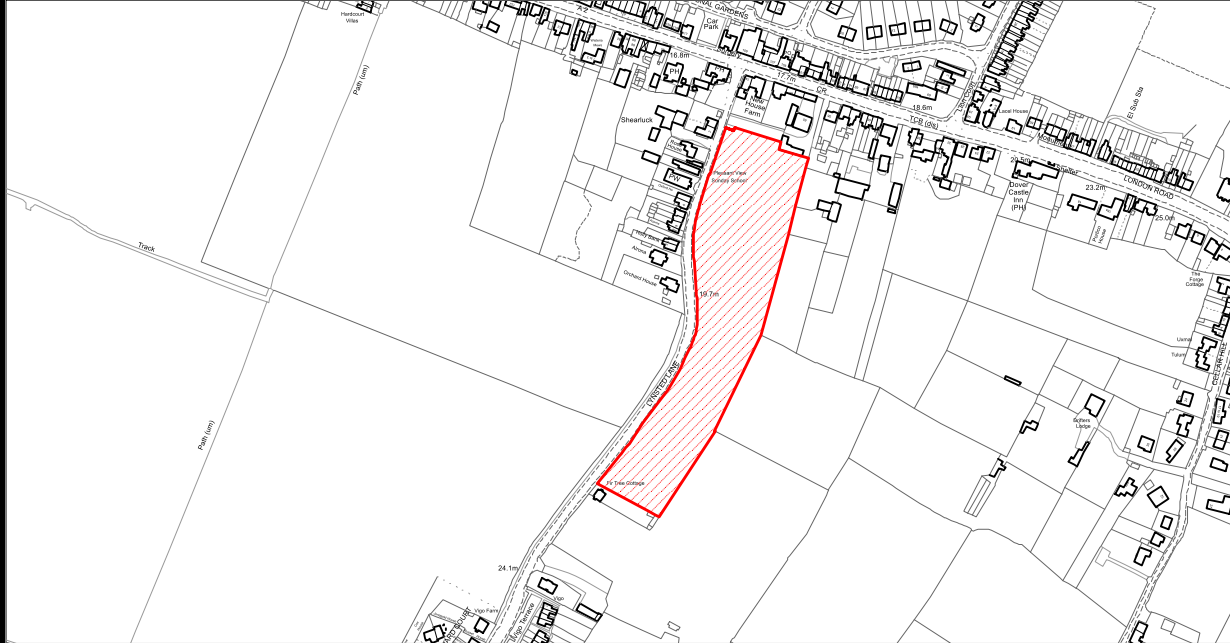
Timescale for delivery: 10 years

Assessment Outcome:

Suitable and deliverable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/055	Land at Lynsted Lane	Teynham



Site Assessment

Current/Previous Use:	Grassland	Gross Site Area (ha):	1.8
Site Type:	Greenfield	Developable Area (ha):	1.8

Site Description:

The site is within the Parish of Lynsted with Kingsdown and adjacent to Teynham and its built-up area boundary. Sittingbourne town centre is some 5.58km to the west and Faversham approximately 6.56km to the east. To the north, the site is bound by linear development along the A2. To the west, there is a small ribbon of development on Lynsted Lane. The remainder of the site is surrounded by sporadic development opening into open countryside and agricultural land. The site is within a minerals safeguarding area and there are a number of listed buildings close by.

Suitability:

The site is not subject to any high level constraints and is adjacent to the existing settlement boundary. The site is within a reasonable walking distance of a convenience store, GP's surgery, primary school and open space, as well as other non-essential services and facilities. There is a small range of local employment opportunities, albeit limited to those services which do exist in the village. There is a train station to the north, but not within a walkable distance. However, there are bus stops close to the site with high frequency routes here and to both Sittingbourne and Faversham. Cycling may not be attractive due to the need to cross the busy A2. Furthermore, the existing Local Plan allocations at Frogna Lane and Station Road will further enhance local facilities, transport links and small scale employment opportunities. The site is considered to be in a sustainable location which is suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):

40

Potential Employment Area (ha):

0

Potential Other Use Area (ha):

0

Timescale for delivery:

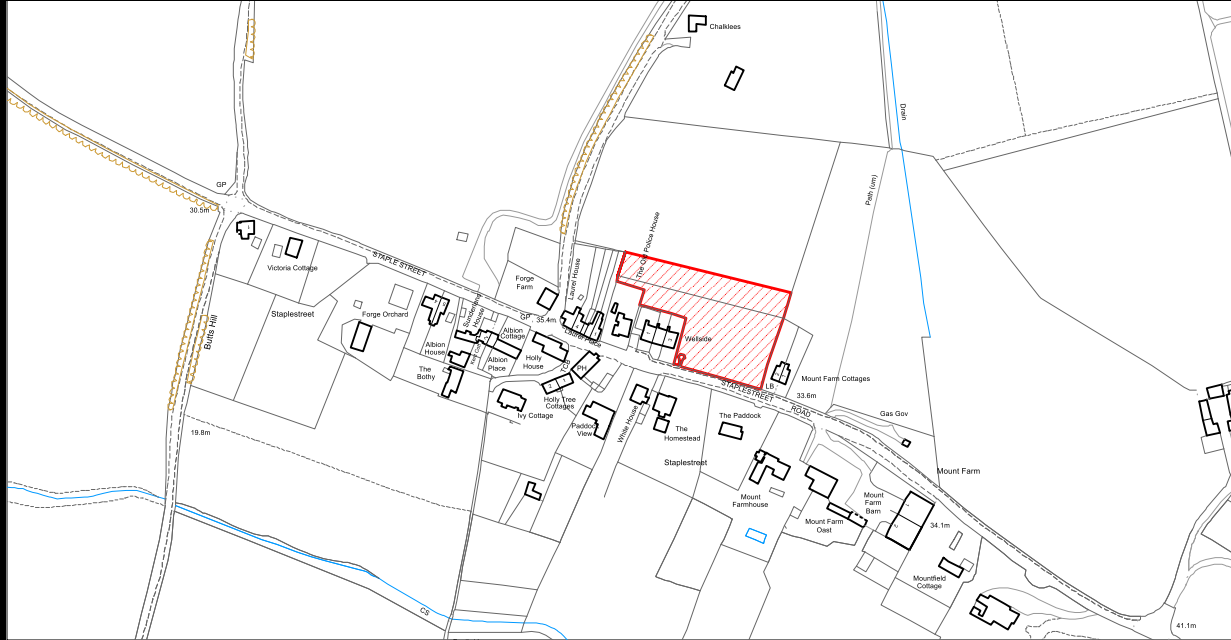
5 years

Assessment Outcome:

Suitable and deliverable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/056	Land West of Mount Farm Cottages, Staplestreet	Hernhill



Site Assessment

Current/Previous Use:	Grassland	Gross Site Area (ha):	0.41
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is within the Parish of Hernhill which includes a very small settlement mainly in linear form along Church Hill to the north and here at Staplestreet. There is no settlement boundary here, the closest being at Boughton some 1.45km to the south. Faversham town centre is approximately 4.48km to the west. Development in the area is sporadic and is surrounded mainly by open countryside and agricultural land. Much of the site falls within a conservation area and there are a number of listed buildings within the vicinity.

Suitability:

The site is not subject to any high level constraints. There is a church and open space within a reasonable walking distance but otherwise, there are no essential services and facilities such as a convenience store, GP's surgery or primary school. Local employment opportunities are extremely limited to the few services and facilities which are present, as well as the surrounding agricultural land. The closest train station is at Faversham and the rural nature of the roads is unlikely to be attractive to cyclists. There is a bus stop close to the site but it is not on a high frequency route. The site would result in a high reliance on car usage. The site is considered to be in an unsustainable location which is not suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units): 0

Potential Employment Area (ha): 0

Potential Other Use Area (ha): 0

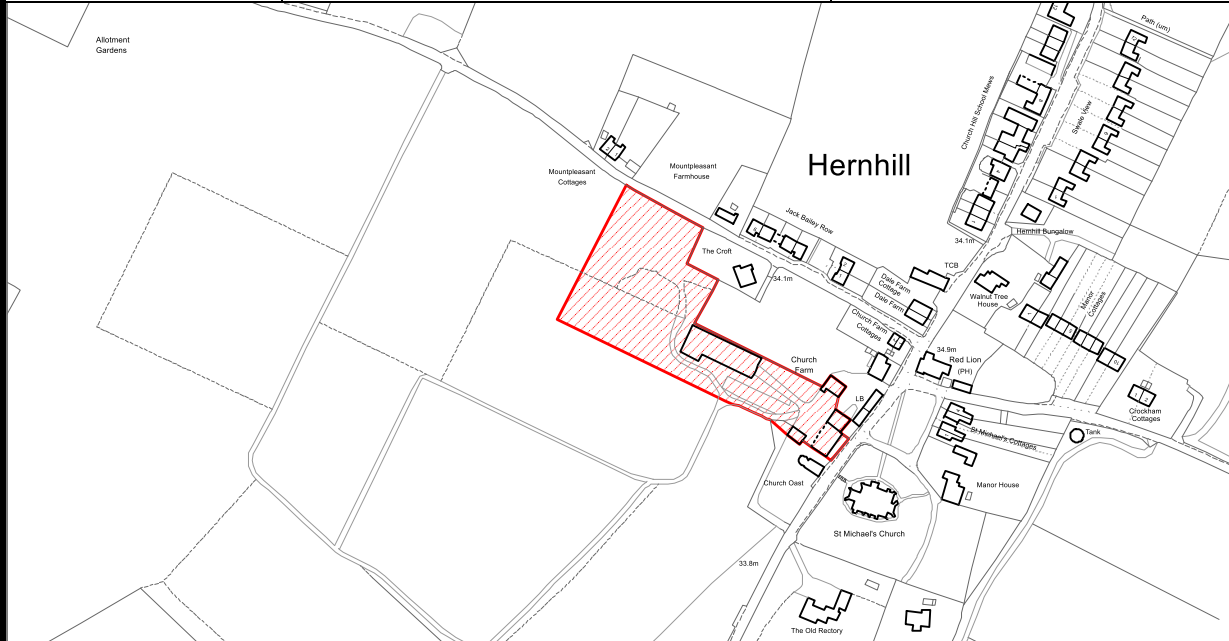
Timescale for delivery: 0

Assessment Outcome:

Unsuitable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/057	Church Farm, Kays Lane	Hernhill



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	0.9
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is within the Parish of Hernhill which includes a very small settlement mainly in linear form along Church Hill. There is no settlement boundary here, the closest being at Boughton some 2.6km to the south. Faversham town centre is approximately 7.41km to the southwest. Development in the area is sporadic and is surrounded mainly by open countryside and agricultural land. Part of the site falls within a conservation area and there are a number of listed buildings within the vicinity.

Suitability:

The site is not subject to any high level constraints. There is a public house, church, village hall and primary school within a reasonable walking distance. However aside from these, there are no essential services and facilities such as a convenience store or GP's surgery, for example. Local employment opportunities are extremely limited to the few services and facilities which are present, as well as the surrounding agricultural land. The closest train station is at Faversham and the rural nature of the roads is unlikely to be attractive to cyclists. There is a bus stop close to the site but it is not on a high frequency route. The site would result in a high reliance on car usage. The site is considered to be in an unsustainable location which is not suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units): 0

Potential Employment Area (ha): 0

Potential Other Use Area (ha): 0

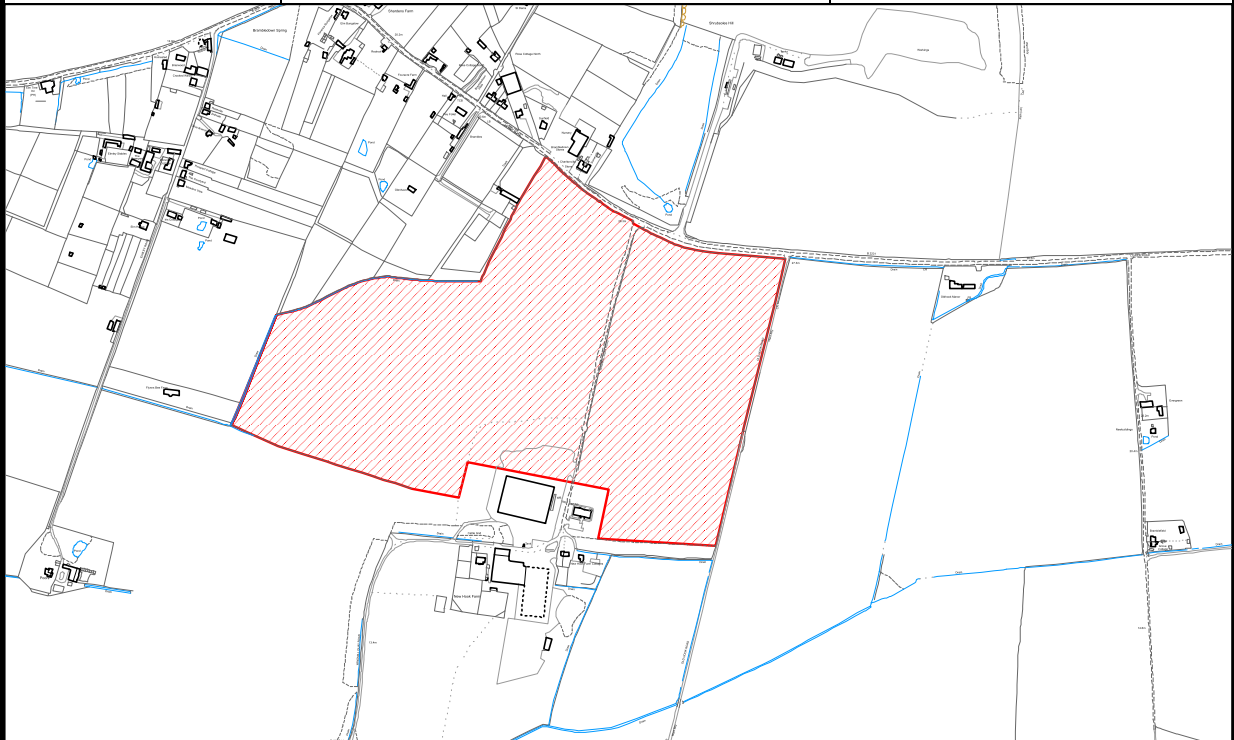
Timescale for delivery: 0

Assessment Outcome:

Unsuitable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/058	Land at New Hook Farm, Lower Road	Minster



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	31
Site Type:	Greenfield	Developable Area (ha):	

Site Description:

The site is broadly rectangular in shape and sits to the south of Lower Road between Windmill Quay Road to the east and the rear gardens/grounds of the buildings off Lower Road and Elmley Road. The site is contained within the field boundary. It

Suitability:

The site is not subject to any high level constraints. In terms of access to services, the site is in an unsustainable location and remote from the confines of the nearest settlement, Minster. The site is considered unsuitable.

Availability:

The site is in single ownership and has been promoted by the landowners for development through the 'call for sites' exercise. The site is considered to be available.

Achievability:

Access to the site would be directly onto Lower Road. Subject to further consideration of any utility/infrastructure requirements there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):

0

Potential Employment Area (ha):

31

Potential Other Use Area (ha):

0

Timescale for delivery:

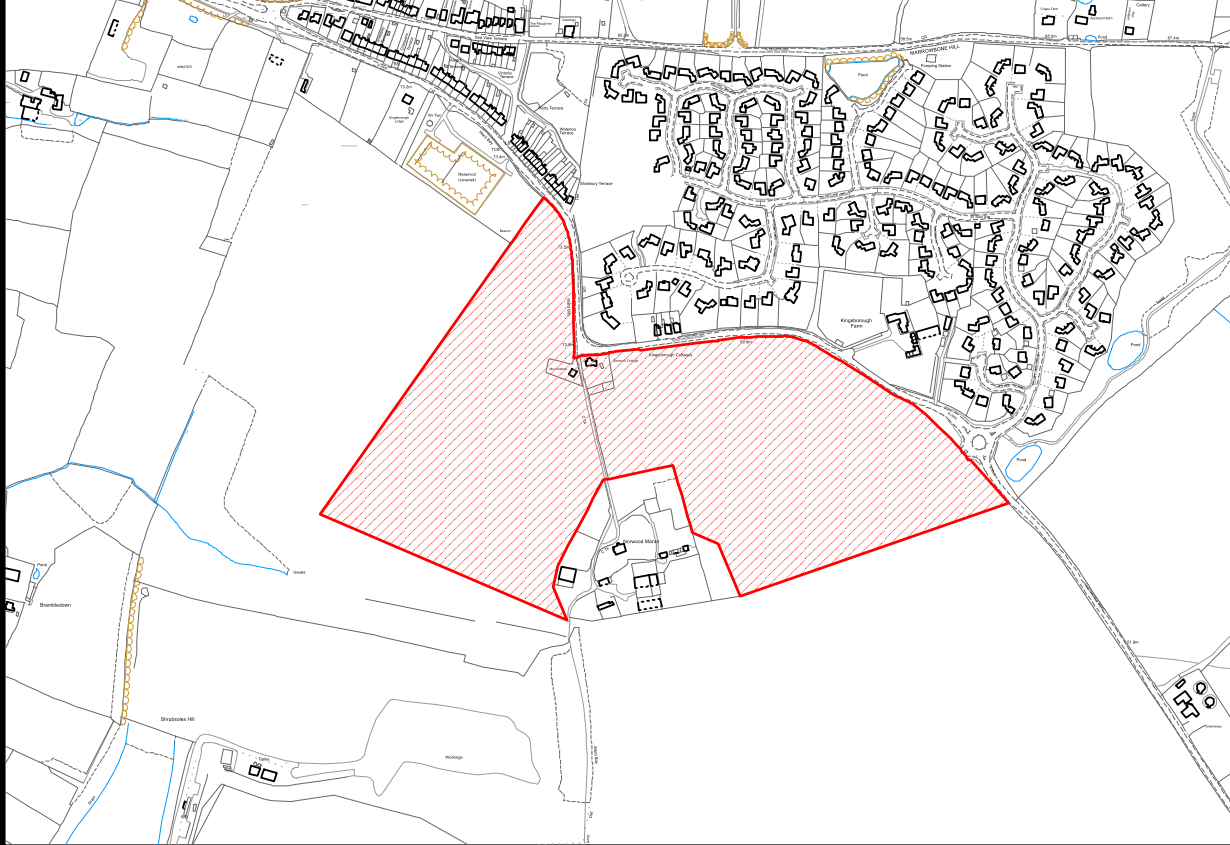
N/A

Assessment Outcome:

Unsuitable

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/059	Land Adjacent to Kingsborough Farm	Minster/Eastchurch



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	17.27
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site crosses both Minster and Eastchurch Parishes and is situated to the south and west of Eastchurch Road and the Kingsborough Manor estate. It is adjacent to the settlement boundary with the main parade of services and facilities at Minster some 3.43km to the west. Sheerness town centre is some 6.93km to the northwest. Away from the adjacent settlement, the surroundings are primarily open countryside and agricultural land.

Suitability:

The site is not subject to any high level constraints and is adjacent to the existing settlement boundary. However, it is not within a reasonable walking distance of any essential/daily services and facilities except for open and some very limited local employment opportunities. Travel would be required to Minster and onwards to Sheerness on a regular basis. There is no train station in the area. Cycling may be an option for experienced users and there are bus stops close to the site, however they are not on a high frequency route. Taking into account all of the above, the site is considered to be in an unsustainable location which is not suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):

0

Potential Employment Area (ha):

0

Potential Other Use Area (ha):

0

Timescale for delivery:

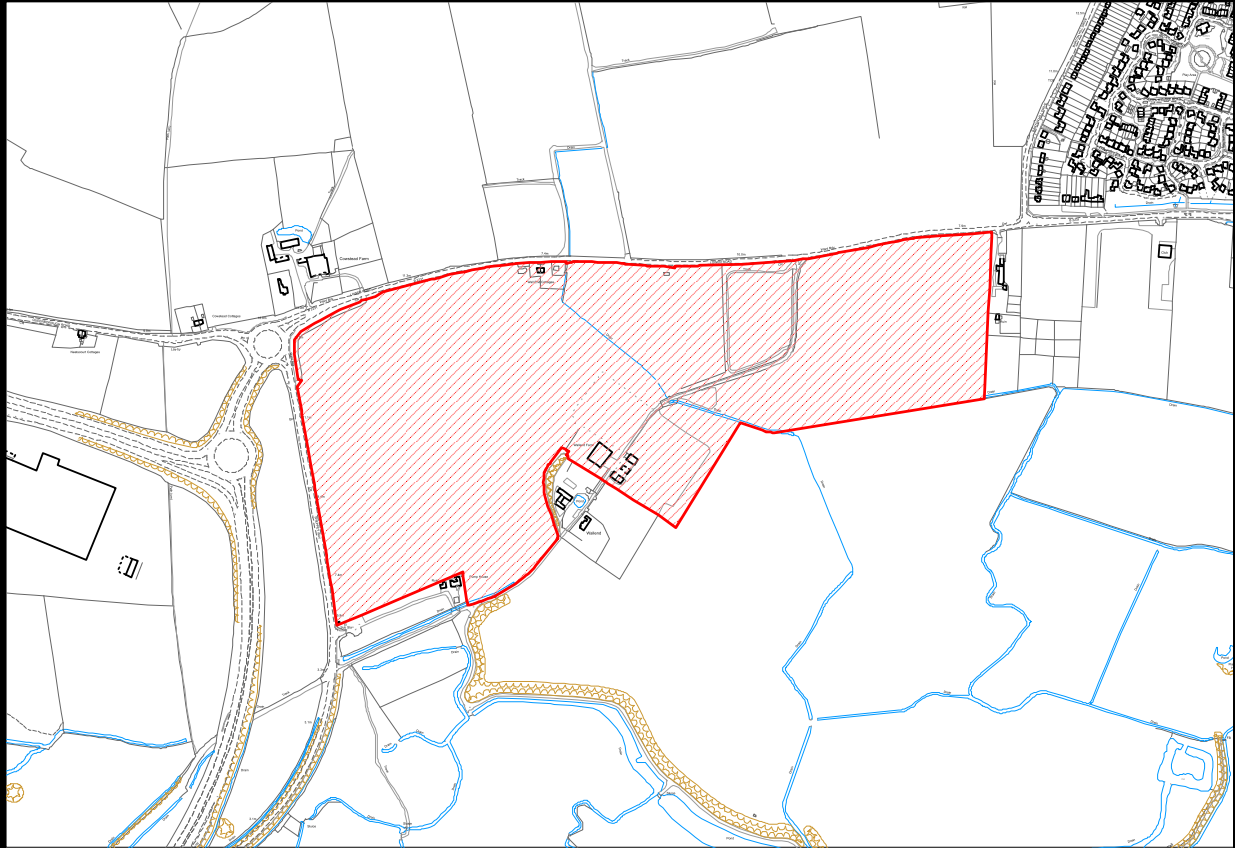
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Assessment Outcome:

Unsuitable

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/060	Land at Wallend	Minster



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	35.57
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is within the Minster area but outside of, partly adjacent to 2 built-up area boundaries (Minster and Queenborough). It is bound by the Lower Road to the north, and the A249/Sheppey Way to the west. To the south and east is open countryside (marshes) and agricultural land. The local service centre of Minster is some 2.54km to the north east, with that of Queenborough around 3.28km to the north west. Sheerness town centre is approximately 6km to the north. Much of the site is covered by an area of high landscape value.

Suitability:

Part of the site is covered by a high level constraint, flood zone 3, however this could be removed from the developable area. It is partly adjacent to 2 settlement boundaries, but is not within a reasonable walking distance of a convenience store, GP's surgery or primary school. There is no train station close to the site. There are bus stops close by, however these are not frequently serviced. As such, the site is considered to be remote from services, facilities and employment opportunities and is in an unsustainable location not suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented residential permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):

0

Potential Employment Area (ha):

0

Potential Other Use Area (ha):

0

Timescale for delivery:

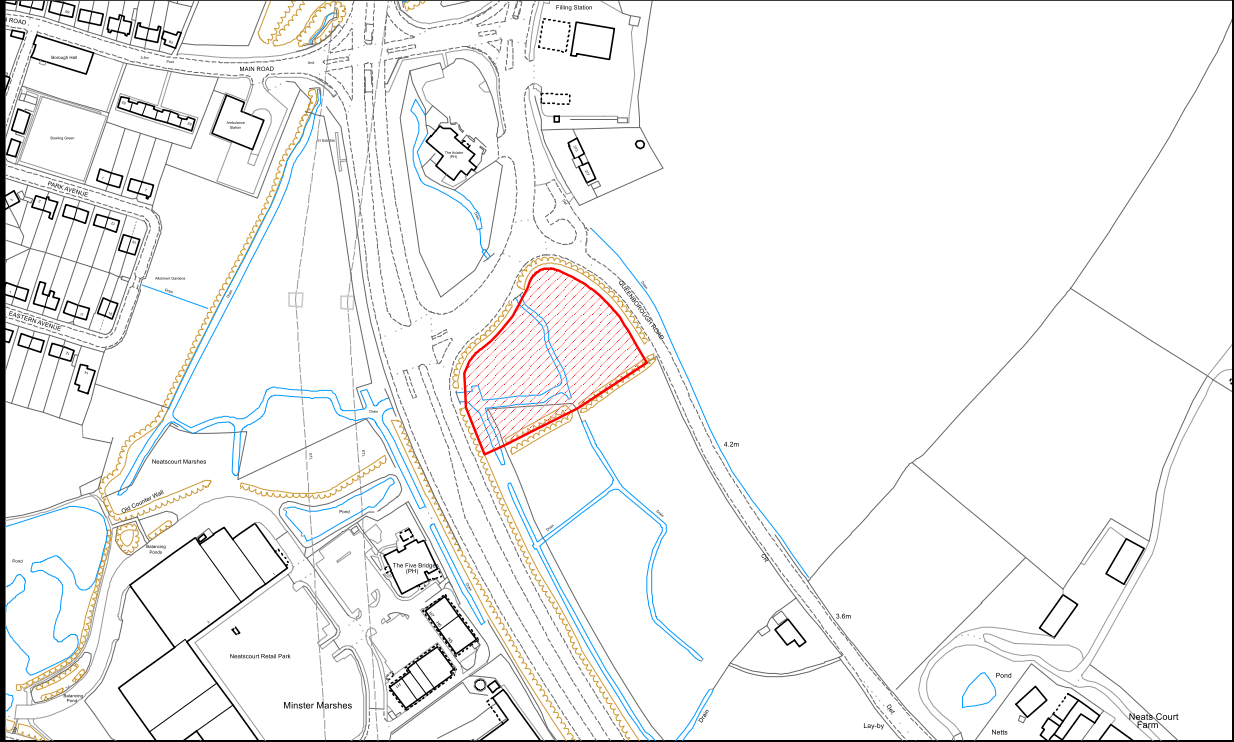
0

Assessment Outcome:

Unsuitable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/061	Land at Queenborough Road	Queenborough



Site Assessment

Current/Previous Use:	Grazing	Gross Site Area (ha):	0.65
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is situated within the built-up area boundary of Queenborough, a local centre. The town centre at Sheerness is some 4.75km to the north. It is bound by the A249 to the north and west, by Queenborough Road to the east. To the south is currently grazing/agricultural land which is allocated for employment uses in the adopted Local Plan. The area as a whole is mixed in residential, commercial and industrial development.

Suitability:

The site is subject to a high level constraint in being entirely covered by flood zone 3. With less at risk sites available, this site is considered to be unsuitable for residential development at this time.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

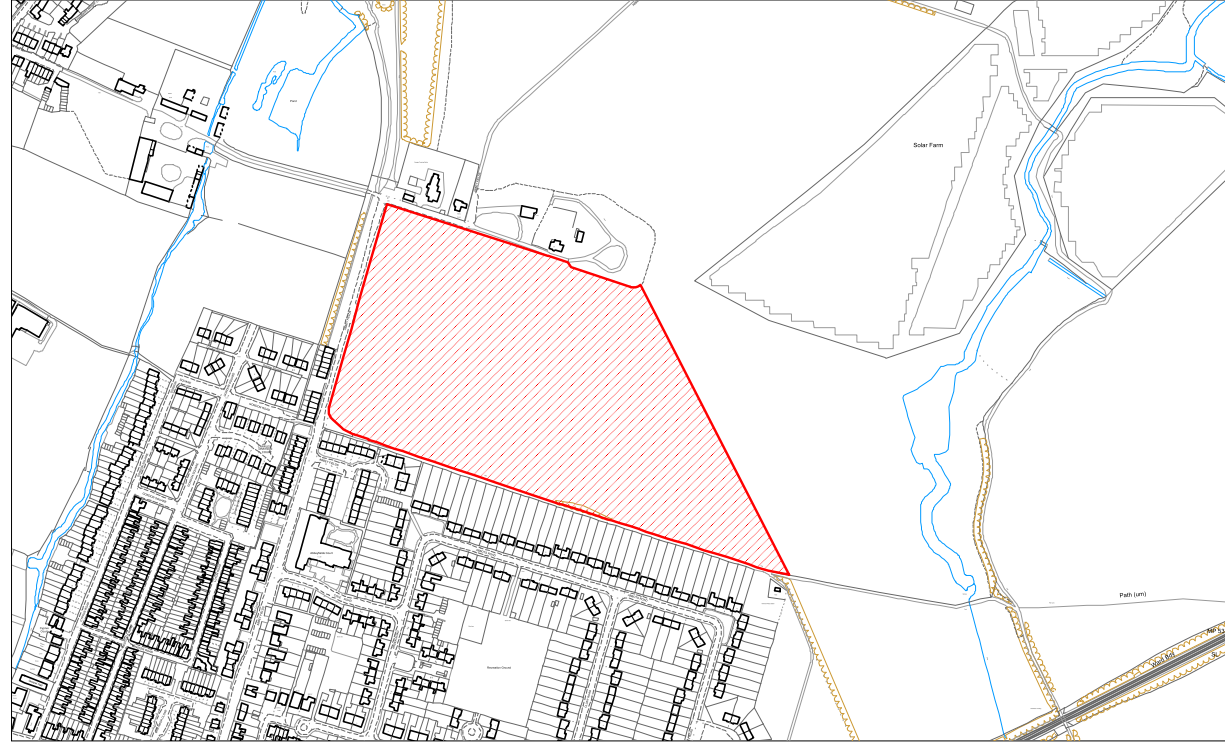
Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	0
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Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	N/A
Assessment Outcome:	
Unsuitable.	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/062	39 Abbey Fields	Faversham



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	7.7
Site Type:	Greenfield	Developable Area (ha):	

Site Description:

The site is located off Abbey Fields, immediately to the north of the rear gardens of the properties on Abbots Road. It extends to the access road for the sewage pumping station and the small group of dwellings and cuts through the wider field in a south east direction before the level of the land starts to dip downwards to the stream on the east of the site. To the north and east of the site is a solar farm and to the west, open space.

Suitability:

The site abuts a conservation area to the west and north (in part) and is not subject to any high level constraints. In terms of access to services, the site is in a relatively unsustainable location but adjacent to the settlement confines of Faversham. The site is considered suitable.

Availability:

The site is in single ownership and has been promoted by the landowners for development through the 'call for sites' exercise. The site is considered to be available.

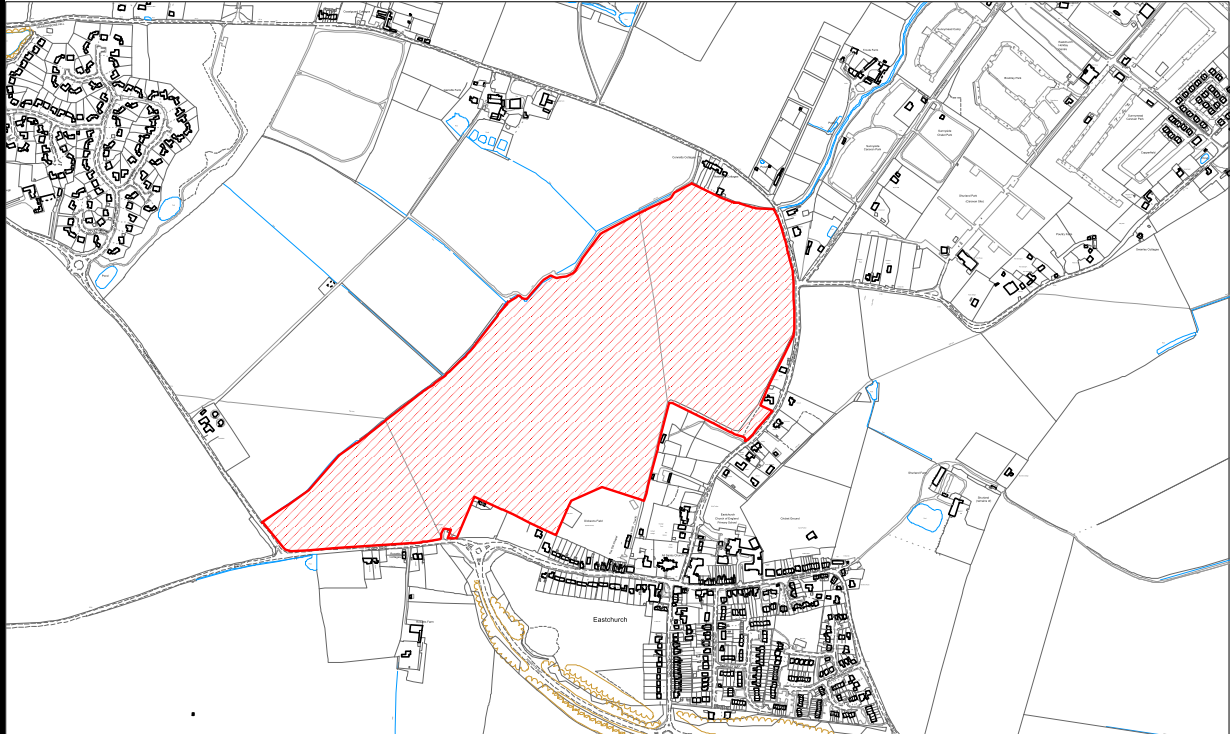
Achievability:

Access to the site would be directly onto Abbey Fields. Subject to further consideration of any utility/infrastructure requirements there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	175
Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	1-5 years
Assessment Outcome:	
Suitable and deliverable	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/063	Land North of Eastchurch	Eastchurch



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	34.5
Site Type:	Greenfield	Developable Area (ha):	34.5

Site Description:

The site is situated within the Eastchurch area but is outside of and adjacent to the built-up area boundary of the main village. The village as a whole is generally surrounded by open countryside and agricultural land. Further to the northeast is a caravan park, and to the northwest the Kingsborough Manor estate. Minster local service centre is some 5.78km to the northwest, and Sheerness town centre is approximately 8.36km in the same direction. There are some listed buildings within the vicinity of the site. It is adjacent to an existing, small allocation for residential development.

Suitability:

The site is not subject to any high level constraints and is adjacent to an existing built-up area boundary. Much of the site is within a reasonable walking distance of the services and facilities offered in Eastchurch village. These include a convenience store, a GP's surgery and a primary school. There is also a public house, a church and a village hall. There are employment opportunities in the area, with the prisons to the south, holiday parks to the northeast and the services and facilities within the village itself. Many essential day to day services can be met in the area, although the full range requires travel into Minster, Sheerness and beyond. There is no train station here but a fairly regular bus service towards the town, with connections available beyond. As such, the site is considered to be in a sustainable location which is suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	500
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Potential Employment Area (ha):	0
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Potential Other Use Area (ha):	0
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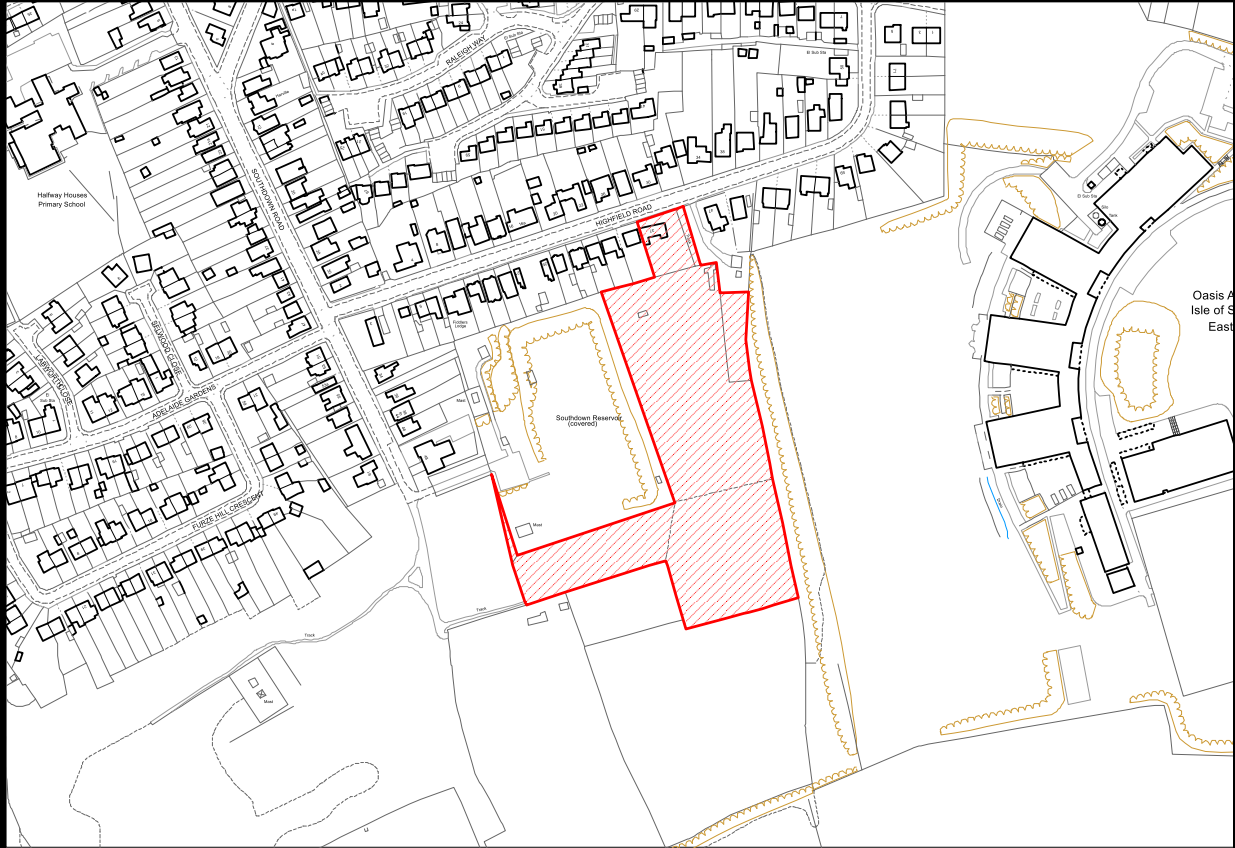
Timescale for delivery:	15 years
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Assessment Outcome:

Suitable and deliverable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/064	Land at Highfield Road	Halfway



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	1.53
Site Type:	Greenfield	Developable Area (ha):	1.53

Site Description:

The site is in the Halfway area but outside of and adjacent to the built-up area boundary of the main settlement. To the north and northwest is residential development, to the east is a school and to the south and southeast is open countryside and agricultural land. Minster, a local service centre is around 1.94km to the east and Sheerness town centre is some 3km to the north. The site is surrounded by a number of existing local plan allocations.

Suitability:

The site is not subject to any high level constraints and is adjacent to the existing settlement boundary. The site is within a reasonable walking distance of a convenience store, open space, primary school and a few other non-essential services and facilities. Although not close to a GP's surgery, or a train station, the site is close to a number of bus stops which are on a high frequency route on and off the island. The roads could also be used by cyclists. The site is considered to be in a sustainable location which is suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented residential permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units): 30

Potential Employment Area (ha): 0

Potential Other Use Area (ha): 0

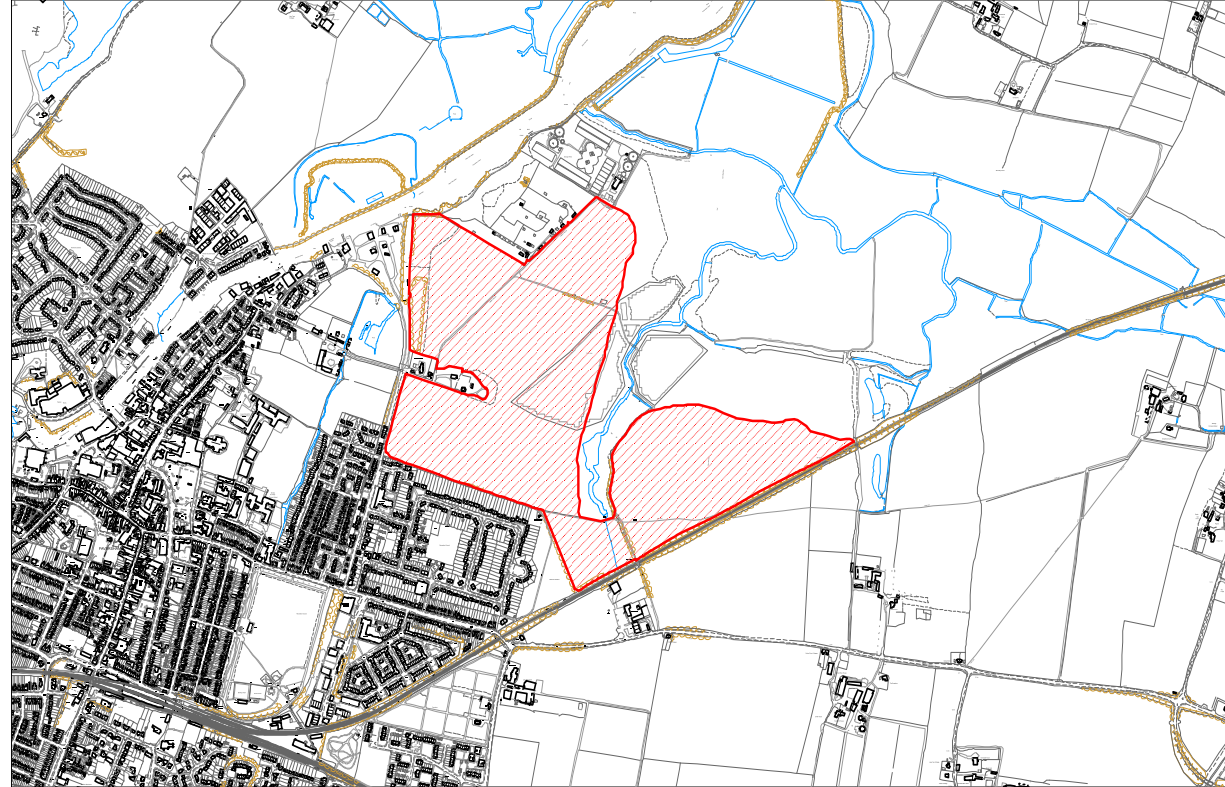
Timescale for delivery: 5 years

Assessment Outcome:

Suitable and deliverable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/065	Land East of Abbey Farm	Faversham



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	52
Site Type:	Greenfield	Developable Area (ha):	

Site Description:

The site is broadly 'L' shaped. It is level on the western side and more undulating on the eastern, sitting between the land to the north of the railway line at XX industrial estate and the rear of the back gardens of the properties on Cheney Road and Abbots Road. It continues northwards past (but not including) the sewerage pumping station to the south of XXX. The site is bounded by Abbey Fields to the west and by a small shallow valley and stream to the east and the solar farm beyond.

Suitability:

The site is adjacent to the settlement confines of east Faversham. It is not subject to any high level constraints although there are some small slithers of the site on various boundaries that fall within land at high risk of flooding. It is in a relatively sustainable location in terms of access to services. The site is considered suitable.

Availability:

The site is in single ownership and has been promoted by the landowner for development. The site is considered to be available.

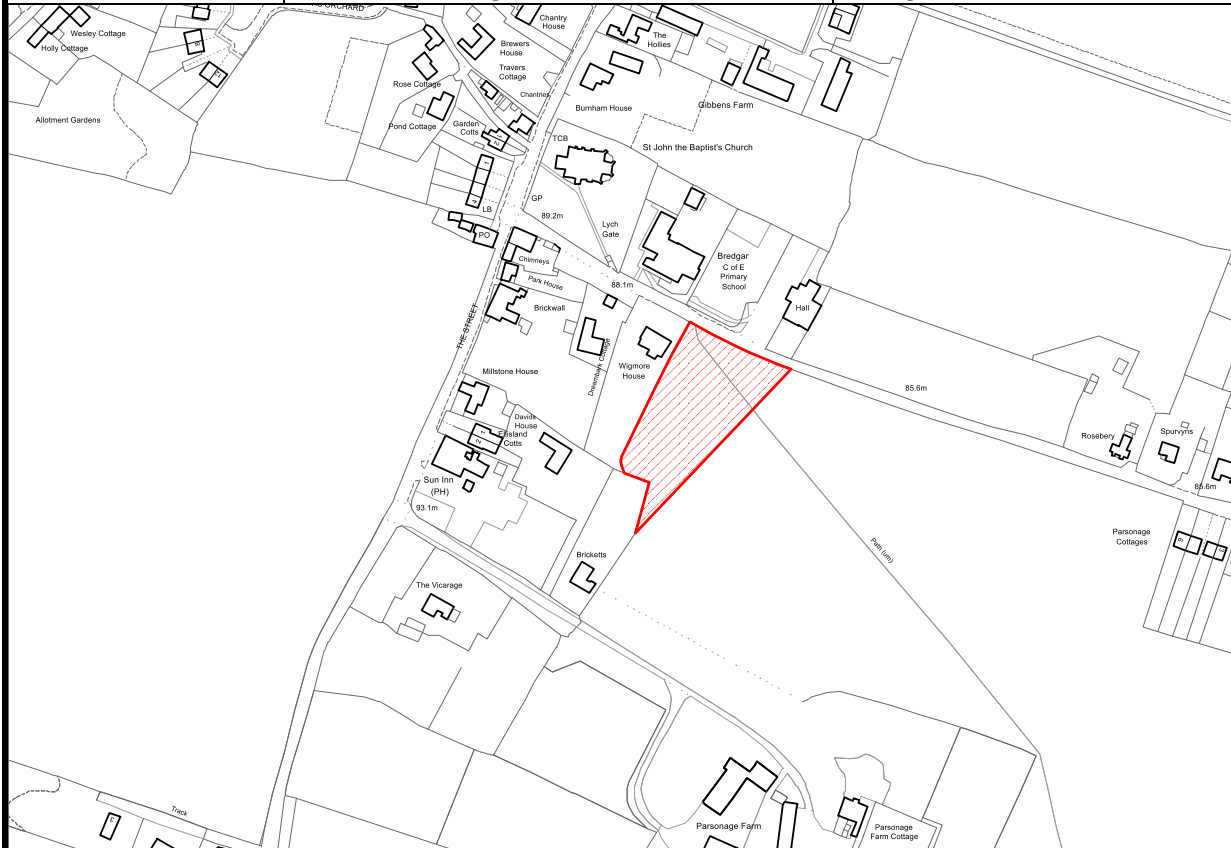
Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed. The site is considered to be achievable.

Potential Residential Yield (units):	1,300
Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	300 in years 1 to 5; 500 in years 6 to 10; 500 in years 11+
Assessment Outcome:	
Suitable and deliverable	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/066	Land at Parsonage Farm, The Street	Bredgar



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	0.40
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is situated to the south of the M2 within the Parish of Bredgar and adjacent to the built-up area boundary of the main village. The nearest town centre, Sittingbourne, is some 5.6km to the north-east. The site fronts Bexon Lane, along which and moving away from the village, development becomes sporadic, surrounded by open countryside and agricultural land. The site itself comprises agricultural land and is adjacent to a Conservation Area.

Suitability:

The site falls entirely within the Kent Downs AONB and is a significant distance from the confines of the nearest town centre. In terms of access to services and facilities, Bredgar has a reasonable range of essential amenities, however the wider range required for everyday living would still require travel to Sittingbourne. Public transport and local employment opportunities are limited. The site is therefore in an unsustainable location and considered to be unsuitable.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	5-10
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Potential Employment Area (ha):	0
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Potential Other Use Area (ha):	0
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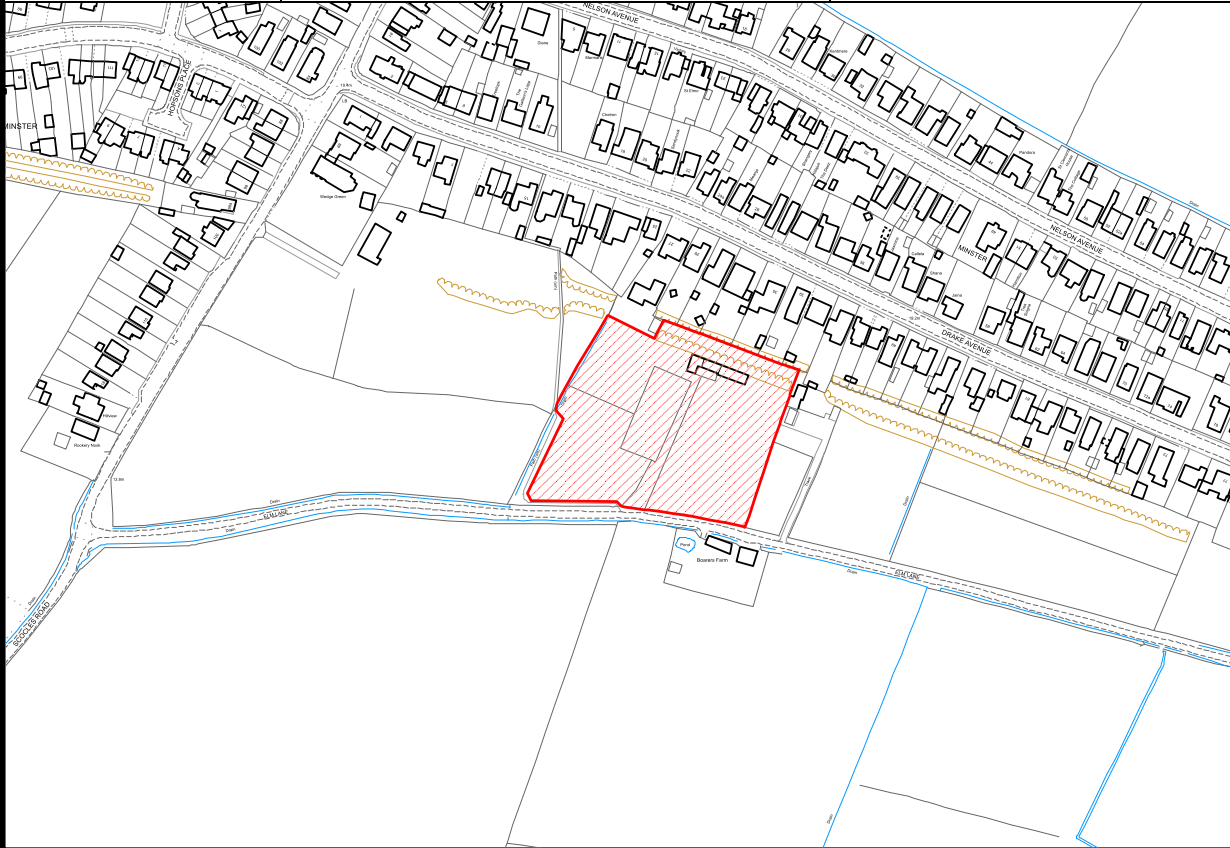
Timescale for delivery:	0
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Assessment Outcome:

Unsuitable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/067	Land off Elm Lane	Minster-on-Sea



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	0.99
Site Type:	Greenfield	Developable Area (ha):	0.99

Site Description:

The site is within the Minster area although outside of and adjacent to the main settlement boundary. It is adjacent to an existing small local plan allocation for residential development, and opposite Thistle Hill which has been under construction in some form for many years. To the north and west is the older core of Minster and to the south and east is open countryside and agricultural land.

Suitability:

The site is not subject to any high level constraints and is adjacent to the existing settlement boundary. It is not within a reasonable walking distance of any daily services and facilities. Slightly further afield is a medical centre, school, open space and a parade of shops. The existing adjacent allocated proposed footpath improvements which this site would also benefit from. This would mean easy access to nearby bus stops which are on a well serviced route to the rest of the island and towards Sittingbourne for the wider range of services, facilities and employment opportunities. This would also allow access to various train stations for travel further afield. As such, the site is considered to be in a sustainable location which is suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):

25

Potential Employment Area (ha):

0

Potential Other Use Area (ha):

0

Timescale for delivery:

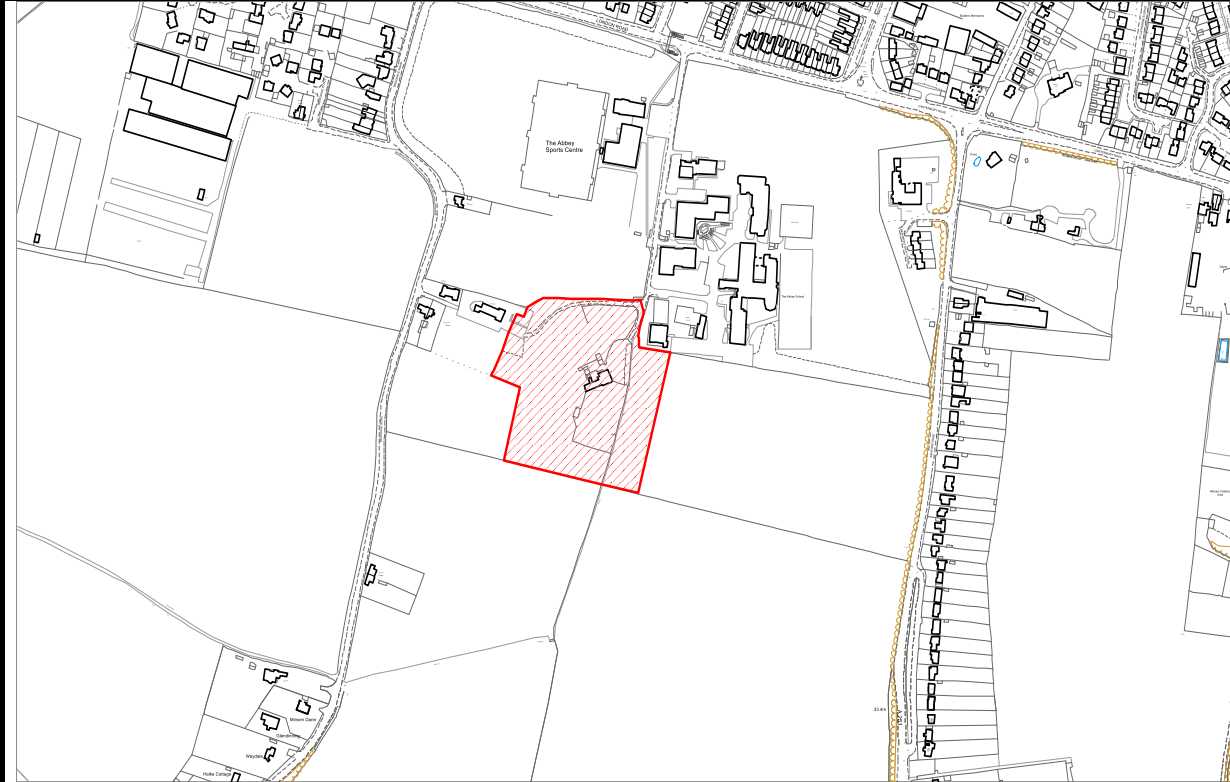
5 years

Assessment Outcome:

Suitable and deliverable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/068	Land at Perry Court Farmhouse, Brogdale Road	Faversham



Site Assessment

Current/Previous Use:	Farmstead and other farm buildings and open land	Gross Site Area (ha):	2.5
Site Type:	Greenfield/Brownfield	Developable Area (ha):	

Site Description:

The site is relatively flat and open and contains a number of residential properties and farm buildings with access road and open land with dispersed tree belts. It is surrounded by development to the east and south. To the north is the playing fields of the Abbey School and existing low density development to the west that includes a listed Oast house and open land with specimen trees.

Suitability:

The site is not subject to any high level constraints and sits within the settlement confines of Faversham. In terms of access to shops and services, the site is in a sustainable location. The site is considered suitable.

Availability:

The site is in single ownership and has been promoted for development. The site is considered available.

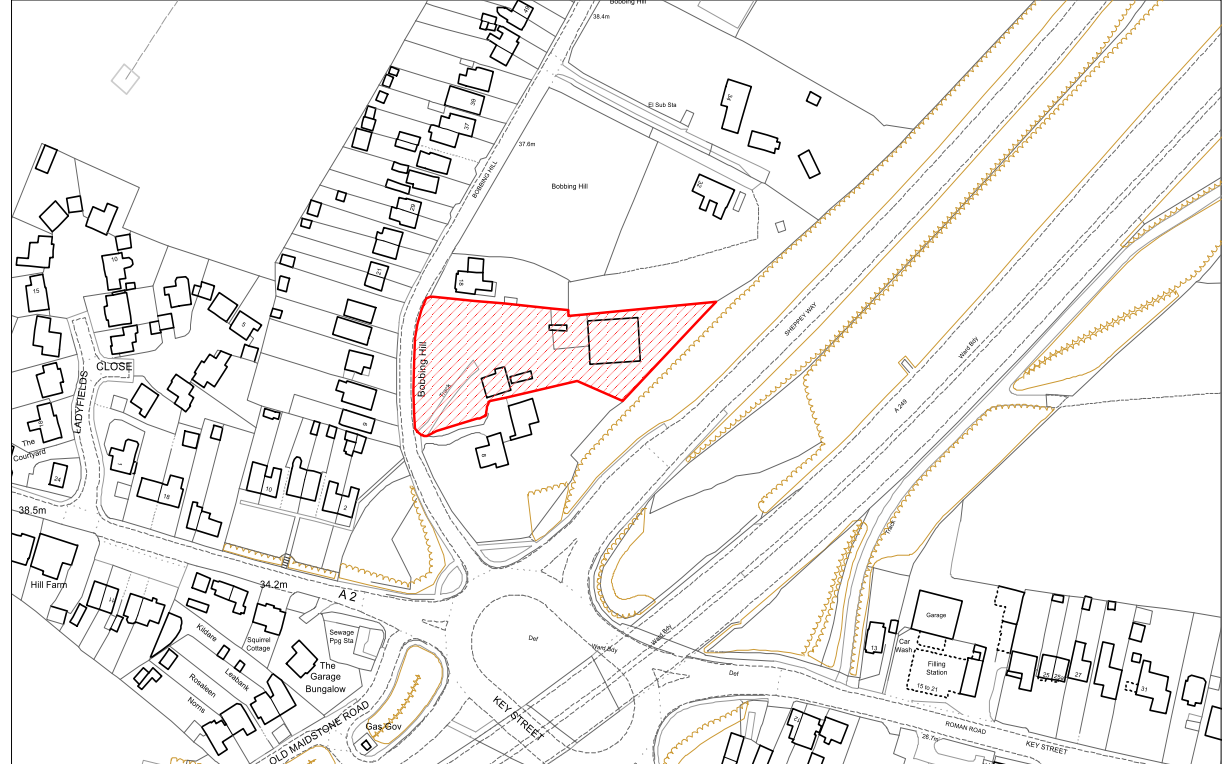
Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed. The site is considered to be achievable.

Potential Residential Yield (units):	45
Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	1-5 years
Assessment Outcome:	
Suitable and deliverable	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/069	Land adjacent 8 Bobbing Hill, Key Street	Bobbing



Site Assessment

Current/Previous Use:	Housing and open land	Gross Site Area (ha):	0.4
Site Type:	Greenfield	Developable Area (ha):	

Site Description:

The site is situated off Bobbing Hill and backs on to the embankment of Sheppey Way with residential properties set in generous plots to the north and south in close proximity to the Key Street roundabout. A line of residential properties, detached and semi-detached face onto Bobbing Hill on the western side.

Suitability:

The site is not subject to any high level constraints. It is remote from the settlement confines of Sittingbourne and Iwade, Bobbing and Keycol themselves not having a settlement boundary. In terms of access to services, the site is in an unsustainable location. The site is considered unsuitable.

Availability:

The site is in single ownership and have been promoted for development. The site is considered available.

Achievability:

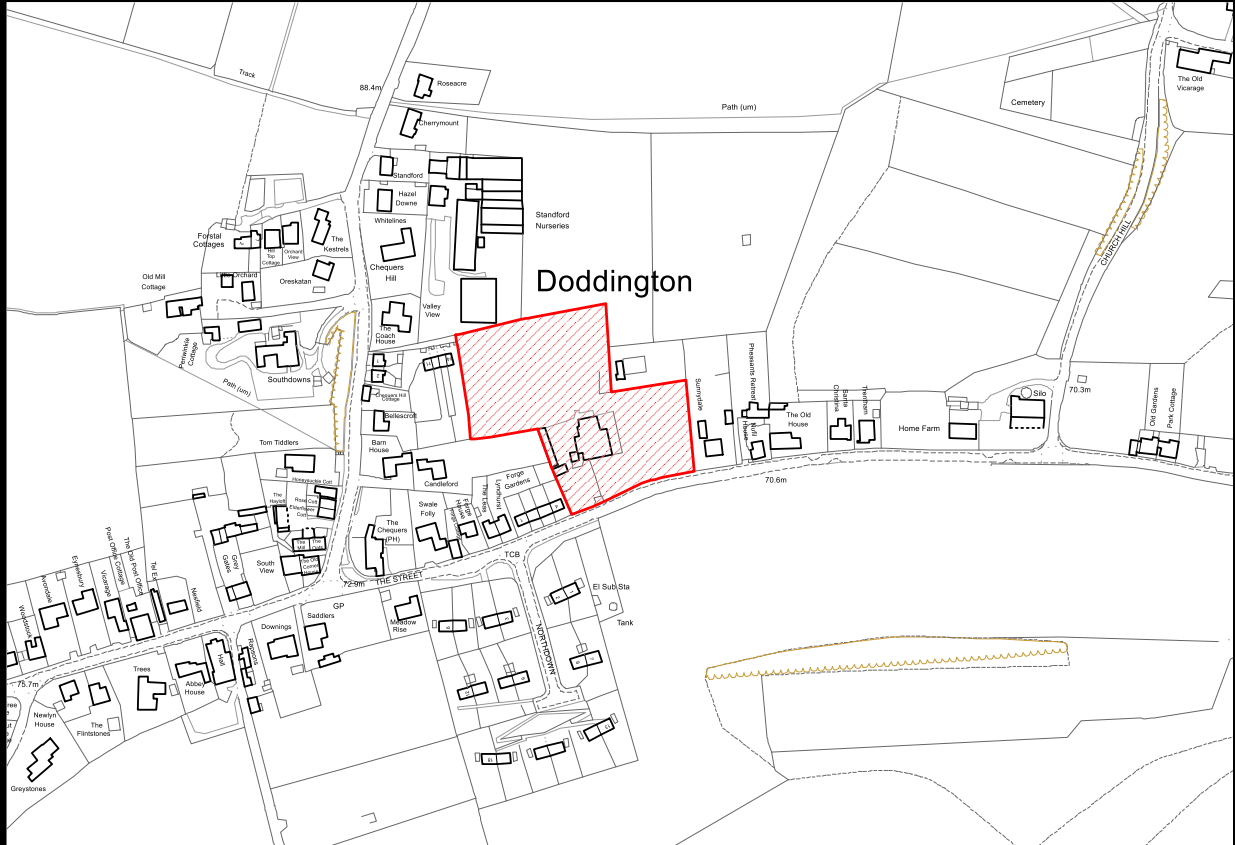
Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed. The site is considered to be achievable.

Potential Residential Yield (units):	6
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Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	1-5 years
Assessment Outcome:	
Unsuitable	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/072	Former Doddington Primary School, The Street	Doddington



Site Assessment

Current/Previous Use:	School	Gross Site Area (ha):	0.91
Site Type:	Green/brownfield	Developable Area (ha):	0

Site Description:

The site is situated to the south of the M2, within the Parish of Doddington and partly within, partly adjacent to its built-up area boundary. It comprises a former school, with associated buildings and fields. Outside the core of the village, development becomes sporadic. Sittingbourne and Faversham town centres are both approximately 10km away to the north-west and north-east. The site falls within a Conservation Area, with some listed buildings in the vicinity.

Suitability:

The site falls entirely within the Kent Downs AONB. Despite being on the edge of the built-up area boundary, and its proximity to 2 neighbouring villages (Newnham and Eastling), the site is far from the nearest town centres and generally remote and isolated from the wider range of services and facilities required for everyday living. Public transport and local employment opportunities are also limited. The site is therefore in an unsustainable location and considered to be unsuitable.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units): 26

Potential Employment Area (ha): 0

Potential Other Use Area (ha): 0

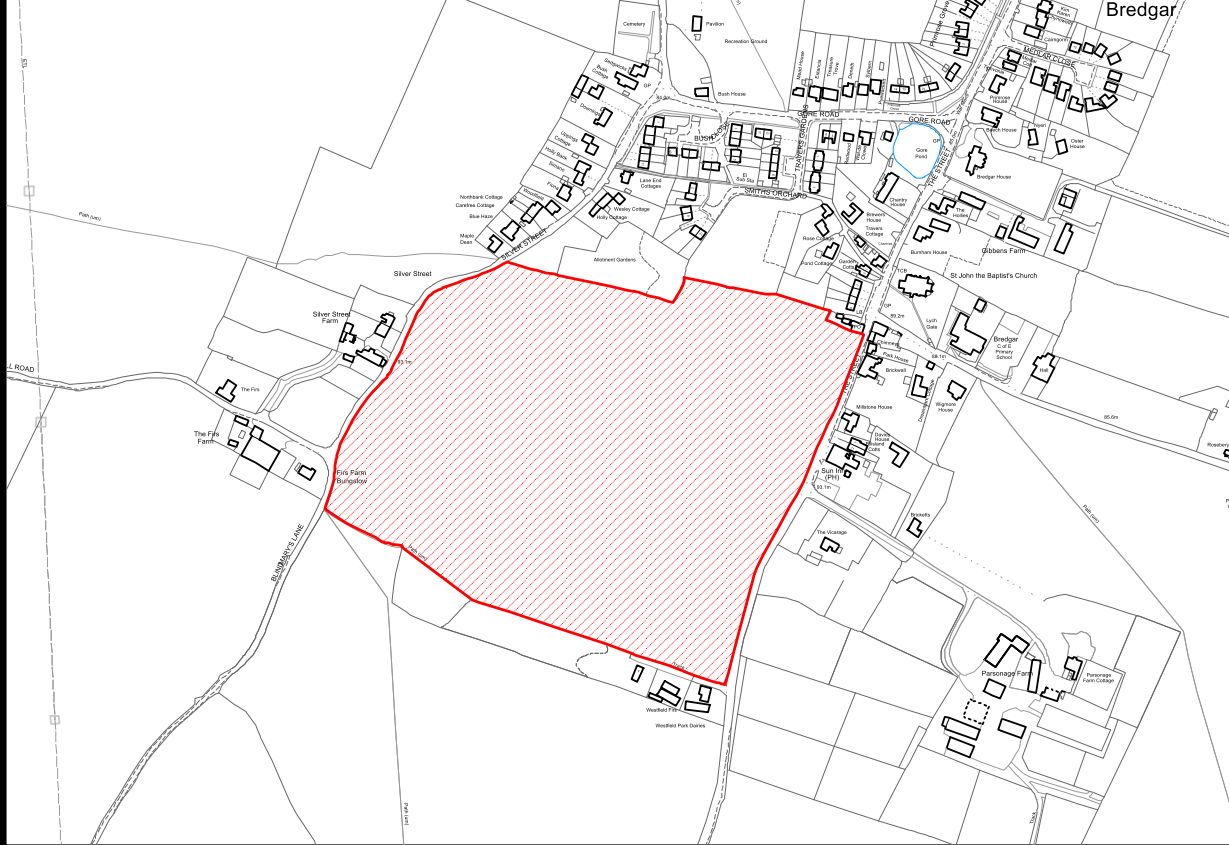
Timescale for delivery: 0

Assessment Outcome:

Unsuitable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/073	Land West of The Street	Bredgar



Site Assessment

Current/Previous Use:	Agricultural	Gross Site Area (ha):	11
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is situated to the south of the M2 within the Parish of Bredgar but just to the south of the built-up area boundary of the main village. The nearest town centre, Sittingbourne, is some 5.6km to the north-east. The site is sandwiched between The Street and Silver Street, along which and moving away from the village, development becomes sporadic, surrounded mainly by open countryside and agricultural land. The site itself comprises agricultural land and is adjacent to a Conservation Area and a number of Listed Buildings.

Suitability:

The site falls entirely within the Kent Downs AONB and is a significant distance from the confines of the nearest town centre. In terms of access to services and facilities, Bredgar has a reasonable range of essential amenities, however the wider range required for everyday living would still require travel to Sittingbourne. Public transport and local employment opportunities are limited. The site is therefore in an unsustainable location and considered to be unsuitable.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	320
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Potential Employment Area (ha):	0
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Potential Other Use Area (ha):	0
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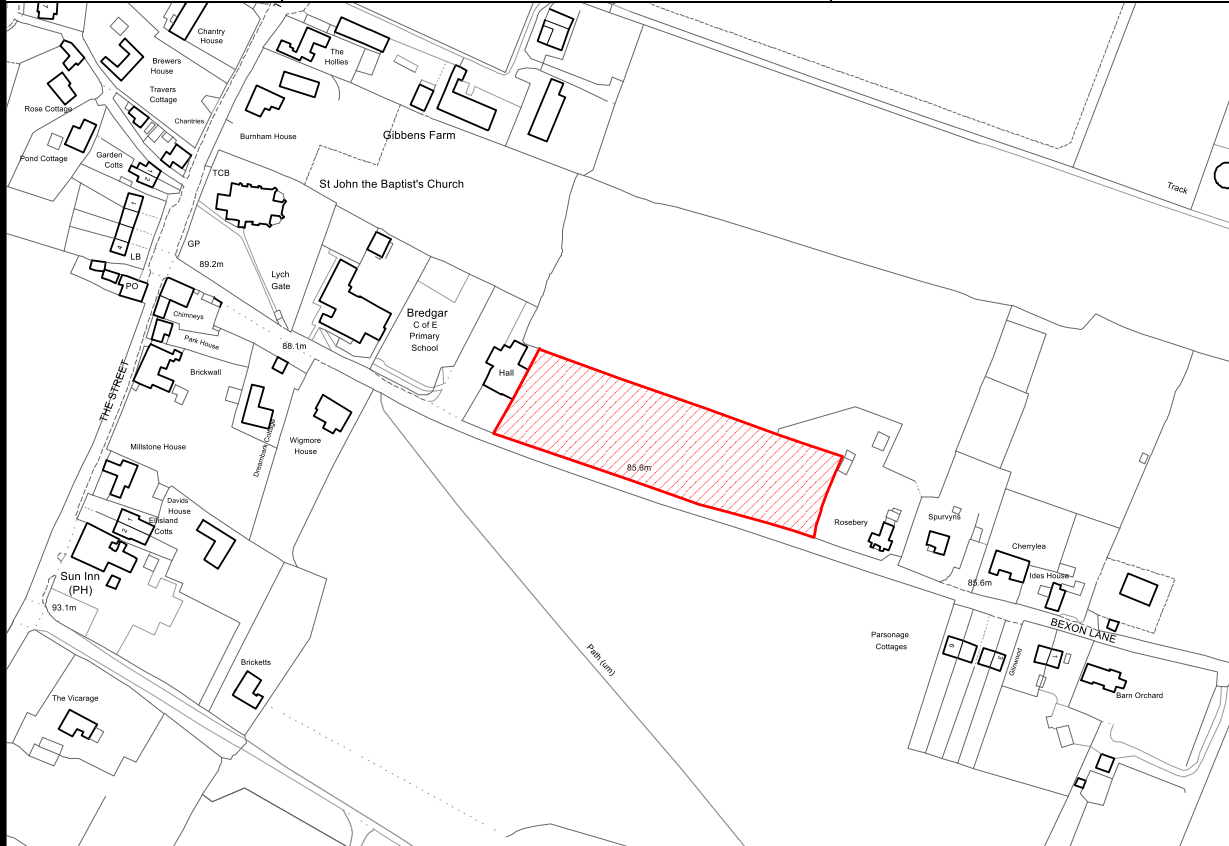
Timescale for delivery:	0
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Assessment Outcome:

Unsuitable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/074	Land North of Bexon Lane	Bredgar



Site Assessment

Current/Previous Use:	Scrubland	Gross Site Area (ha):	0.56
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is situated to the south of the M2 within the Parish of Bredgar but just outside of the built-up area boundary of the main village. The nearest town centre, Sittingbourne, is some 5.6km to the north-east. The site fronts Bexon Lane, along which and moving away from the village, development becomes sporadic, surrounded by open countryside and agricultural land. The site itself comprises scrubland and is close to a Conservation Area.

Suitability:

The site falls entirely within the Kent Downs AONB and is a significant distance from the confines of the nearest town centre. In terms of access to services and facilities, Bredgar has a reasonable range of essential amenities, however the wider range required for everyday living would still require travel to Sittingbourne. Public transport and local employment opportunities are limited. The site is therefore in an unsustainable location and considered to be unsuitable.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units): 16

Potential Employment Area (ha): 0

Potential Other Use Area (ha): 0

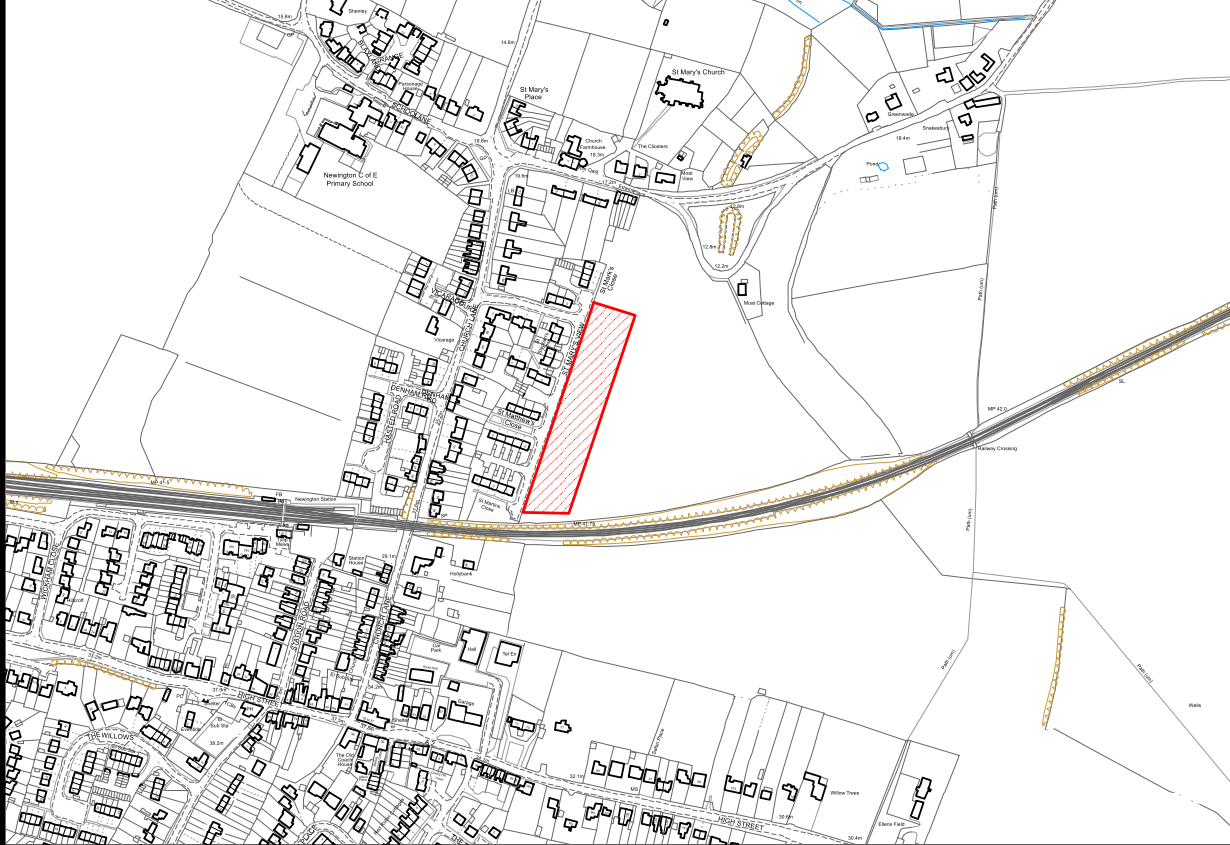
Timescale for delivery: 0

Assessment Outcome:

Unsuitable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/075	Land at St Mary's View	Newington



Site Assessment

Current/Previous Use:	Orchard	Gross Site Area (ha):	0.74
Site Type:	Greenfield	Developable Area (ha):	0.74

Site Description:

The site is situated in Newington but outside of and adjacent to the defined settlement boundary of the village. Newington is a local service centre and the nearest town centre at Sittingbourne is some 5.64km to the east. Away from the village development is sporadic and the site is surrounded by open countryside and agricultural land. It is between 2 conservation areas and covered by a minerals safeguarding area.

Suitability:

The site is not subject to any high level constraints and is adjacent to the existing settlement boundary. It is within a reasonable walking distance of a convenience store, GP's surgery, open space, village hall and a public house. There are a number of non-essential services and facilities close to the site. Some local employment is provided within the village and surrounding agricultural land. For the full range of services and facilities and wider job opportunities, the site is close to bus stops and a train station with regular services to Medway, Sittingbourne and Faversham. The site is considered to be in a sustainable location suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units): 17

Potential Employment Area (ha): 0

Potential Other Use Area (ha): 0

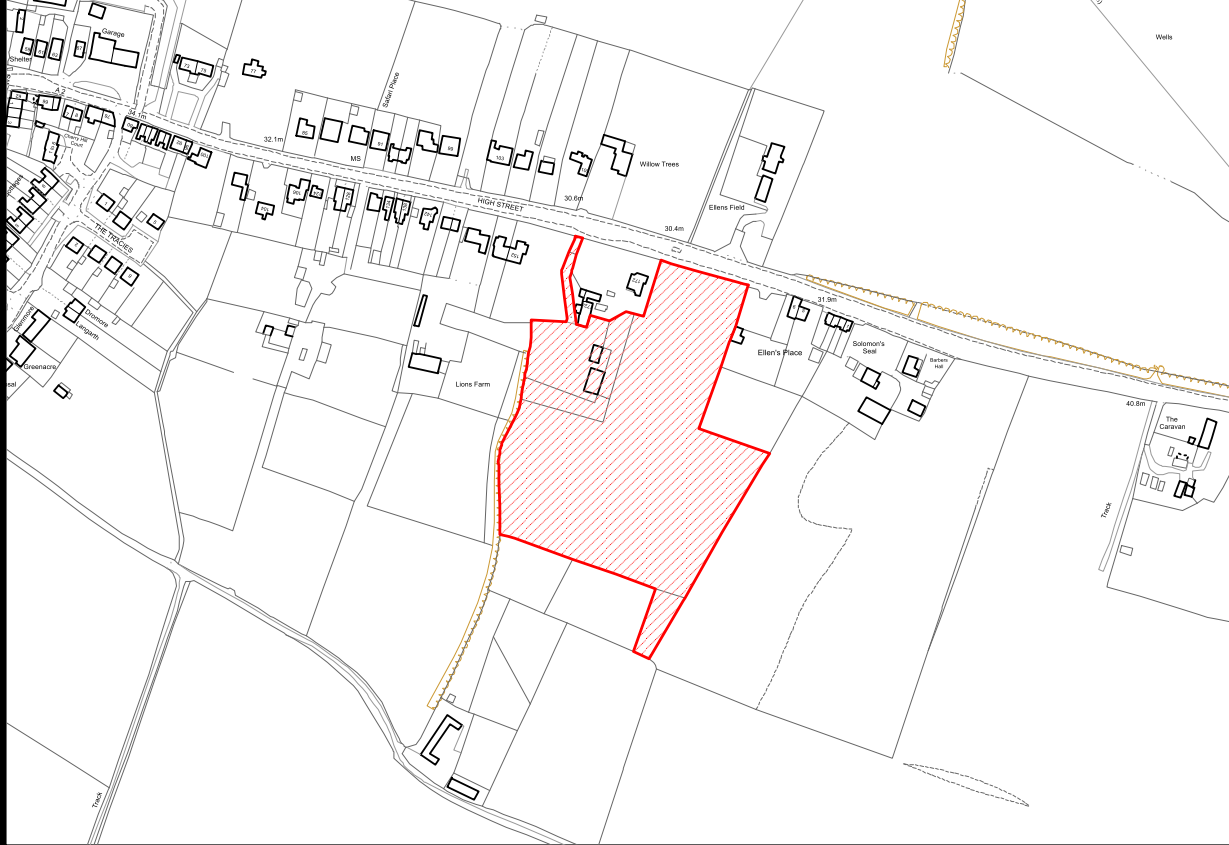
Timescale for delivery: 5 years

Assessment Outcome:

Suitable and deliverable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/076	Land at Ellen's Place, High Street	Newington



Site Assessment

Current/Previous Use:	Commercial/agricultural	Gross Site Area (ha):	2.29
Site Type:	Mixed green/brownfield	Developable Area (ha):	2.29

Site Description:

The site is within Newington but outside of and close to the defined settlement boundary of the village. Newington is a local service centre and the nearest town centre at Sittingbourne is some 4.61km to the east. Surrounding residential development is in ribbon form along the A2, and away from this and the village, the site is surrounded by agricultural land and open countryside. There is a listed building close to the site.

Suitability:

The site is not subject to any high level constraints and is close to the existing settlement boundary. It is within a reasonable walking distance of a convenience store, GP's surgery, a village hall and a public house. There are a number of non-essential services and facilities close to the site. Some local employment is provided within the village and surrounding agricultural land. For the full range of services and facilities and wider job opportunities, the site is close to bus stops and a train station with regular services to Medway, Sittingbourne and Faversham. The site is considered to be in a sustainable location suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):

55

Potential Employment Area (ha):

0

Potential Other Use Area (ha):

0

Timescale for delivery:

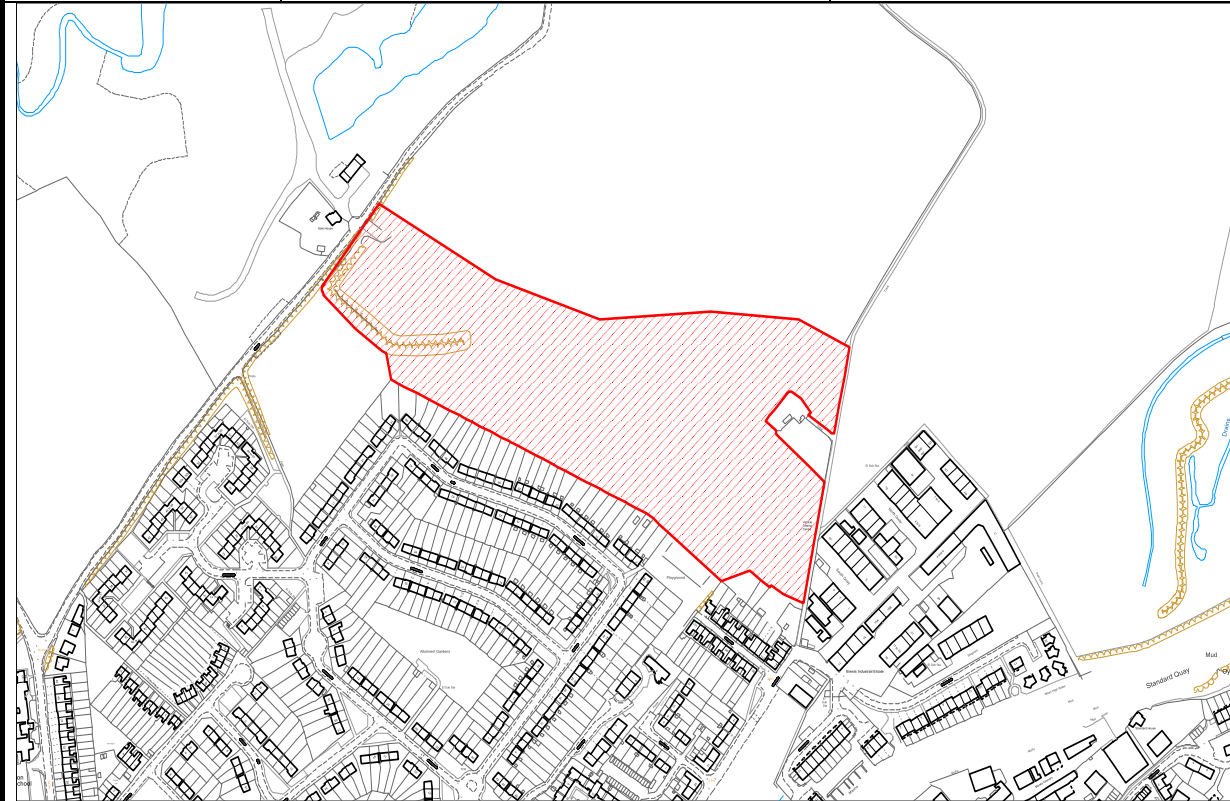
5 years

Assessment Outcome:

Suitable and deliverable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/077	Land at Ham Road	Faversham



Site Assessment

Current/Previous Use:	Former operational land for gravel extraction works, now open land	Gross Site Area (ha):	6
Site Type:	Greenfield	Developable Area (ha):	

Site Description:

This rectangular site sits to the north of the Davington area of Faversham, with Brents Industrial Estate to the east and open countryside to the north. Across Ham Road (the bounds the west of the site), a local plan allocation for residential development is under construction. The site is former operational land associated with Ham Road gravel works site that has, over the years become grass covered.

Suitability:

The site is not subject to any high level constraints although it is a minerals safeguarded area (brickearth) and part of the site (the western extent, including the pond) is part of the coastal change management area. It is adjacent to the settlement confines of Faversham, its southern boundary facing the rear gardens of the residential properties on the northern side of Springhead Road. In terms of access to services and facilities, the site is in a relatively unsustainable location although this is likely to improve as a result of the nearby development that is underway on the other side of Ham Road. The site is considered suitable.

Availability:

The site is in single ownership and has been promoted by the landowner. It is therefore considered as available.

Achievability:

The submission of this site includes an additional 23 hectares of land for a recreational buffer between northern Faversham and the SPA. Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed. The site is considered to be achievable.

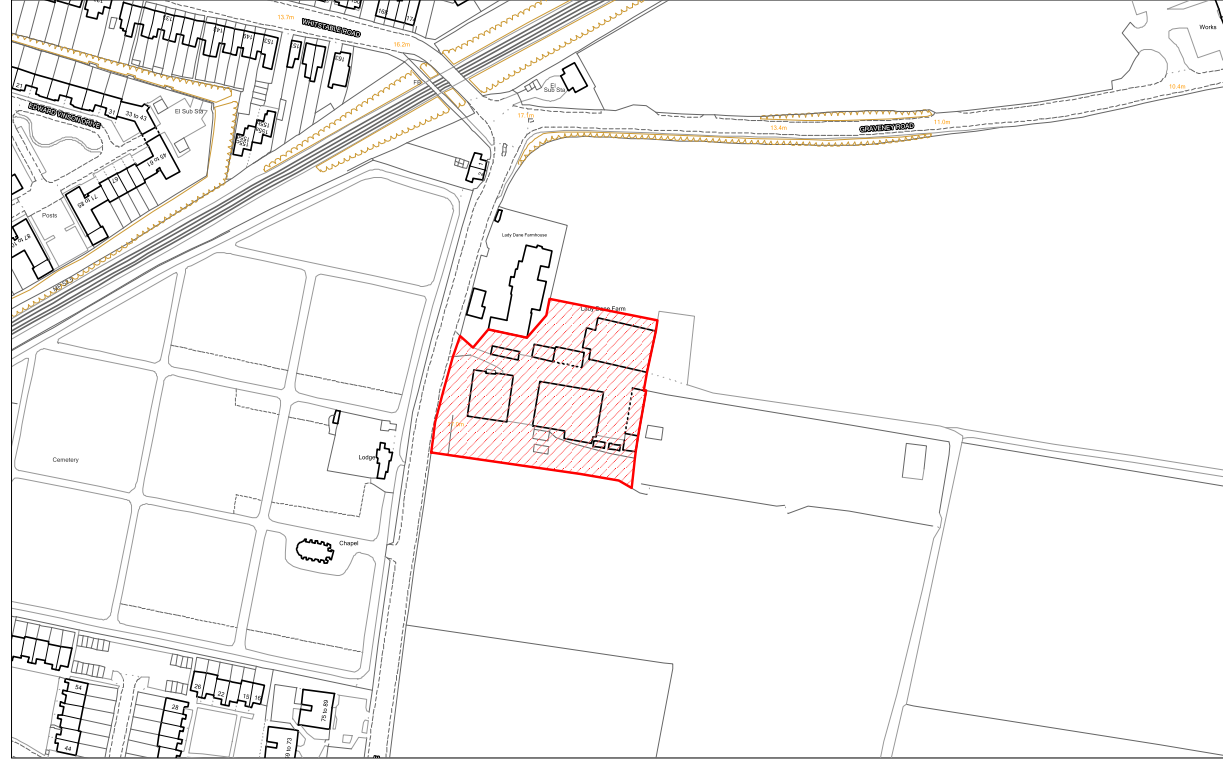
Potential Residential Yield (units):	100
Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	1-5 years

Assessment Outcome:

Suitable and deliverable

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/078	Lady Dane Farm Buildings, Love Lane	Faversham



Site Assessment

Current/Previous Use:	Farm buildings	Gross Site Area (ha):	0.65
Site Type:	Brownfield	Developable Area (ha):	

Site Description:

The site is rectangular in shape, relatively level and sits to the south of the Fynvola/Lady Dane Farmhouse care home within the settlement confines of Faversham. It consists of a number of farm buildings and caravans. It is bounded by Love Lane to the west and Faversham cemetery beyond. The land to the east and south is a local plan allocation that is currently under construction for the development of circa 200 new dwellings. The group of farm buildings, is situated within the town of Faversham, south of the A2 and to the east of Love Lane. It is within the built-up area boundary of Faversham.

The site is adjacent to a mixed use allocation from the adopted Local Plan which is currently being built out. It is also adjacent to the Fynvola Care Home which provides nursing and palliative care for people with learning disabilities.

A very small area of the site falls within a minerals safeguarding area (Brickearth.)

Suitability:

The site is located within the settlement confines of Faversham and in terms of access to shops and services is in a sustainable location. The site is not subject to any high level constraints. The site is considered as suitable.

Availability:

The site have been promoted by the landowner and is in single ownership. It is currently used as a working farmyard. The promoters have confirmed that the landowner intends to relocate these uses to better and more suitable premises at Ewell Farm that is better located for operational purposes and that this would make the site available in the medium term. The site is considered to be available in the longer term.

Achievability:

There are no ownership or legal issues, but no market interest recorded by the landowner. This is because the land is currently operational but those uses can be relocated within a reasonable timeframe. Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed. The site is considered to be achievable.

Potential Residential Yield (units):

30

Potential Employment Area (ha):

0

Potential Other Use Area (ha):

0

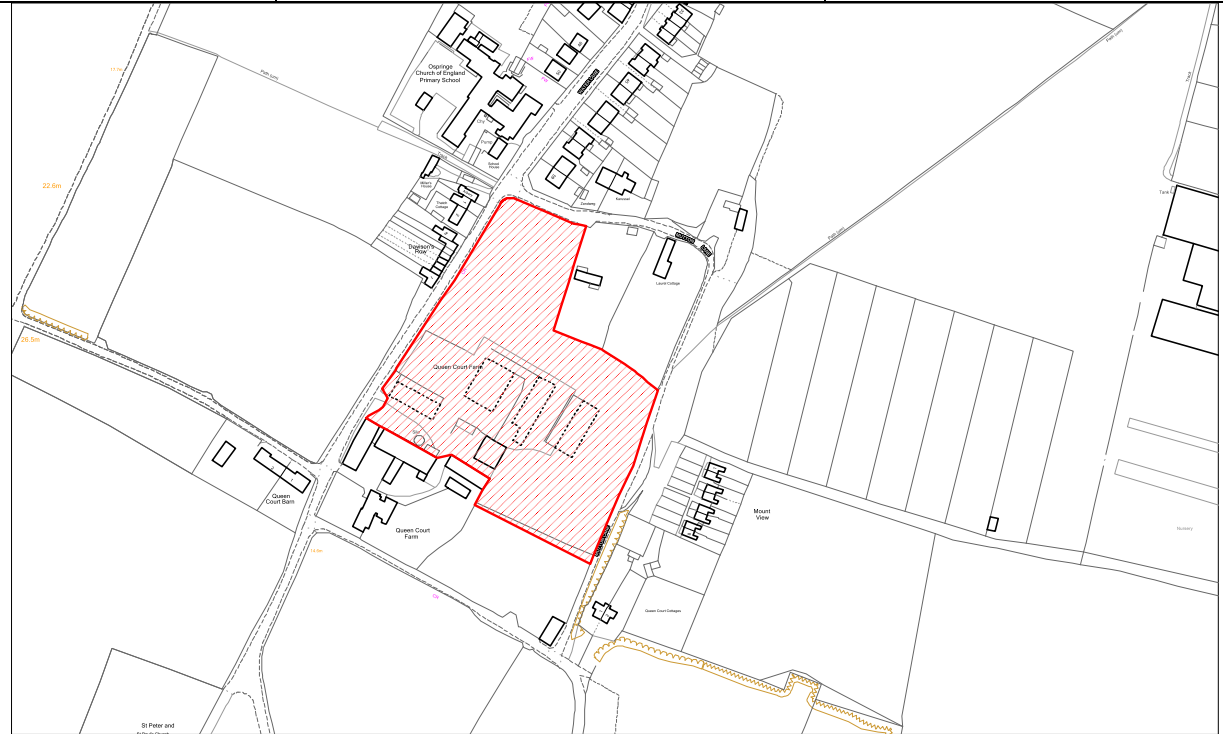
Timescale for delivery:

6-10 years

Assessment Outcome:**Suitable and deliverable**

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/079	Queen Court Farmyard, Water Lane	Ospringe



Site Assessment

Current/Previous Use:	Farmyard	Gross Site Area (ha):	1.7
Site Type:	Brownfield	Developable Area (ha):	1.3

Site Description:

The site is relatively level and contains a number of buildings as part of a farmstead, some of which are listed (grade II and II*). The site adjoins the settlement confines of Ospringe to the north and is sounded by open countryside to the west, south and east beyond some small rows of terraced and semi-detached properties and further farm-related buildings. Water Lane runs north/south along the western boundary, Mutton Lane to the north and east. Part of the site falls within a minerals safeguarding area (River Terrace.)

Suitability:

The site is adjacent to the settlement confines of Ospringe along its most northerly boundary. Part of the site falls within an area at high risk of flooding and part of the site falls within Ospringe Conservation area. Part of the site falls within a minerals safeguarding area (River Terrace). The site is in a relatively unsustainable location in terms of access to shops and services although there is a primary school less than 400 metres away. Given the site's constraints and distance to shop, services and public transport links, the site is considered unsuitable.

Availability:

The site is in single ownership and the owners agents confirm that they have received expressions of interest from house builders. The site is considered available.

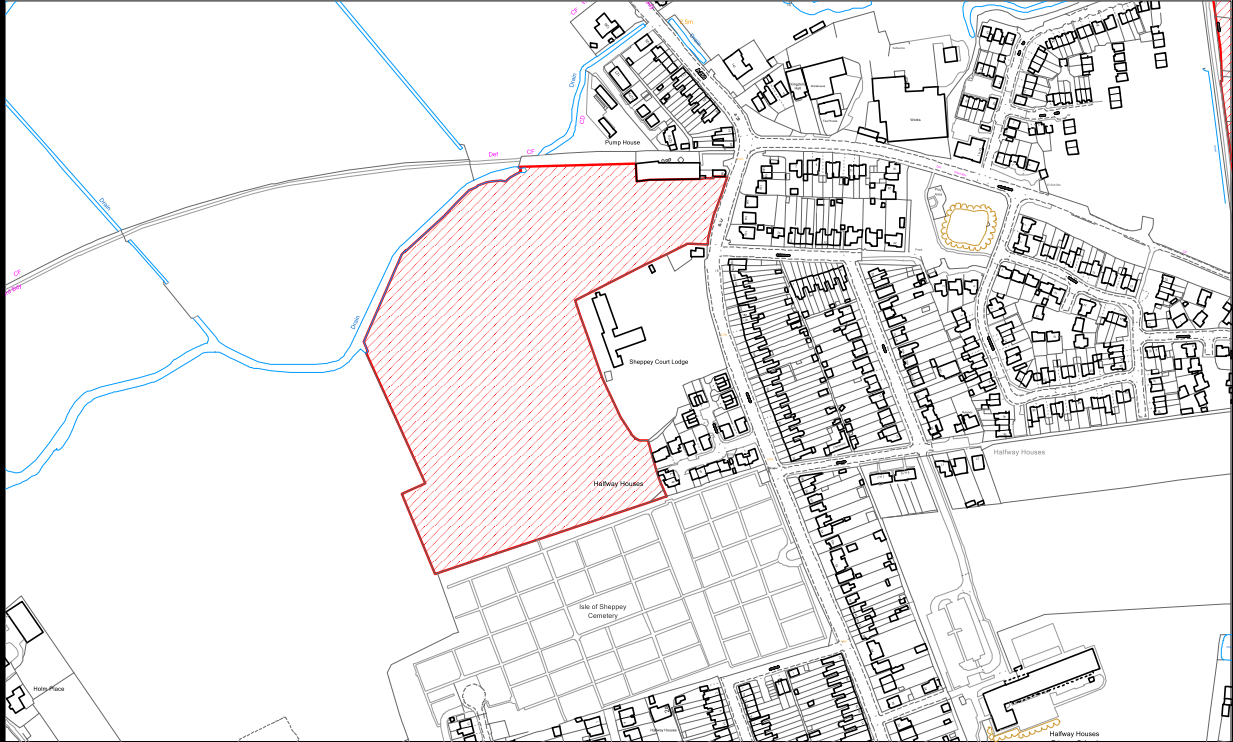
Achievability:

There are a number of constraints that would need to be taken into consideration if the site was to be brought forward for development. The development would need to consider any impact on the setting of the listed buildings as well as on the conservation area. A significant part of the site falls within Flood Zone 3, this would need to be addressed and along with heritage issues could impact the overall number of dwellings that could be achieved in this location. Given that roads to the south are predominantly rural lanes, traffic from the site would likely head north to the A2 where there are significant air quality issues and an AQMA in Ospringe. This is likely to have a significant impact on development costs and the affect the prospect of development coming forward on this site. The site is therefore considered to be unachievable.

Potential Residential Yield (units):	0
Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	0
Assessment Outcome:	
Unsuitable	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/080	Land West of Halfway Road	Halfway



Site Assessment

Current/Previous Use:	Grassland	Gross Site Area (ha):	5.63
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is in the Halfway area but outside of and adjacent to the built-up area boundary. It is surrounded by mainly residential development to the east and south, with marshland to the north and west. The local service centre at Minster is some 2.42km to the southeast and Sheerness town centre is approximately 2km to the north. There is a listed building adjacent to the site.

Suitability:

The majority of the site is subject to a high level constraint in being covered by flood zone 3. This could be eliminated from the developable area; however the remaining site area would be very small and unlikely to be desirable for promotion. With less at risk sites available, the site is considered to be unsuitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

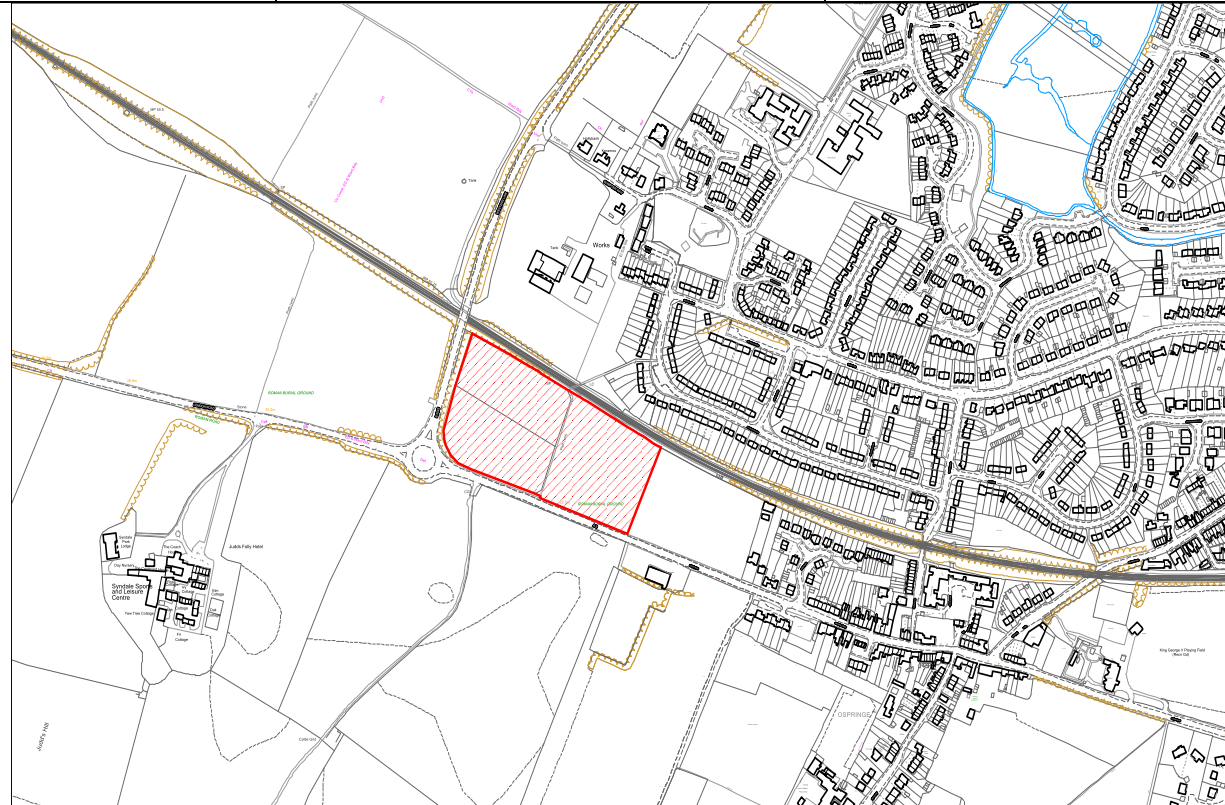
Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	0
Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	N/A
Assessment Outcome:	
Unsuitable.	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/081	Land at London Road and Western Link	Faversham



Site Assessment

Current/Previous Use:	Grazing, scrubland	Gross Site Area (ha):	3.2
Site Type:	Greenfield	Developable Area (ha):	

Site Description:

This site is relatively level and rectangular in shape, bounded to the north by a railway line and local plan housing allocation beyond that is currently under construction. The A2 runs along the southern boundary beyond a thick hedge line. The Western Link Road runs along the western boundary of the site, again with a thick hedge line and the odd tree. There is open land to the west and south and the built up confines of Ospringe beyond a small field to the east.

Suitability:

The site is not subject to any high level constraints although it's impact on the setting of the historic park and garden on the southern side of the A2 is significant. In terms of access to shops and services, it is in a relatively unsustainable location although with the nearby development of the local plan housing allocations this is likely to improve. The site is considered suitable.

Availability:

The site is in single ownership and has been promoted for development with interest from house builders. The site is considered available.

Achievability:

The impact on the setting of the historic park and garden (Sion House) is likely to impact on the overall capacity of the site. Subject to further consideration of any utility/infrastructure

requirements, there is a reasonable prospect that the site could be developed. The site is considered achievable.

Potential Residential Yield (units):

55

Potential Employment Area (ha):

0

Potential Other Use Area (ha):

0

Timescale for delivery:

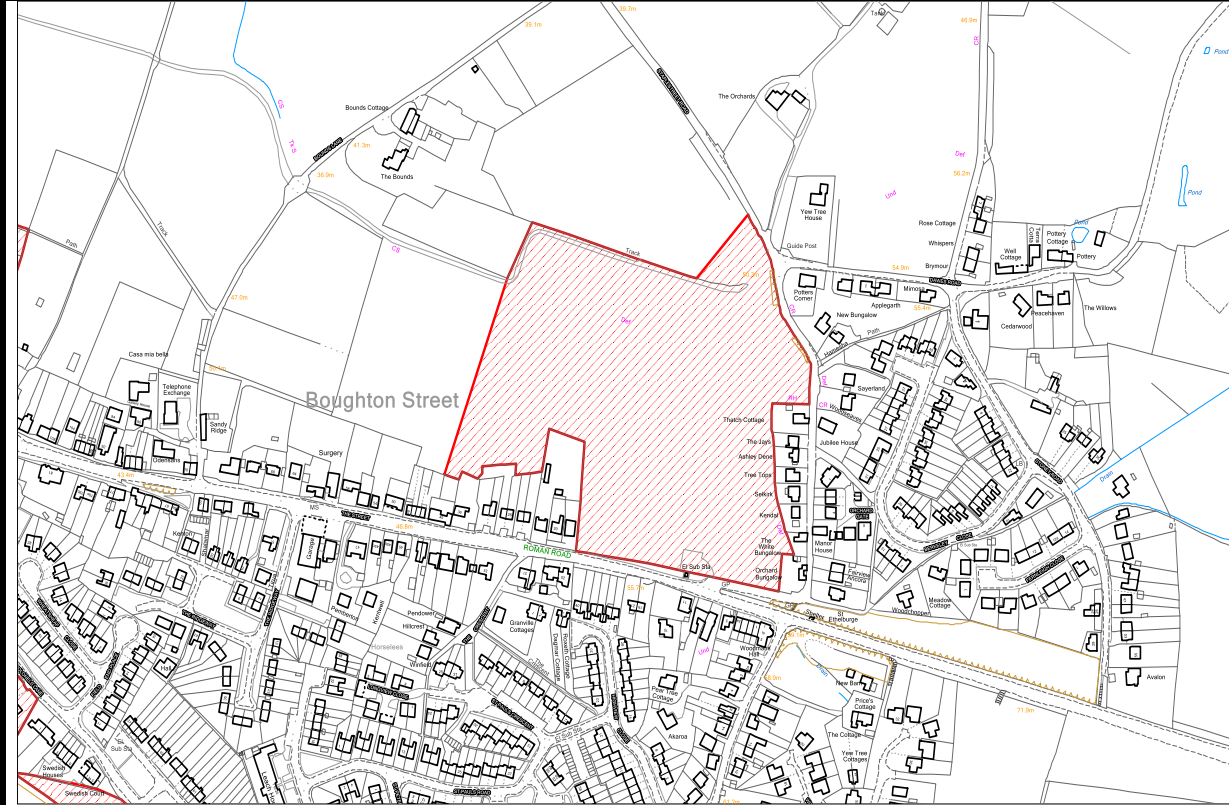
1-5 years

Assessment Outcome:

Suitable and deliverable

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/082	Land north of The Street/Canterbury Road	Boughton



Site Assessment

Current/Previous Use:	Agricultural (orchard)	Gross Site Area (ha):	5.2
Site Type:	Greenfield	Developable Area (ha):	

Site Description:

The site sits to the north of Boughton village and undulates upwards to Staplehurst Road, making it prominent in the wider landscape. It is surrounded by residential development to the south and along the southern half of the eastern boundary with open countryside extending to the west and north.

Suitability:

The site is not subject to any high level constraints but Mount Ephraim (grade II registered historic park and garden) sit to the north of the site and development here could have an impact on its setting. The site is adjacent to the settlement confines of Boughton which has a range of shops and services, albeit limited. In terms of access to shops and services, the site is in an unsustainable location. The site is considered unsuitable.

Availability:

The site is in multiple ownership and all have promoted the site for development. The site is currently under option to a developer. The site is therefore considered available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed. The site is considered to be achievable.

Potential Residential Yield (units):

0

Potential Employment Area (ha):

0

Potential Other Use Area (ha):

0

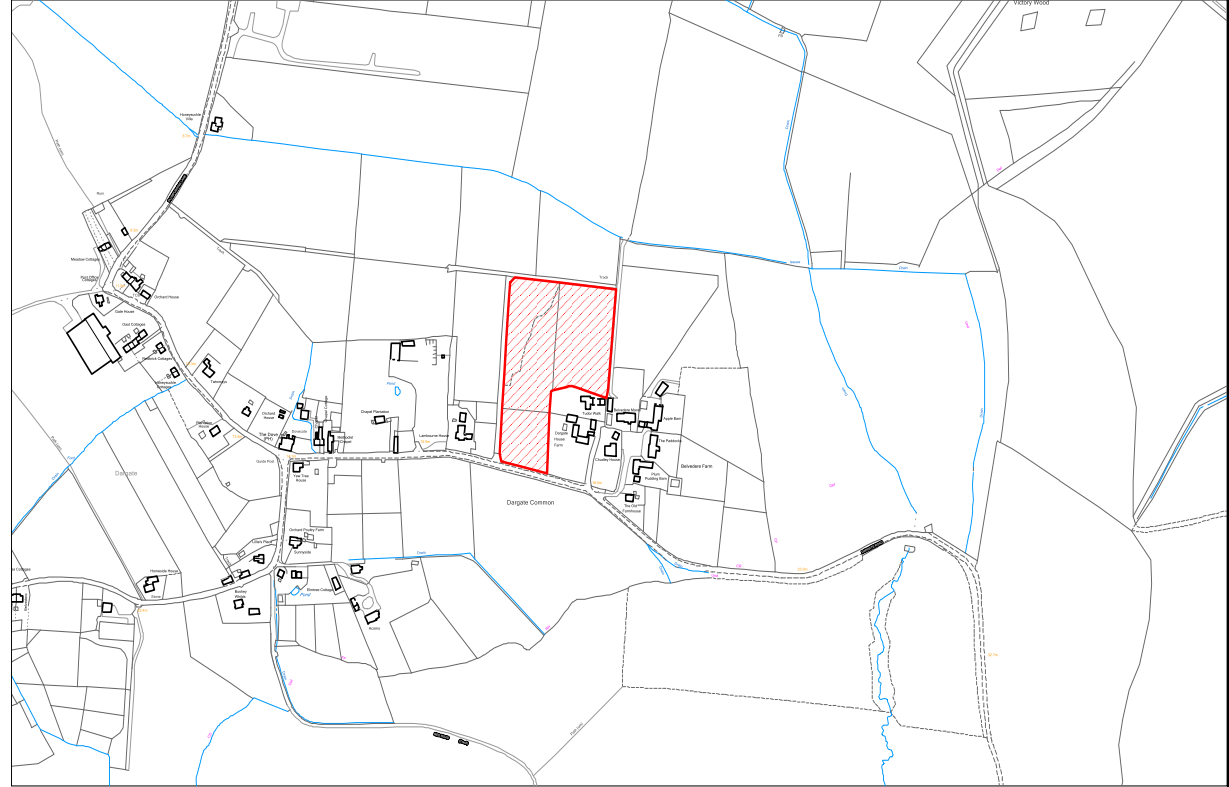
Timescale for delivery:

Assessment Outcome:

Unsuitable

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/083	Land off Dargate Road, Dargate	Hernhill



Site Assessment

Current/Previous Use:	Paddock	Gross Site Area (ha):	2
Site Type:	Greenfield	Developable Area (ha):	

Site Description:

The site is a paddock attached to a private dwelling on the north side of Dargate Road.

Suitability:

The site is located remote from settlement confines on Dargate Road that is a rural lane. The site is not subject to any high level constraints but in terms of access to shops and services, it is in an unsustainable location. The site is considered unsuitable.

Availability:

The site is in single ownership and has been promoted by the landowner, it is therefore considered available.

Achievability:

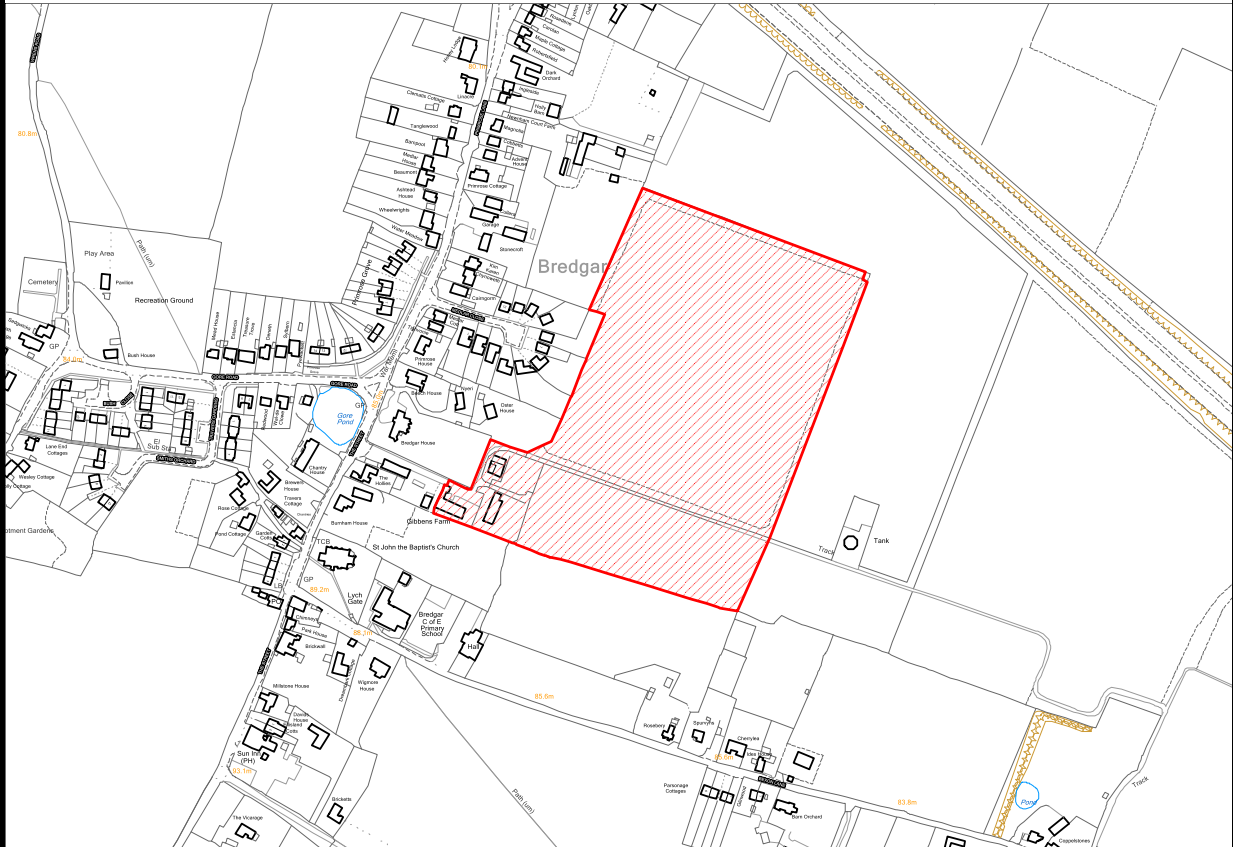
Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed. The site is considered to be achievable.

Potential Residential Yield (units):	0
Potential Employment Area (ha):	0

Potential Other Use Area (ha):	0
Timescale for delivery:	0
Assessment Outcome:	
Unsuitable	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/084	Land at Gibbens Farm, The Street	Bredgar



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	6.49
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is situated to the south of the M2, within the Parish of Bredgar but just outside and adjacent to the built-up area boundary of the main village. Moving East along Bexon Lane, development is sporadic and the area comprises mainly open countryside and agricultural land. The nearest town centre, Sittingbourne, is some 5km to the north. The site itself forms a planted orchard with associated agricultural buildings and 2 dwellings. It falls partly within a Conservation Area and there is a listed building on the site as well as a number more nearby.

Suitability:

The site falls entirely within the Kent Downs AONB and is a significant distance from the confines of the nearest town. In terms of access to services and facilities, the site is remote and isolated from the wider range of amenities required for everyday living. Public transport and local employment opportunities are also limited. The site is therefore in an unsustainable location and considered to be unsuitable.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	180
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Potential Employment Area (ha):	0
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Potential Other Use Area (ha):	0
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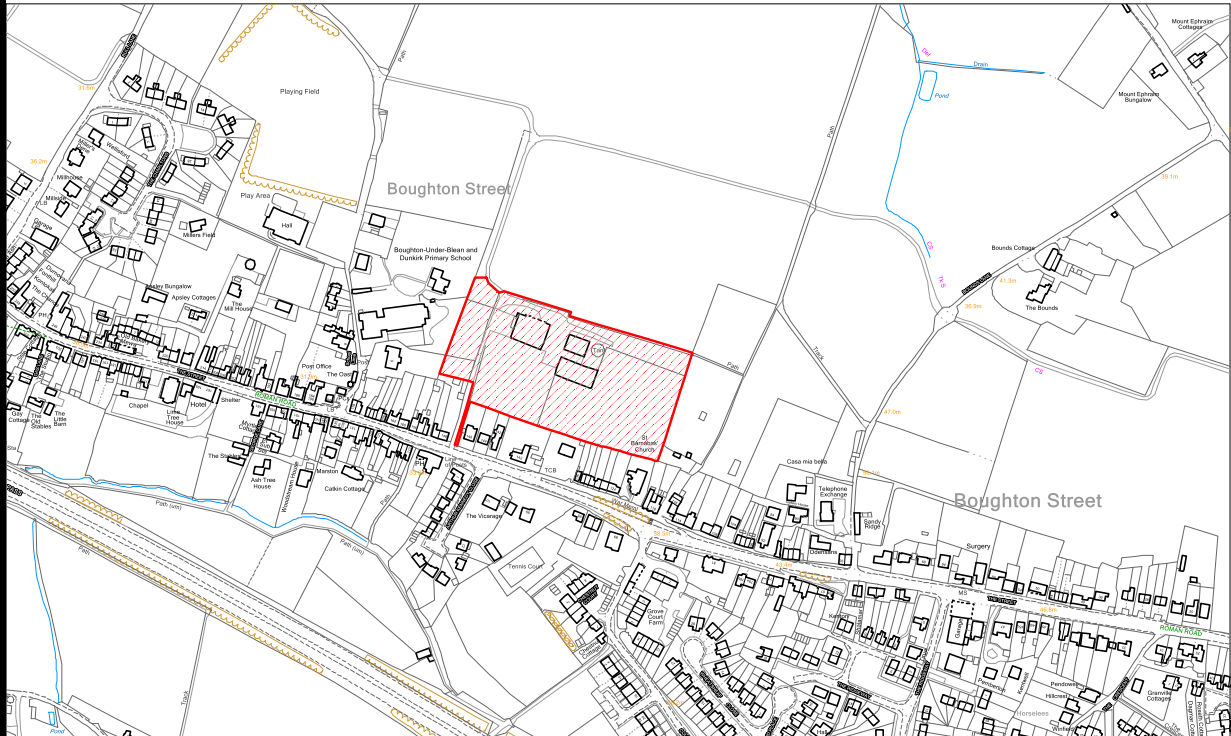
Timescale for delivery:	0
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Assessment Outcome:

Unsuitable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/085	Land r/o 142-146 The Street	Boughton



Site Assessment

Current/Previous Use:	Farm buildings/storage/HGV parking/residential accommodation for farm workers.	Gross Site Area (ha):	1.97
Site Type:	Brownfield/Greenfield	Developable Area (ha):	

Site Description:

This rectangular shaped parcel of land sits to the rear of the gardens of the properties on The Street. It is bound to the north by a public right of way that also cuts through the west of the site. To the north and east is open countryside. The site is relatively level, sloping upwards from south to north. Although the site is predominantly open, it does include a number of large barns, other agricultural buildings and caravans.

Suitability:

The site is not subject to any high-level constraints and adjoins the settlement confines of the village of Boughton Street. In terms of access to services, the site is in a relatively sustainable location. The site is considered suitable.

Availability:

The site is in single ownership and has been promoted for development by the landowners. The site is considered available.

Achievability:

Site access would be from The Street and the public right of way that runs north/south at the western boundary of the site. Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered achievable.

Potential Residential Yield (units):

60

Potential Employment Area (ha):

0

Potential Other Use Area (ha):

0

Timescale for delivery:

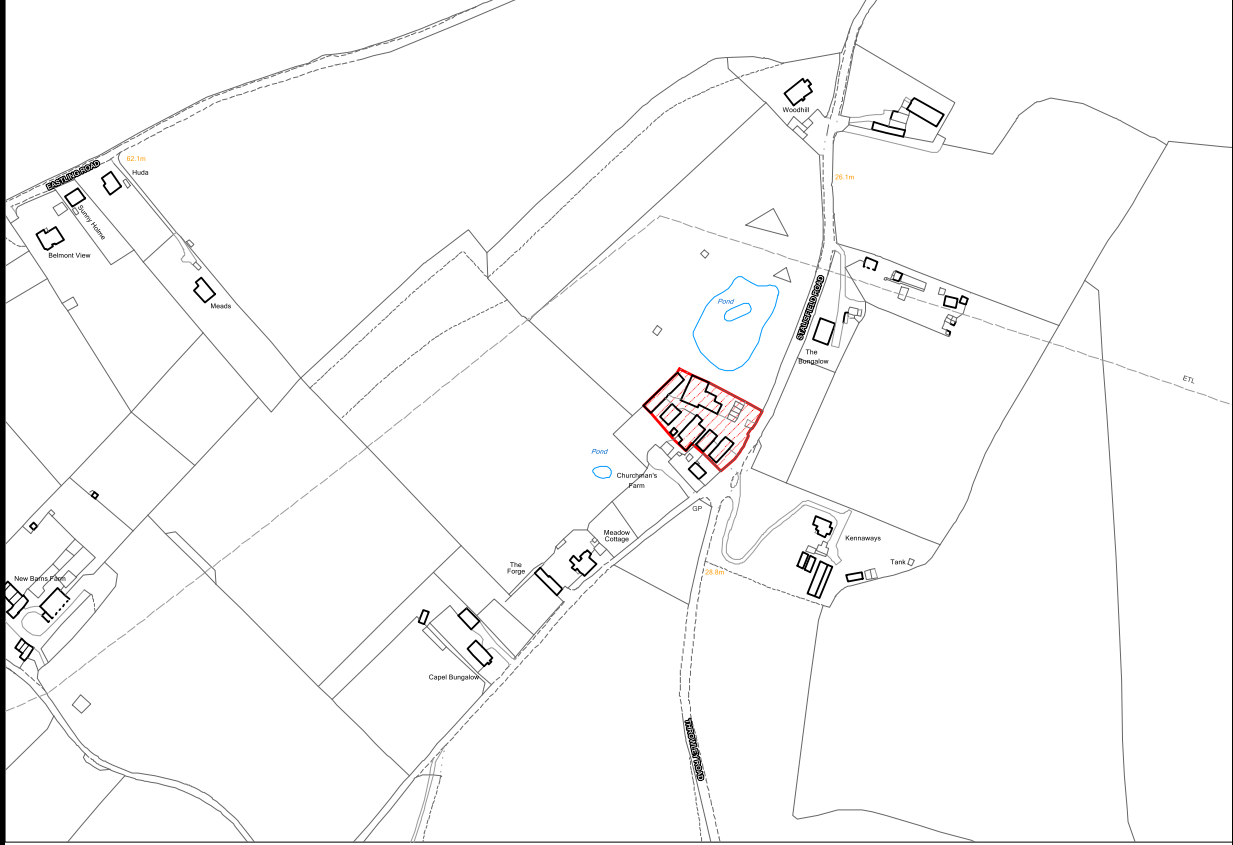
1 to 5 years

Assessment Outcome:

Suitable and deliverable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/086	Churchman's Farm, Stalisfield Road	Painter's Forstal



Site Assessment

Current/Previous Use:	Light industrial, storage and agriculture	Gross Site Area (ha):	0.3
Site Type:	Mixed green/brownfield	Developable Area (ha):	0

Site Description:

The site is situated to the south of the M2, within the Parish of Ospringe and approximately 1km away from the built-up area boundary of the small village of Painter's Forstal. The nearest town centre, Faversham, is some 5.5km to the north-east. The site is opposite a junction of Stalisfield Road and Throwley Road in an area of open countryside and sporadic development. The site itself currently forms a combination of light industrial, storage and former agricultural buildings. There are 2 listed buildings on the site as well as 1 adjacent to it.

Suitability:

The site falls entirely within the Kent Downs AONB and is a significant distance from the confines of the nearest town. In terms of access to services and facilities, the site is remote and isolated from the wider range of amenities required for everyday living. Public transport and local employment opportunities are also limited. The site is therefore in an unsustainable location and considered to be unsuitable.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):

5

Potential Employment Area (ha):

0

Potential Other Use Area (ha):

0

Timescale for delivery:

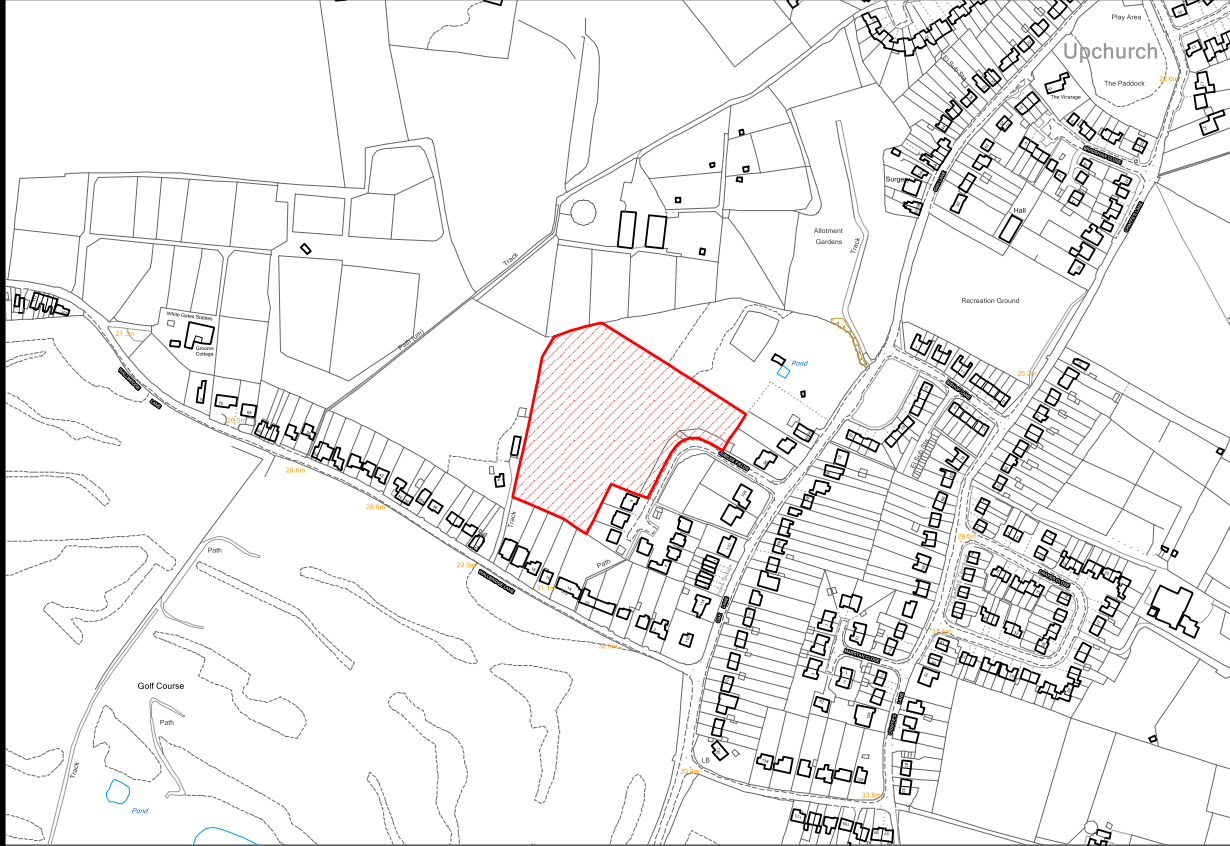
0

Assessment Outcome:

Unsuitable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/087	Land Rear/Adjoining Jubilee Fields	Upchurch



Site Assessment

Current/Previous Use:	Agriculture/paddocks	Gross Site Area (ha):	1.72
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is relatively level undulating gently upwards from east to west. It is part of a network of open fields with a row of shrubs and hedges along the eastern boundary with Jubilee Fields road.

Suitability:

The site is not subject to any high level constraints and is remote from the settlement confines of Upchurch. In terms of access to services, the site is in an unsustainable location. The site is therefore unsuitable.

Availability:

The site is in single ownership and has been promoted for development by the landowner. The site is available for development and currently awaiting

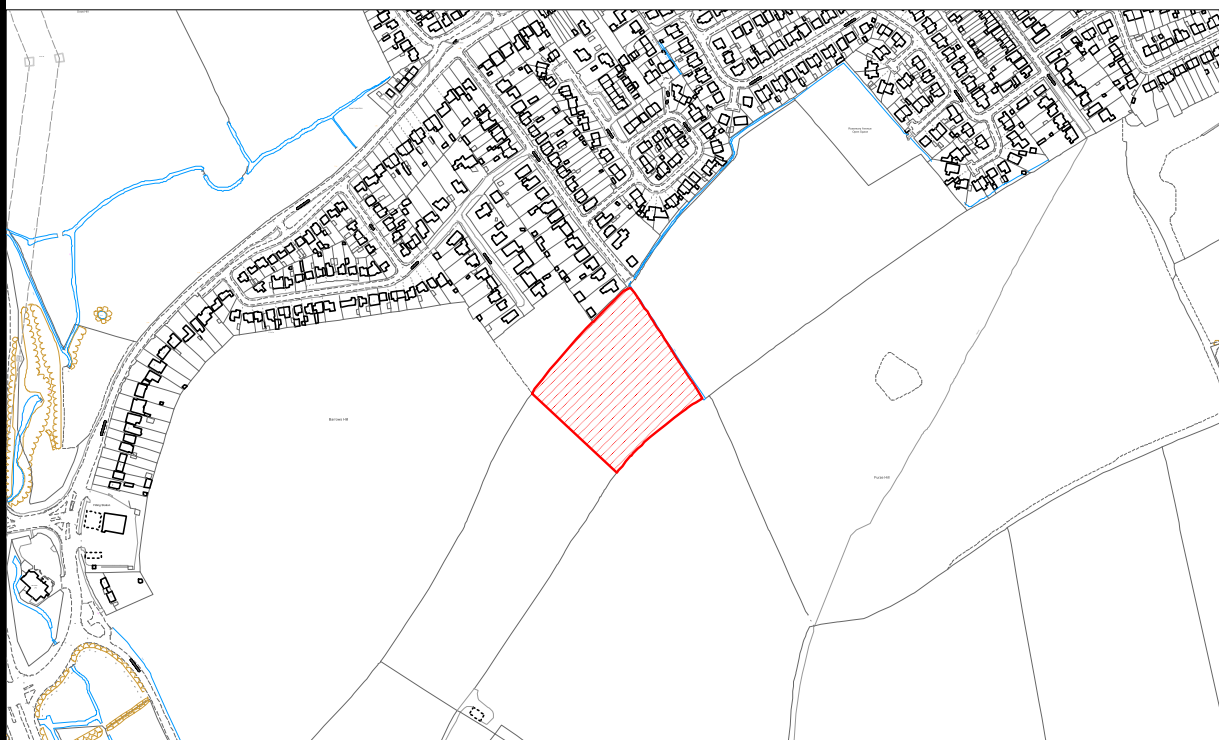
Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed. The site is considered to be achievable.

Potential Residential Yield (units):	0
Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	0
Assessment Outcome:	
Unsuitable.	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/088	Land South West of Belgrave Road	Halfway



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	1.75
Site Type:	Greenfield	Developable Area (ha):	1.75

Site Description:

The site is situated in the Halfway area but outside of and adjacent to the built-up area boundary. It is past the end of Bartletts Close and is adjacent to the existing local plan allocation at Belgrave Road. The site is approximately 3.6km to the south of the main town centre at Sheerness, 2.9km to the west of Minster and 1.6km to the east of Queenborough. Away from the built-up area, between Queenborough Road, Lower Road and the A249 the surroundings are primarily agricultural land.

Suitability:

The site is not subject to any high level constrains and is adjacent to an existing built-up area boundary. The site is just outside of a reasonable walking distance to essential services and facilities, but just beyond this distance is Neatscourt Retail Park, some shops, a primary school and a train station at Queenborough, and shops at Halfway. The site is close to well serviced bus stops and any car journey to these locations would likely be short. Overall, the site is considered to be in a sustainable location suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

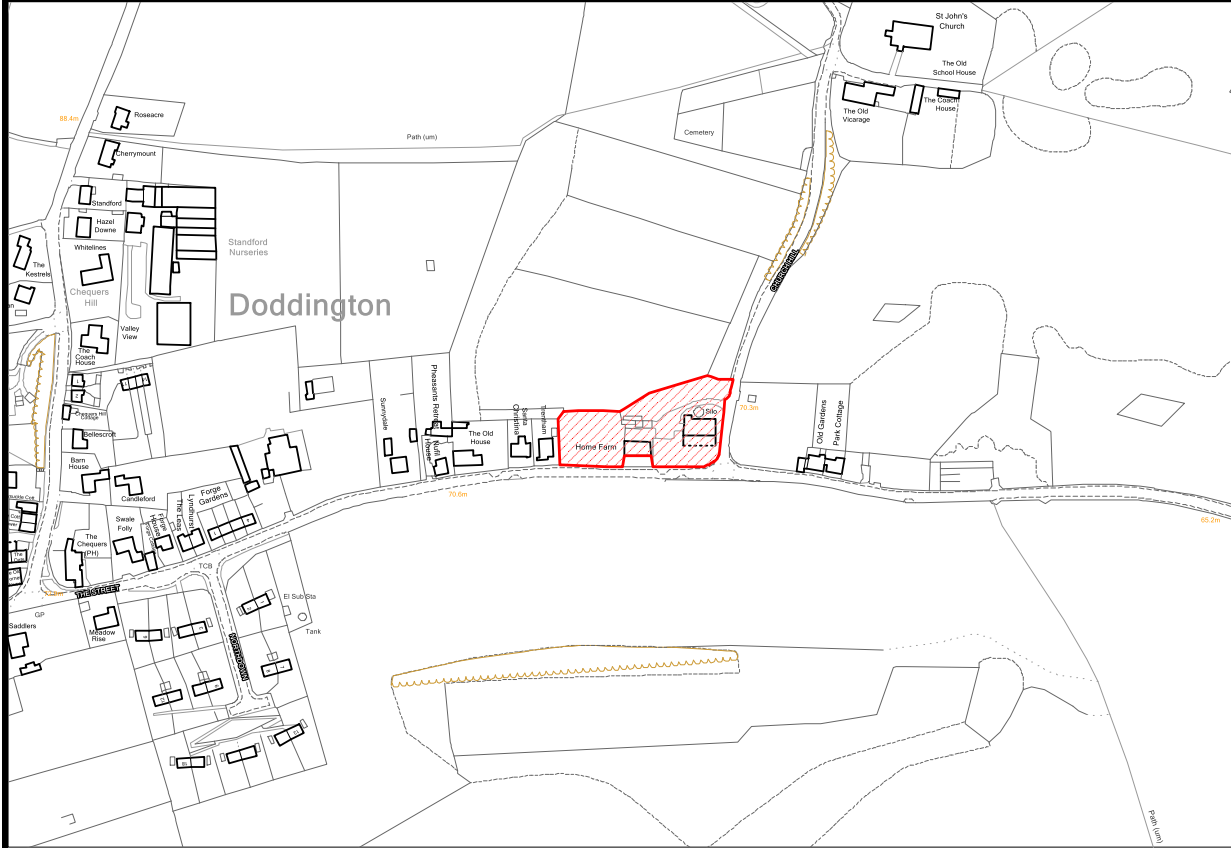
Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	45
Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	5 years
Assessment Outcome:	
Suitable and deliverable.	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/089	Land at Home Farm, The Street	Doddington



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	0.38
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is situated to the south of the M2, within the Parish of Doddington but approximately 200m to the east of its built-up area boundary where development becomes sporadic. Sittingbourne and Faversham town centres are both approximately 10km away to the north-west and north-east. The site constitutes some agricultural buildings, scrubland and hardstanding. It falls within a Conservation Area, with a number of listed buildings nearby.

Suitability:

The site falls entirely within the Kent Downs AONB. Despite being close to the built-up area boundary, and its proximity to 2 neighbouring villages (Newnham and Eastling), the site is far from the nearest town centres and generally remote and isolated from the wider range of services and facilities required for everyday living. Public transport and local employment opportunities are also limited. The site is therefore in an unsustainable location and considered to be unsuitable.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):

5

Potential Employment Area (ha):

0

Potential Other Use Area (ha):

0

Timescale for delivery:

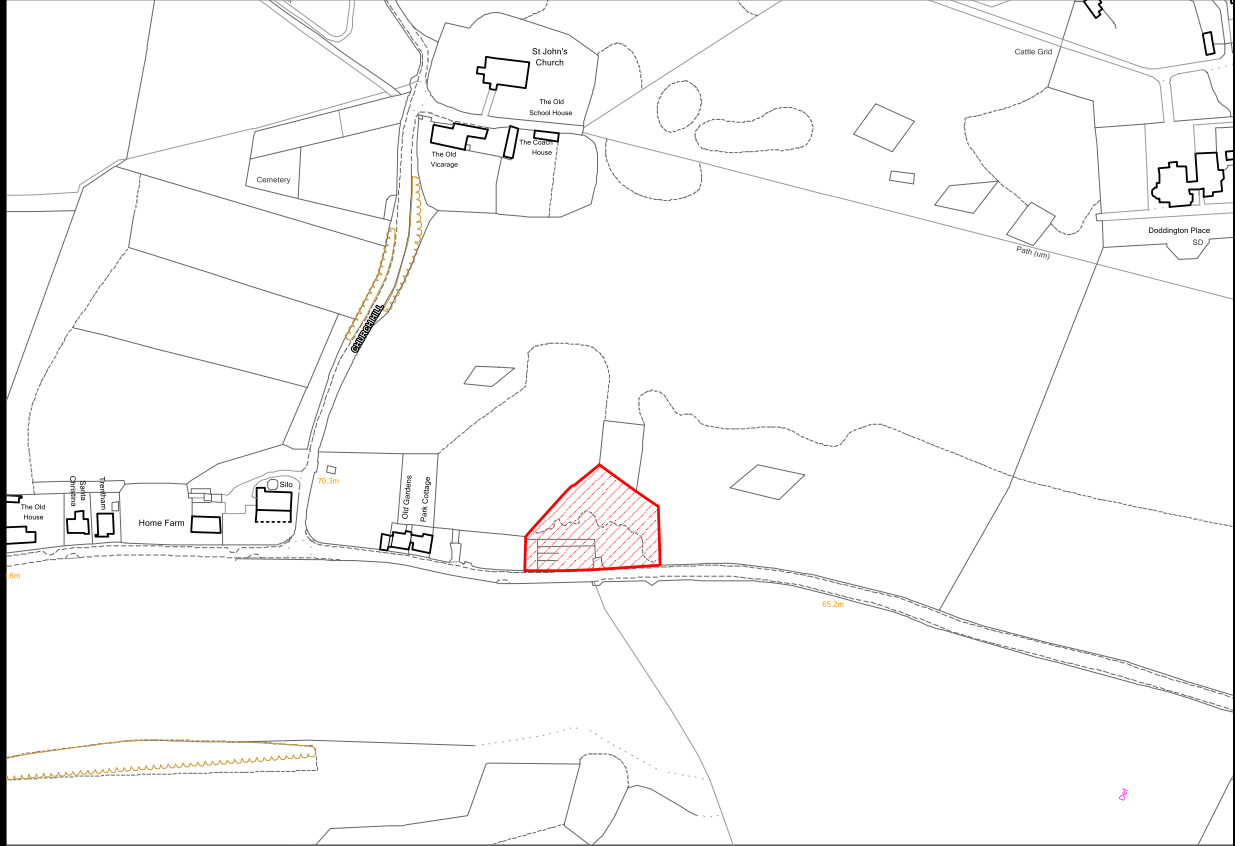
0

Assessment Outcome:

Unsuitable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/090	Land at Former Gas Yard, The Street	Doddington



Site Assessment

Current/Previous Use:	Gas yard	Gross Site Area (ha):	0.29
Site Type:	Mixed green/brownfield	Developable Area (ha):	0

Site Description:

The site is situated to the south of the M2, within the Parish of Doddington but approximately 400m to the east of its built-up area boundary where development becomes sporadic. Sittingbourne and Faversham town centres are both approximately 10km away to the north-west and north-east. The site constitutes a former gas yard which has since somewhat re-vegetated and become overgrown. It falls within a Conservation Area, with a number of listed buildings nearby, as well as being surrounded by Sharsted Park which is covered by a TPO.

Suitability:

The site falls entirely within the Kent Downs AONB. Despite being close to the built-up area boundary, and its proximity to 2 neighbouring villages (Newnham and Eastling), the site is far from the nearest town centres and generally remote and isolated from the wider range of services and facilities required for everyday living. Public transport and local employment opportunities are also limited. The site is therefore in an unsustainable location and considered to be unsuitable.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):

5

Potential Employment Area (ha):

0

Potential Other Use Area (ha):

0

Timescale for delivery:

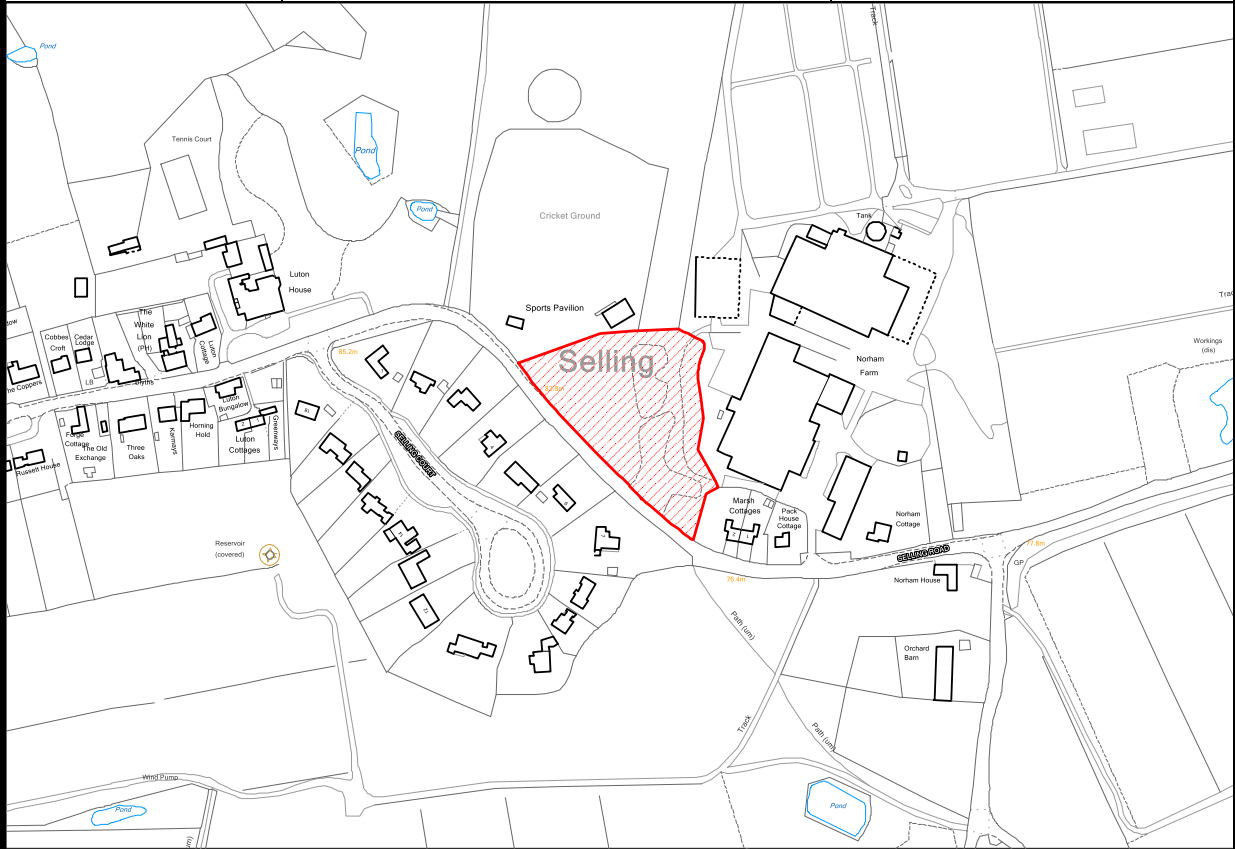
0

Assessment Outcome:

Unsuitable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/092	Land West of Norham Farm, Selling Road	Selling



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	0.79
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is situated to the southeast of the M2, within the Parish of Selling but outside of and adjacent to the built-up area boundary of the main village. The nearest town centre, Faversham, is some 7.5km to the northwest. Away from Selling and the nearby Neames Forstal, development is sporadic and the area comprises mainly open countryside and agricultural land. The site itself forms agricultural land.

Suitability:

The site falls entirely within the Kent Downs AONB and is a significant distance from the confines of the nearest town centre. In terms of access to services and facilities, Selling and the nearby Neames Forstal have very few essential facilities and the wider range required for everyday living would require travel to Faversham. Employment opportunities are limited. There are some public transport facilities with a regular bus service and a train station some 1.3km away. Nonetheless, taking into account all of the above, the site is in an unsustainable location and considered to be unsuitable.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented residential permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	20
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Potential Employment Area (ha):	0
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Potential Other Use Area (ha):	0
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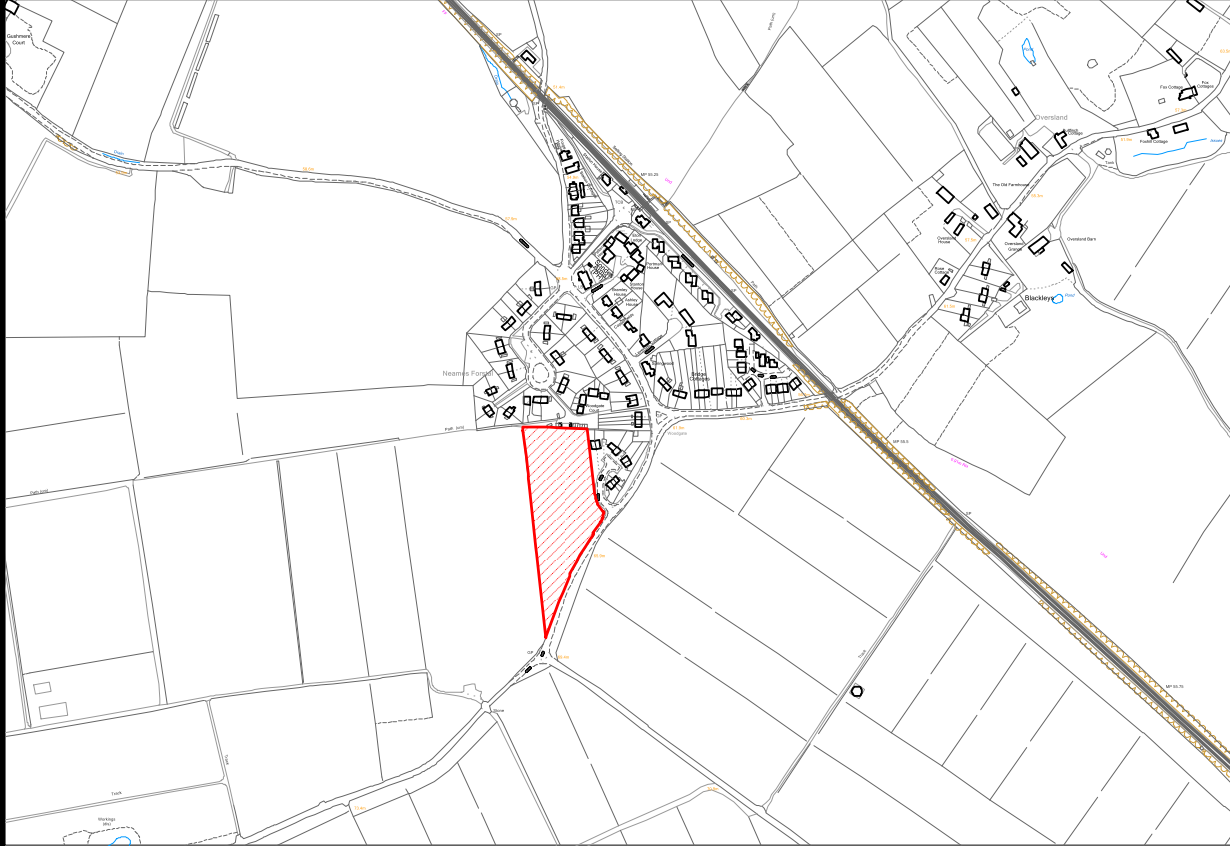
Timescale for delivery:	0
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Assessment Outcome:

Unsuitable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/093	Land adjacent Monica Close	Neames Forstal



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	1.18
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is situated to the south east of the M2, within the Parish of Selling but outside of, and adjacent to the built-up area boundary of the main village of Neames Forstal. The nearest town centre, Faversham, is some 7km to the northwest. Away from Neames Forstal and the nearby village of Selling, development is sporadic and the area comprises mainly open countryside and agricultural land. The site itself forms agricultural land.

Suitability:

The site falls entirely within the Kent Downs AONB and is a significant distance from the confines of the nearest town centre and remote from the confines of the nearest settlement. In terms of access to services and facilities, both Selling and Neames Forstal have very few essential facilities. There are some public transport facilities with a regular bus service and a train station within the vicinity. Nonetheless, taking into account all of the above, the site is in an unsustainable location and considered to be unsuitable.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented residential permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	0 (25-30)
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Potential Employment Area (ha):	0
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Potential Other Use Area (ha):	0
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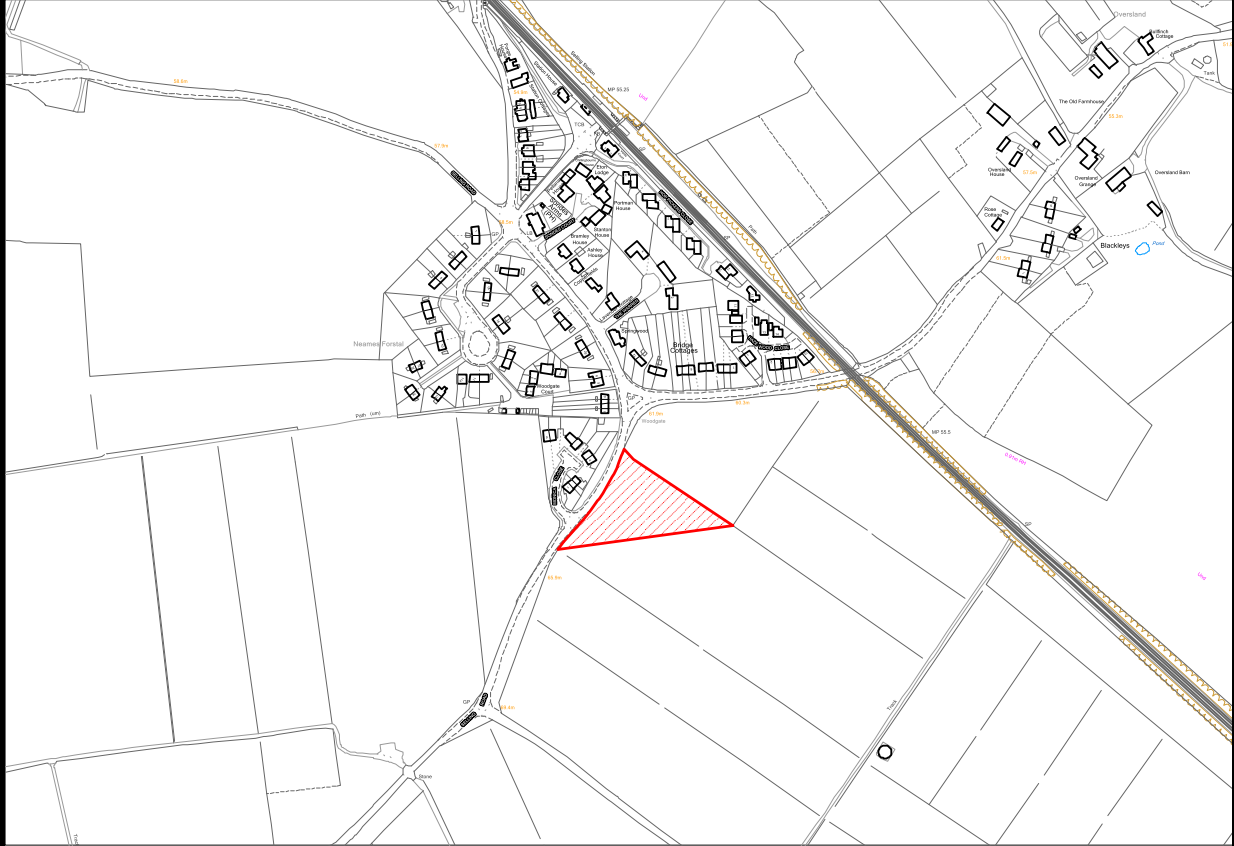
Timescale for delivery:	0
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Assessment Outcome:

Unsuitable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/094	Land East of Selling Road	Selling



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	0.54
Site Type:	Greenfield	Developable Area (ha):	0.54

Site Description:

The site is situated within the Selling area but outside of and adjacent to the built-up area boundary of the village of Neames Forstal. Away from the village, the site is surrounded by agricultural land and open countryside. Faversham town centre is some 6.39km to the northwest. The site is within a minerals safeguarding area and adjacent to the boundary of the Kent Downs AONB.

Suitability:

The site is not subject to any high level constraints but is outside of the defined settlement boundary. There are no day-to-day services and facilities such as a convenience store, GP's surgery or primary school within a walking distance of the site. Similarly, there are extremely limited employment opportunities here. Travel would be required outside of the area for almost all services and facilities. There is a train station very close to the site with a regular, fast service into Faversham and beyond. The full range of day-to-day needs could well be met in this way, due to the proximity of the site to the station and the frequency of the service. The site is considered unsustainable.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented residential permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	0 (20)
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Potential Employment Area (ha):	0
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Potential Other Use Area (ha):	0
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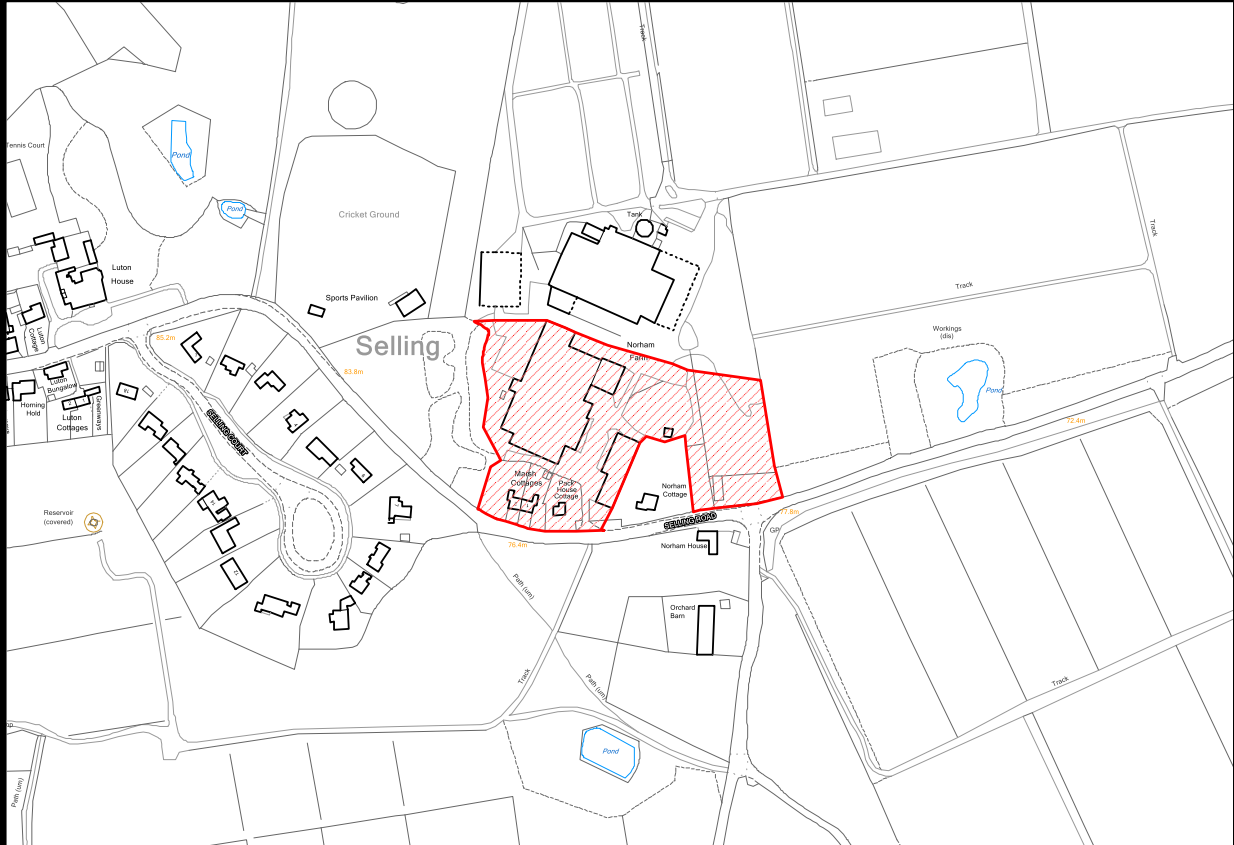
Timescale for delivery:	5 years
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Assessment Outcome:

Unsuitable

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/095	Norham Farm, Selling Road	Selling



Site Assessment

Current/Previous Use:	Agriculture/commercial	Gross Site Area (ha):	1.79
Site Type:	Green/brownfield	Developable Area (ha):	0

Site Description:

The site is situated to the southeast of the M2, within the Parish of Selling but outside of and adjacent to the built-up area boundary of the main village. The nearest town centre, Faversham, is some 7.5km to the northwest. Away from Selling and the nearby Neames Forstal, development is sporadic and the area comprises mainly open countryside and agricultural land. The site itself forms offices, packing sheds and warehouses in relation to a fruit farm business. There are some listed buildings within the vicinity of the site.

Suitability:

The site falls entirely within the Kent Downs AONB and is a significant distance from the confines of the nearest town centre. In terms of access to services and facilities, Selling and the nearby Neames Forstal have very few essential facilities and the wider range required for everyday living would require travel to Faversham. Employment opportunities are limited. There are some public transport facilities with a regular bus service and a train station. Nonetheless, taking into account all of the above, the site is in an unsustainable location and considered to be unsuitable.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented residential permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

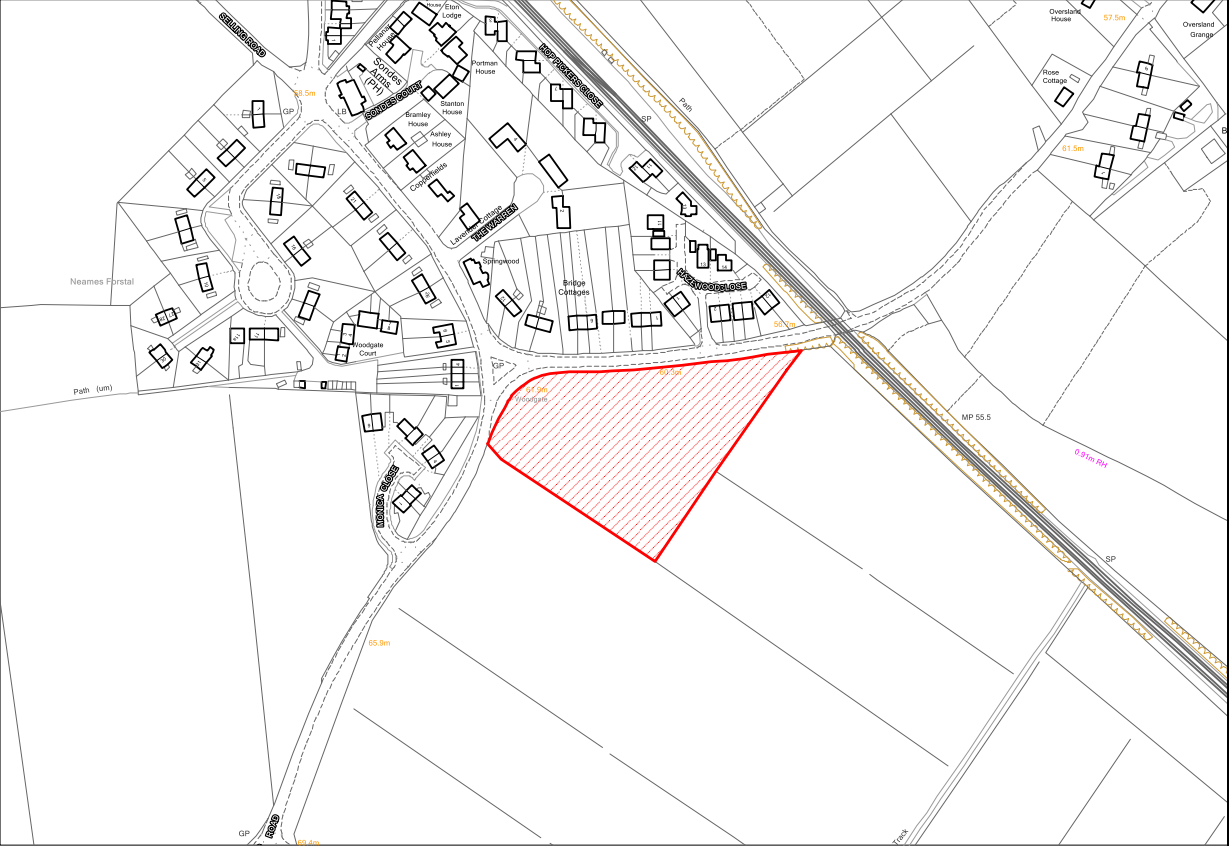
Potential Residential Yield (units):	50-55
Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	0

Assessment Outcome:

Unsuitable

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/096	Land East of Selling Road (2)	Selling



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	1.08
Site Type:	Greenfield	Developable Area (ha):	1.08

Site Description:

The site is situated within the Selling area but outside of and adjacent to the built-up area boundary of the village of Neames Forstal. Away from the village, the site is surrounded by agricultural land and open countryside. Faversham town centre is some 6.39km to the northwest. The site is within a minerals safeguarding area and adjacent to the boundary of the Kent Downs AONB.

Suitability:

The site is not subject to any high level constraints but is outside of the defined settlement boundary. There are no day-to-day services and facilities such as a convenience store, GP's surgery or primary school within a walking distance of the site. Similarly, there are extremely limited employment opportunities here. Travel would be required outside of the area for almost all services and facilities. There is a limited bus service. However, there is a train station nearby with a regular, fast service into Faversham and beyond. The full range of day-to-day needs could well be met in this way, due to the proximity of the site to the station and the frequency of the service. The site is considered to be in an unsustainable location and is therefore unsuitable.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented residential permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	0 (20)
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Potential Employment Area (ha):	0
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Potential Other Use Area (ha):	0
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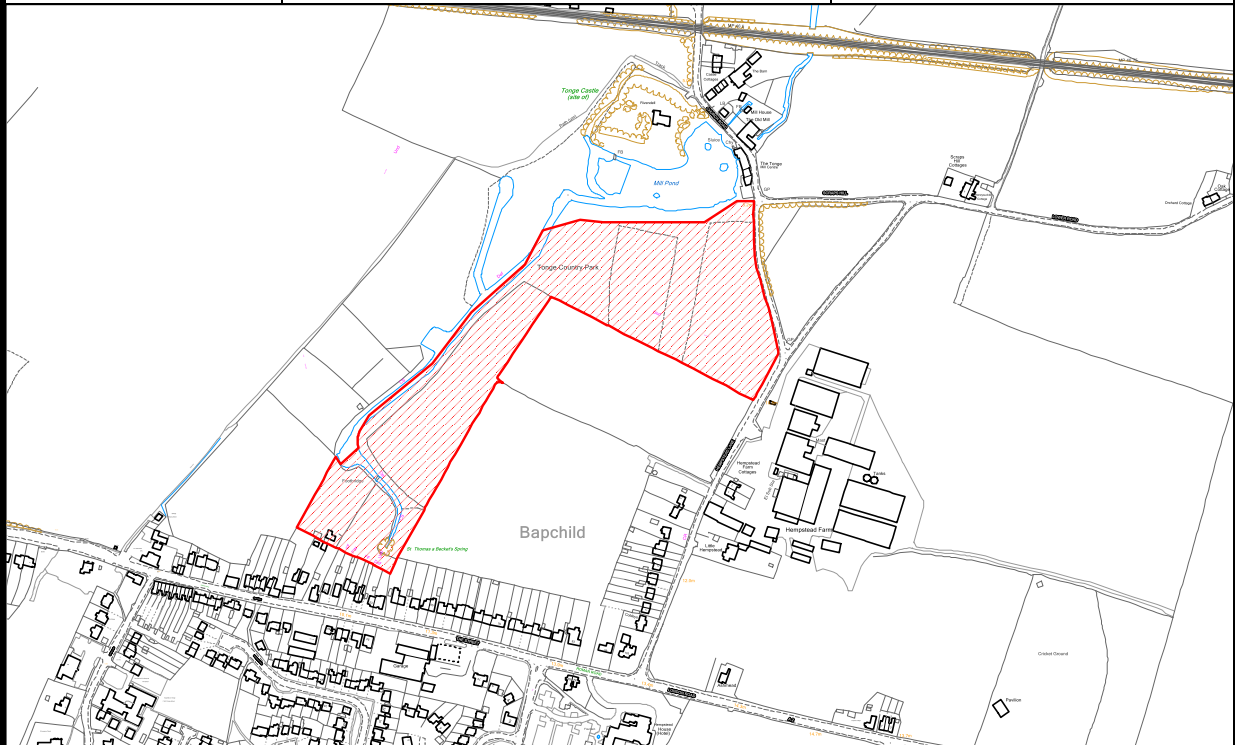
Timescale for delivery:	5 years
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Assessment Outcome:

Unsuitable

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/097	Tonge Country Park, Hempstead Lane	Bapchild



Site Assessment

Current/Previous Use:	Country Park	Gross Site Area (ha):	5
Site Type:	Greenfield	Developable Area (ha):	1.56

Site Description:

This site is made up of a long strip of land running north/south and a wider strip that runs east west and forms part of Tonge Country Park. The site adjoins the settlement confines of Bapchild on its most southerly boundary with open countryside to the west and north and east between the site and the rear gardens of the properties on Hempstead Lane. There is a small wooded area within the north eastern parcel that abuts Church Road. A small stream runs along the western boundary of the site into the south eastern corner at St. Thomas Becket's Spring.

Suitability:

This site forms part of the Tonge Country Park and is designated Local Green Space. Part of the site falls within a minerals safeguarding area (river terrace) and a minerals assessment would need to be

undertaken. In terms of access to services, the site is in an unsustainable location. The site is considered unsuitable.

Availability:

The site has been promoted by the landowners for development and is therefore considered available.

Achievability:

Access to the site would need to be provided either via land in ownership of a third party or from Hempstead Lane that is narrow and rural in character and potentially would need to be upgraded to meet the required standard. Other infrastructure requirements would also be needed and this is likely to make the development costs prohibitive. The site is considered unachievable.

Potential Residential Yield (units):	0 (75)
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Potential Employment Area (ha):	
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Potential Other Use Area (ha):	
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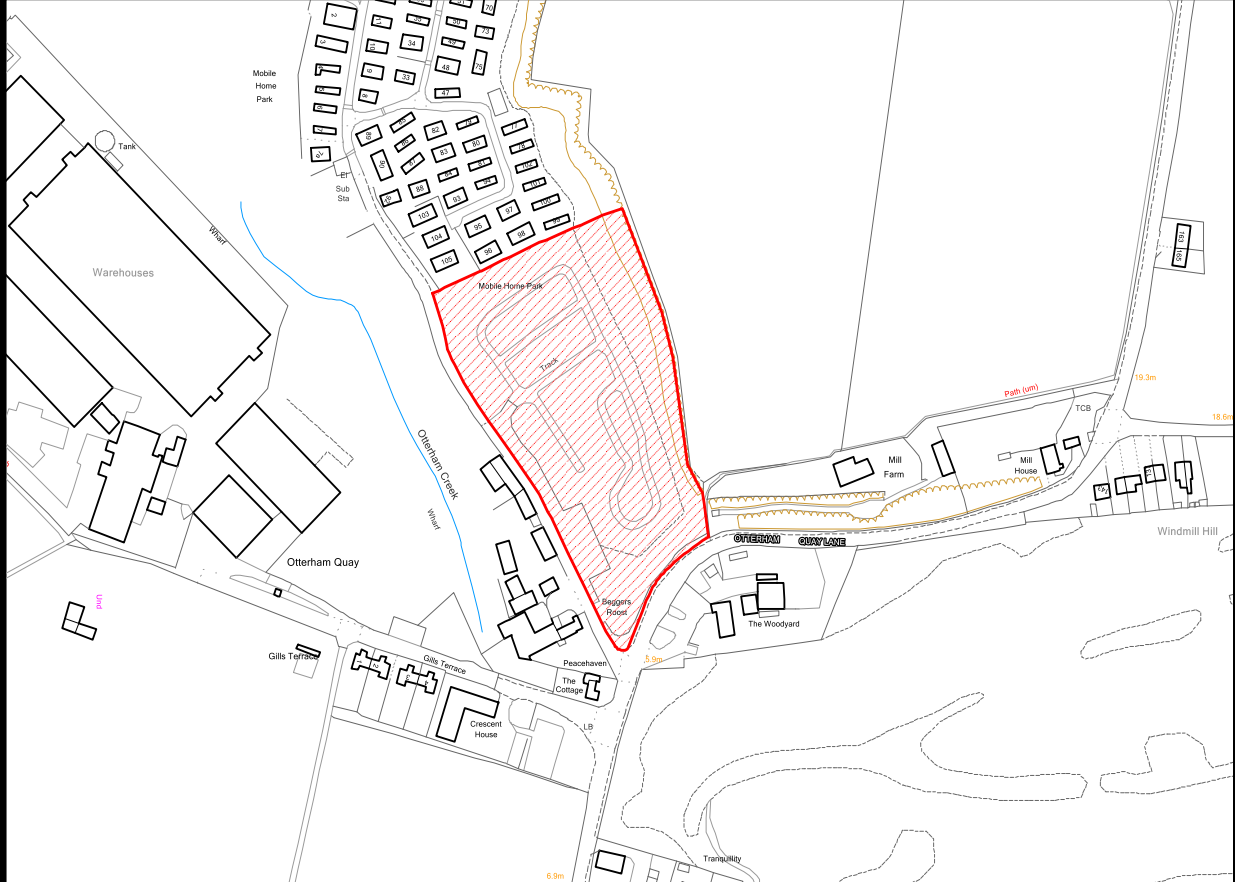
Timescale for delivery:	
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Assessment Outcome:

Unsuitable

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/098	Land at Otterham Quay Lane	Upchurch



Site Assessment

Current/Previous Use:	Storage	Gross Site Area (ha):	1.53
Site Type:	Brownfield	Developable Area (ha):	0

Site Description:

The site is within the Upchurch area but is separated from the main village by some 1.5km. It is adjacent to a caravan park to the north, and close to a commercial site and golf course to the west and south. To the east lies agricultural land and open countryside before reaching the main village. Residential development in the immediate surroundings is sporadic. The closest larger settlement is at Rainham, approximately 2.1km to the southwest.

Suitability:

The site is not subject to any high level constraints but is separated from any defined settlement boundary. There are no day-to-day services and facilities within a reasonable walking distance of the site. There are limited employment opportunities in the surrounding area. Travel for both would require travel further afield to Upchurch, Rainham, Newington and beyond. There are bus stops close to the site but they are not on a high frequency route, and the rural nature of the roads is unlikely to be attractive to cyclists. The site is considered to be in an unsustainable location which is not suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented residential permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):

0

Potential Employment Area (ha):

0

Potential Other Use Area (ha):

0

Timescale for delivery:

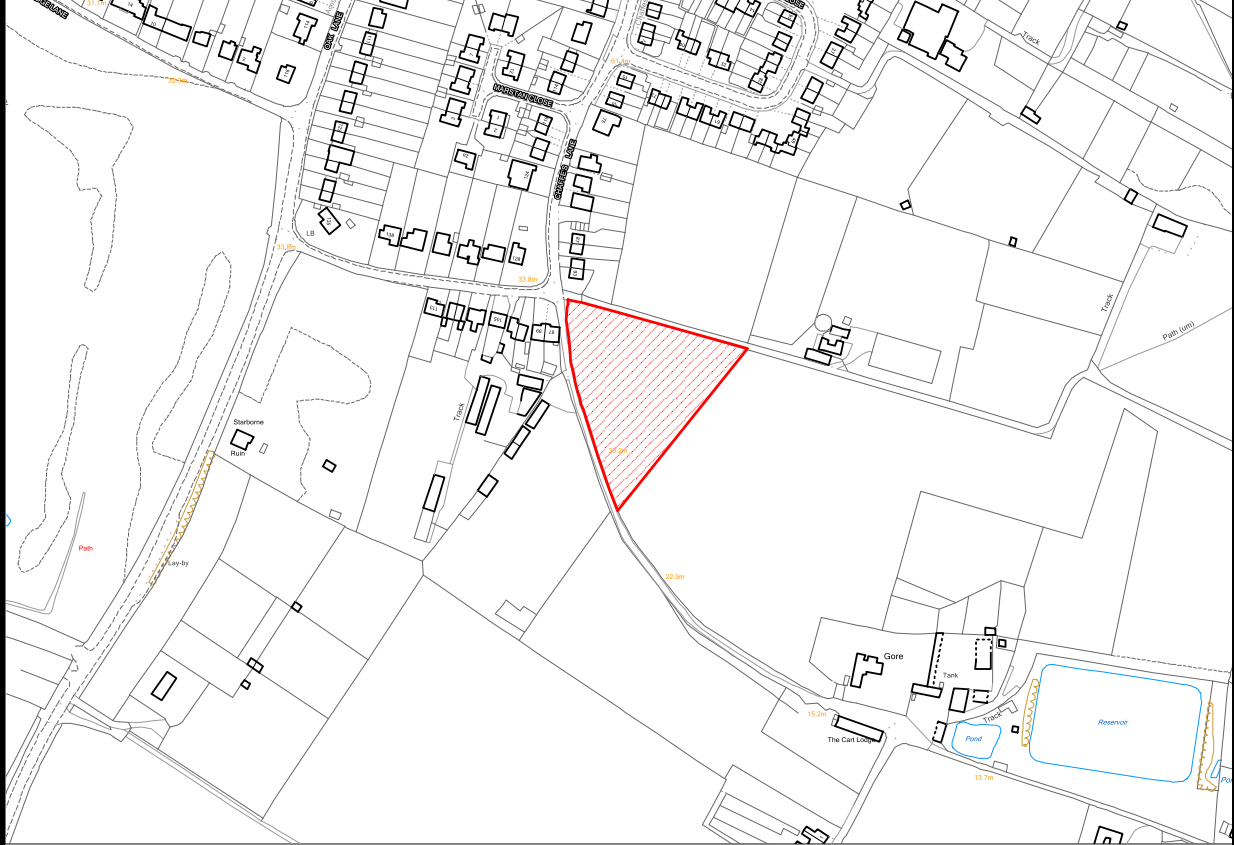
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Assessment Outcome:

Unsuitable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/099	Land South of 93 Chaffes Lane	Upchurch



Site Assessment

Current/Previous Use:	Agricultural	Gross Site Area (ha):	0.7
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is situated within the Parish of Upchurch but it outside of and adjacent to the built-up area boundary of the main village. There is residential development to the west, but the remainder of the site is surrounded by agricultural land and open countryside. Rainham is 2.94km to the southwest, Newington 4.36km to the southeast and Sittingbourne town centre is some 9.4km to the southeast.

Suitability:

The site is not subject to any high level constraints and is adjacent to an existing settlement boundary. However, this is a small village and the majority of the site is not within a reasonable walking distance of any services or facilities, aside from areas of open space. Employment opportunities are very limited in the area. Travel would be required outwards to Rainham, Newington and beyond. There is no train station close by and the rural nature of the outgoing roads are unlikely to be attractive to cyclists. There are bus stops close to the site, but they are not in a high frequency bus route. Development of the site would result in a high level of car dependency. Taking into account all of the above, the site is considered to be in an unsustainable location which is not suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):

0

Potential Employment Area (ha):

0

Potential Other Use Area (ha):

0

Timescale for delivery:

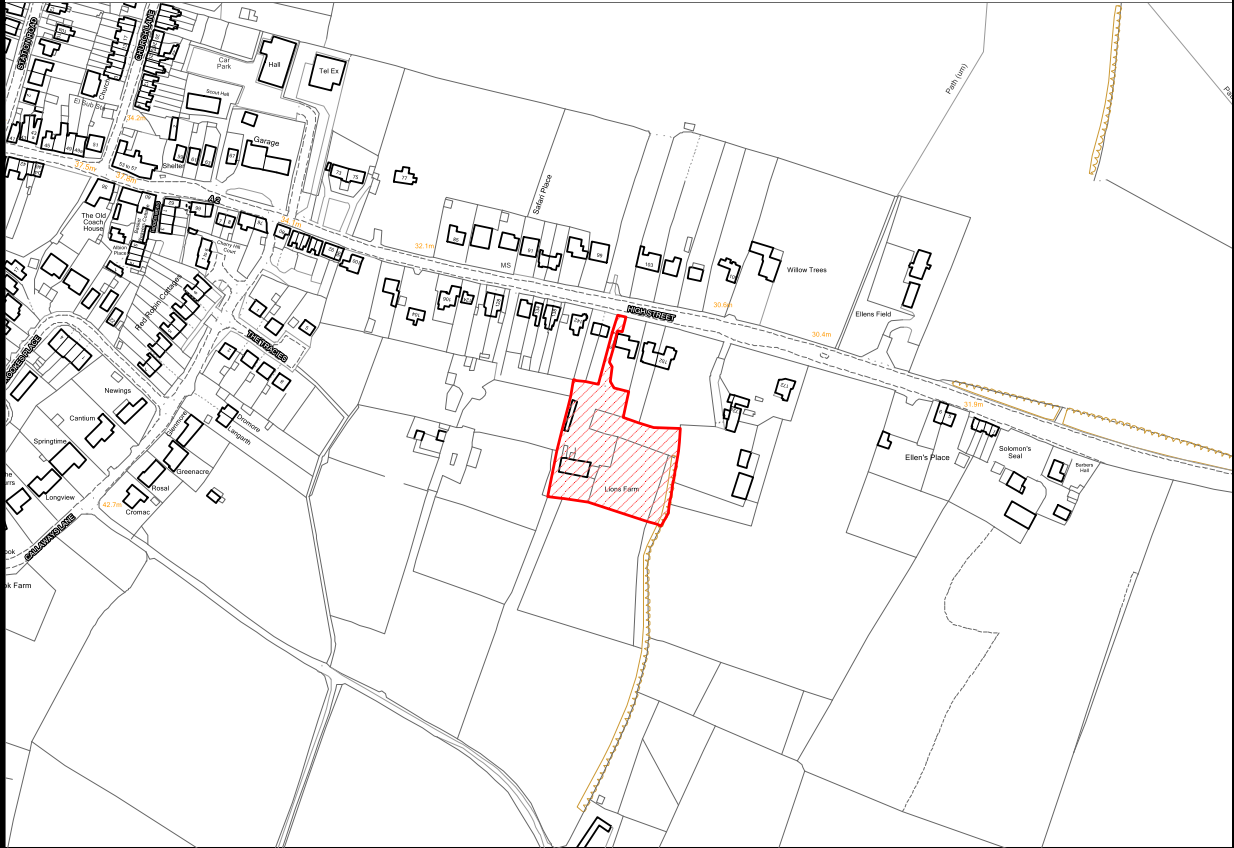
0

Assessment Outcome:

Unsuitable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/100	148 High Street	Newington



Site Assessment

Current/Previous Use:	Agriculture/grassland	Gross Site Area (ha):	0.5
Site Type:	Greenfield	Developable Area (ha):	0.5

Site Description:

The site is within the Newington area but outside of and adjacent to the built-up area boundary of the main village. Away from the village, the site is surrounded by open countryside and agricultural land. Newington is a local service centre, with Rainham being some 5.21km to the west and Sittingbourne town centre around 4.5km to the east. The site is fairly close to listed buildings and a conservation area.

Suitability:

The site is not subject to any high level constraints and is adjacent to the settlement confines of Newington. It is within a reasonable walking distance of a convenience store, GP's surgery, village hall, public house and other non-essential services and facilities. Employment opportunities are limited to those services in the village; however there are bus stops and a train station close to the site with frequent links into Sittingbourne, Faversham and Medway. Although just outside of a

walking distance to a primary school, the other services and facilities present, along with the good transport links, mean the site is considered to be suitable.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):

3

Potential Employment Area (ha):

0

Potential Other Use Area (ha):

0

Timescale for delivery:

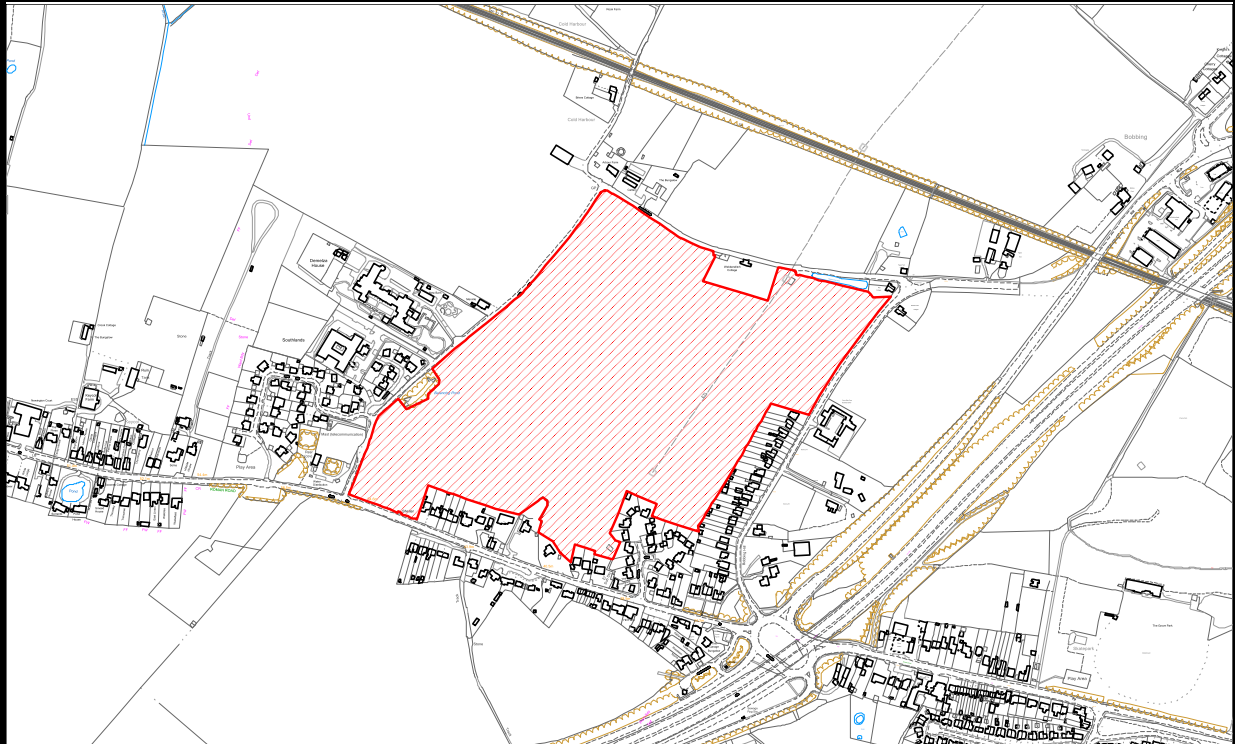
5 years

Assessment Outcome:

Suitable and deliverable

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/101	Land at Hill Farm	Bobbing



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	18
Site Type:	Greenfield	Developable Area (ha):	

Site Description:

The site lies to the north of Keycol Hill, to the east of Rook Lane and the west of Bobbing Hill to the south of Coldharbour Lane. It is

Suitability:

The site is not subject to any high level constraints although part of the site is covered by a minerals safeguarding area (brickearth) and a minerals assessment would be required. The site is set to the north of Keycol Hill and the rear gardens of the residential properties on this road. Keycol itself not having a settlement boundary. In terms of access to services, the site is in an unsustainable location. The site is considered unsuitable.

Availability:

The site has been promoted by the landowners and is available for development. The site is considered available.

Achievability:

The site is under option to a developer. Subject to access details and further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period. The site is considered to be achievable.

Potential Residential Yield (units):	0 (230)
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Potential Employment Area (ha):	0
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Potential Other Use Area (ha):	0
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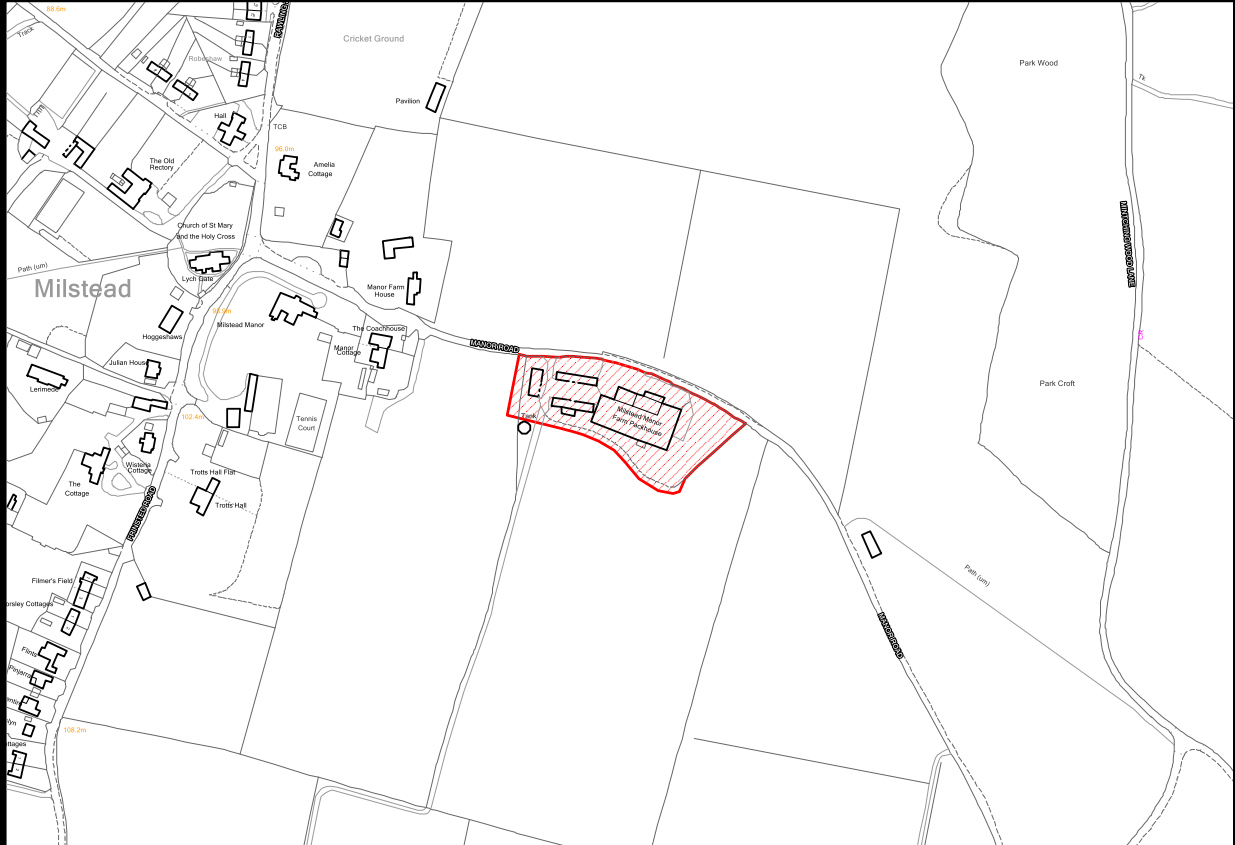
Timescale for delivery:	Years 1 to 5
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Assessment Outcome:

Unsuitable

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/102	Milstead Manor Farm, Manor Road	Milstead



Site Assessment

Current/Previous Use:	Agriculture/Commercial	Gross Site Area (ha):	0.82
Site Type:	Mixed green/brownfield	Developable Area (ha):	0

Site Description:

The site is situated to the south of the M2, within the Parish of Milstead but away from the core of the village. It is approximately 2.5km and 3.7km away from the nearest built-up area boundaries at Rodmersham Green and Doddington respectively and the nearest town centre, at Sittingbourne, is some 5.7km to the north. The site features a number of agricultural buildings in varying states of repair, one of which is used for a small joinery business. To the west of the site is the main village, with open countryside/agricultural land surrounding the remainder.

Suitability:

The site falls entirely within the Kent Downs AONB and is a significant distance from the confines of the nearest settlement and town centre. In terms of access to services and facilities, the site is remote and isolated from the wider range of amenities required for everyday living. Public transport and local employment opportunities are also limited. The site is therefore in an unsustainable location and considered to be unsuitable.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):

9

Potential Employment Area (ha):

0.055

Potential Other Use Area (ha):

0

Timescale for delivery:

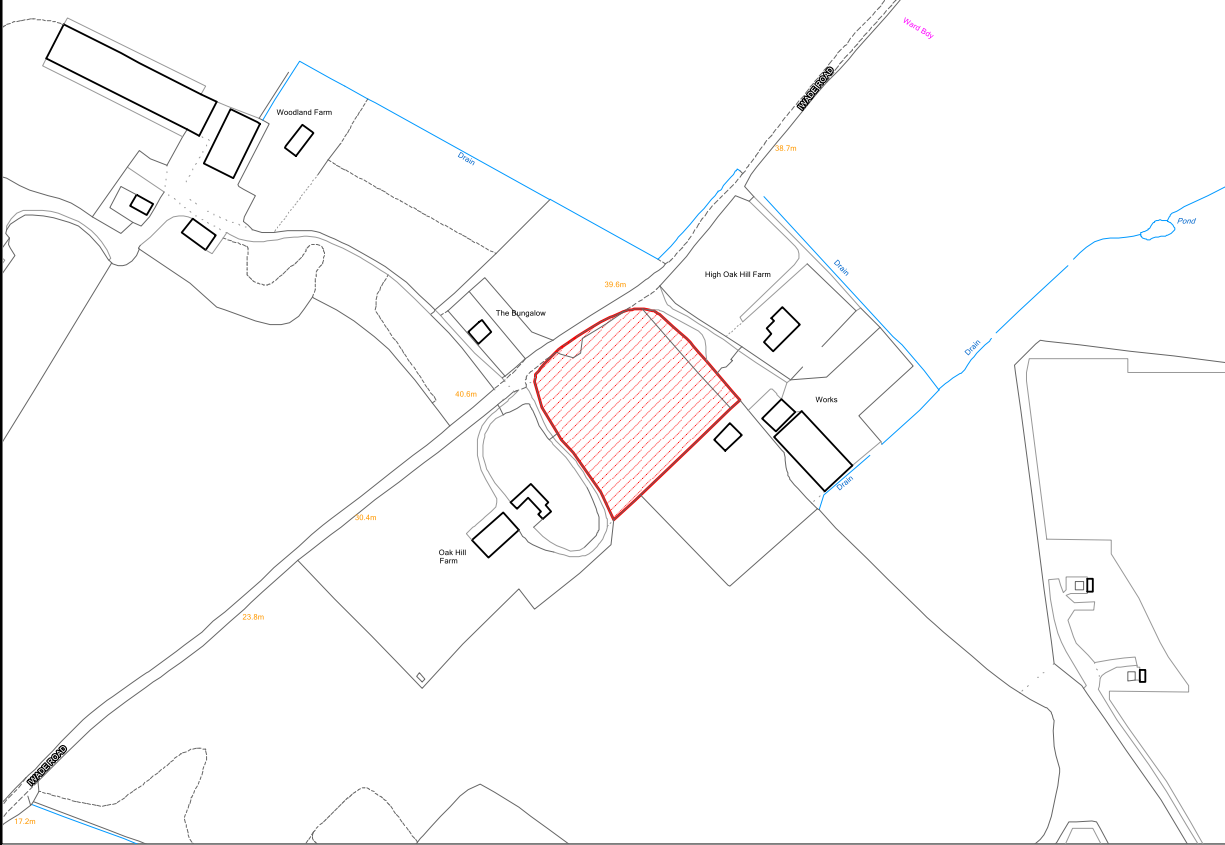
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Assessment Outcome:

Unsuitable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/103	Land South of Oak Hill	Newington



Site Assessment

Current/Previous Use:	Grassland	Gross Site Area (ha):	0.59
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is situated within the Parish of Newington but approximately 1.58km to the northeast of the main village. Sittingbourne town centre is some 6.1km to the southeast. High Oak Hill is a rural lane on which there is sporadic development surrounded by mainly countryside and agricultural land. There is ancient woodland opposite the site.

Suitability:

The site is not subject to any high level constrains but is separated from any settlement. There are no services or facilities within a reasonable walking distance of the site and so travel would be required into Newington and onwards to the higher order urban centres. The site is not on a bus route and is not easily cycled. The site would result in a reliance on car travel. Taking this all into account, the site is considered to be in an unsustainable location which is not suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):

0

Potential Employment Area (ha):

0

Potential Other Use Area (ha):

0

Timescale for delivery:

0

Assessment Outcome:

Unsuitable.

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	50
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Potential Employment Area (ha):	0
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Potential Other Use Area (ha):	0
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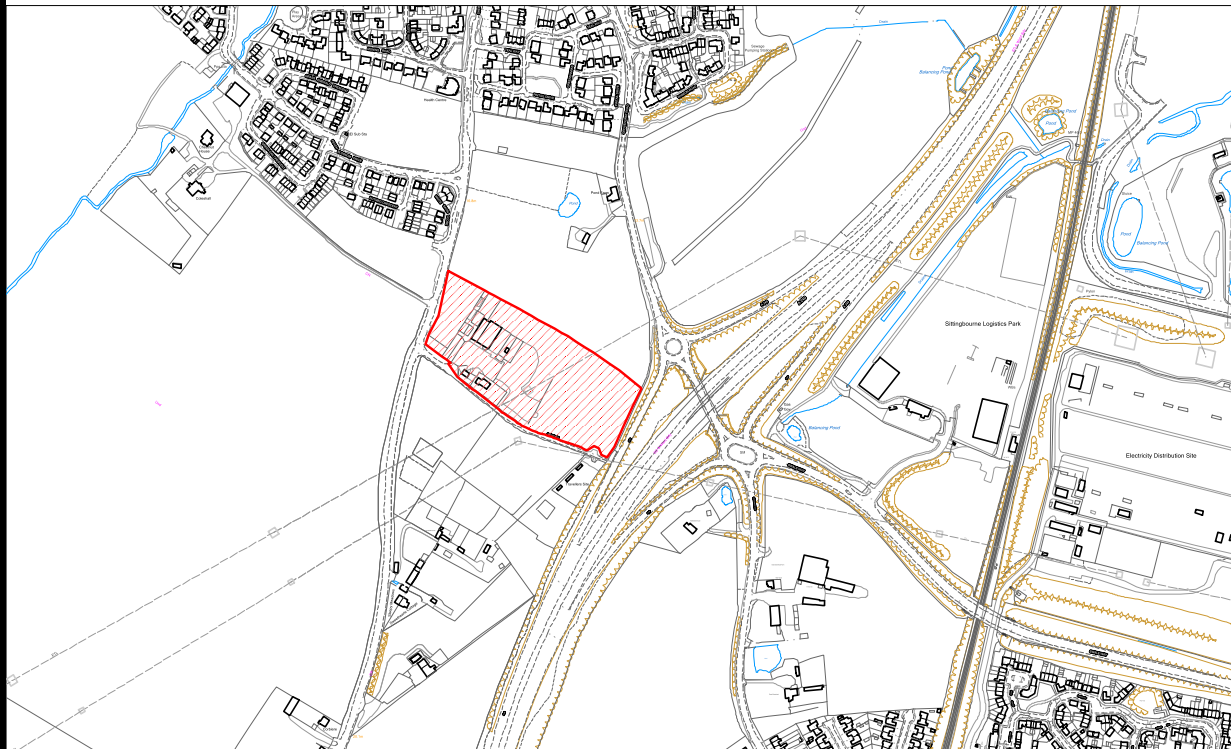
Timescale for delivery:	0
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Assessment Outcome:

Unsuitable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/105	Halfway Egg Farm, Featherbed Lane	Sittingbourne



Site Assessment

Current/Previous Use:	Farm shop/residential uses/grazing land	Gross Site Area (ha):	2.9
Site Type:	Brownfield	Developable Area (ha):	

Site Description:

The site is rectangular in shape and currently in use as a farm shop with associated buildings. There is a dwelling house on the southern boundary of the site and open storage in the middle part of the site beyond the farm shop building that is large and imposing. An overhead electricity line crosses the middle of the site (north/south).

Suitability:

The site is not subject to any high level constraints although part of the site is covered by a minerals safeguarding area (brickearth) and a minerals assessment would be required. The site is remote (by metres) from the settlement confines of Iwade. In terms of access to services, the site is in a

relatively sustainable location, particularly well located for the health centre and that the owners wish to maintain a farm shop on the site. The site is considered suitable.

Availability:

The site is in single ownership and has been promoted for development by the landowners for retail and residential development. The site is considered available.

Achievability:

The site has existing access onto Sheppey Way and subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed. The site is considered achievable.

Potential Residential Yield (units):

6

Potential Employment Area (ha):

0

Potential Other Use Area (ha):

450 sq m retail floorspace

Timescale for delivery:

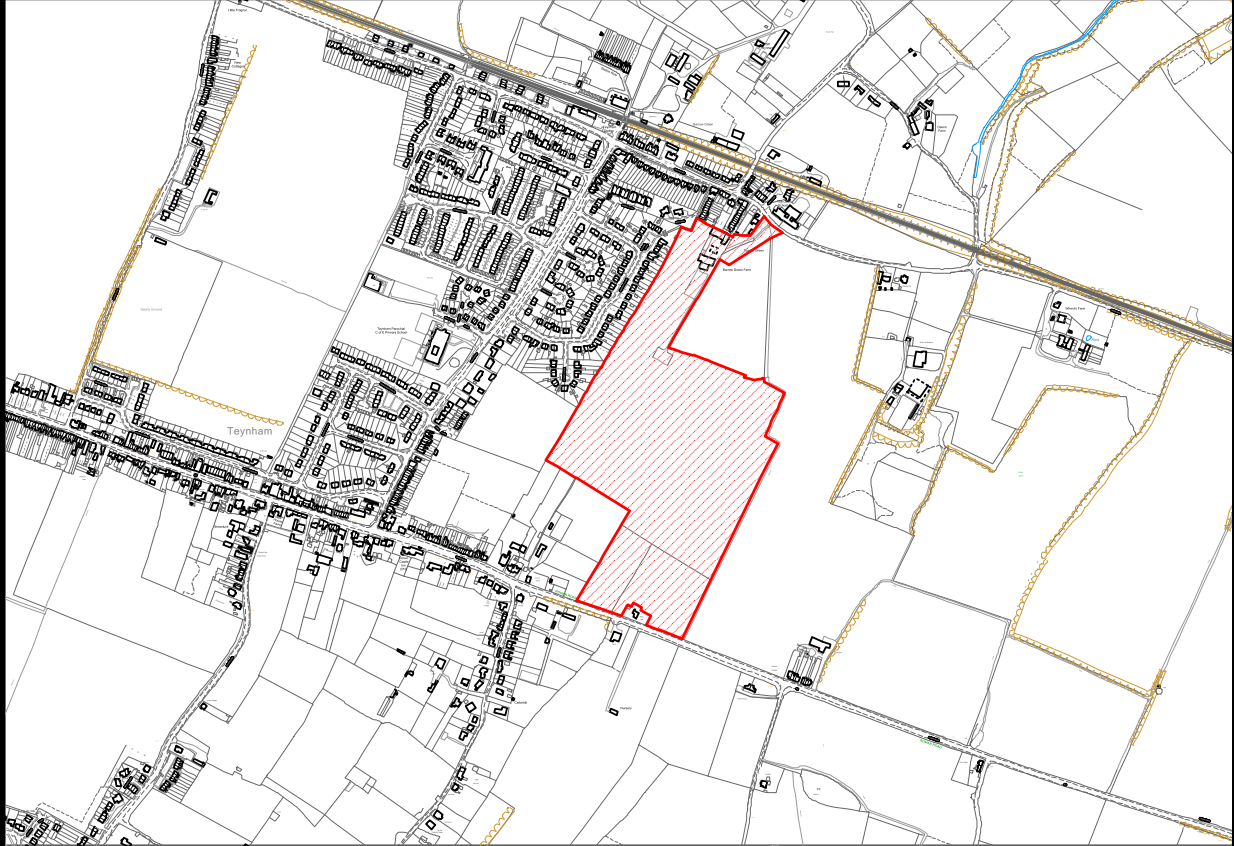
1 to 5 years

Assessment Outcome:

Suitable and deliverable

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/106	Land at Barrow Green Farm	Teynham



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	13.25
Site Type:	Greenfield	Developable Area (ha):	13.25

Site Description:

The site is within the Teynham area but partly within, partly adjacent to the built-up area boundary of the main village. It incorporates a smaller site which is already allocated for residential development in the existing Local Plan. Teynham is a local service centre, with the town centres at Sittingbourne and Faversham 5.37km to the west and 8.13km to the east respectively. The site is bound by the A2 to the south, the railway to the north and the village to the west. To the east is open countryside and agricultural land. The site is partially covered by a minerals safeguarding area. There is a conservation area and listed buildings nearby.

Suitability:

The site is not subject to any high level constraints and is adjacent to the existing settlement boundary. The majority of the site is within a reasonable walking distance of a convenience store, GP's surgery and a primary school. There are a number of other services and facilities available within the village, culminating in some local employment opportunities also. For the wider range of opportunities and services, the site is close to a train station and bus stop with regular services to

Sittingbourne, Faversham and beyond. The site is considered to be in a sustainable location suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

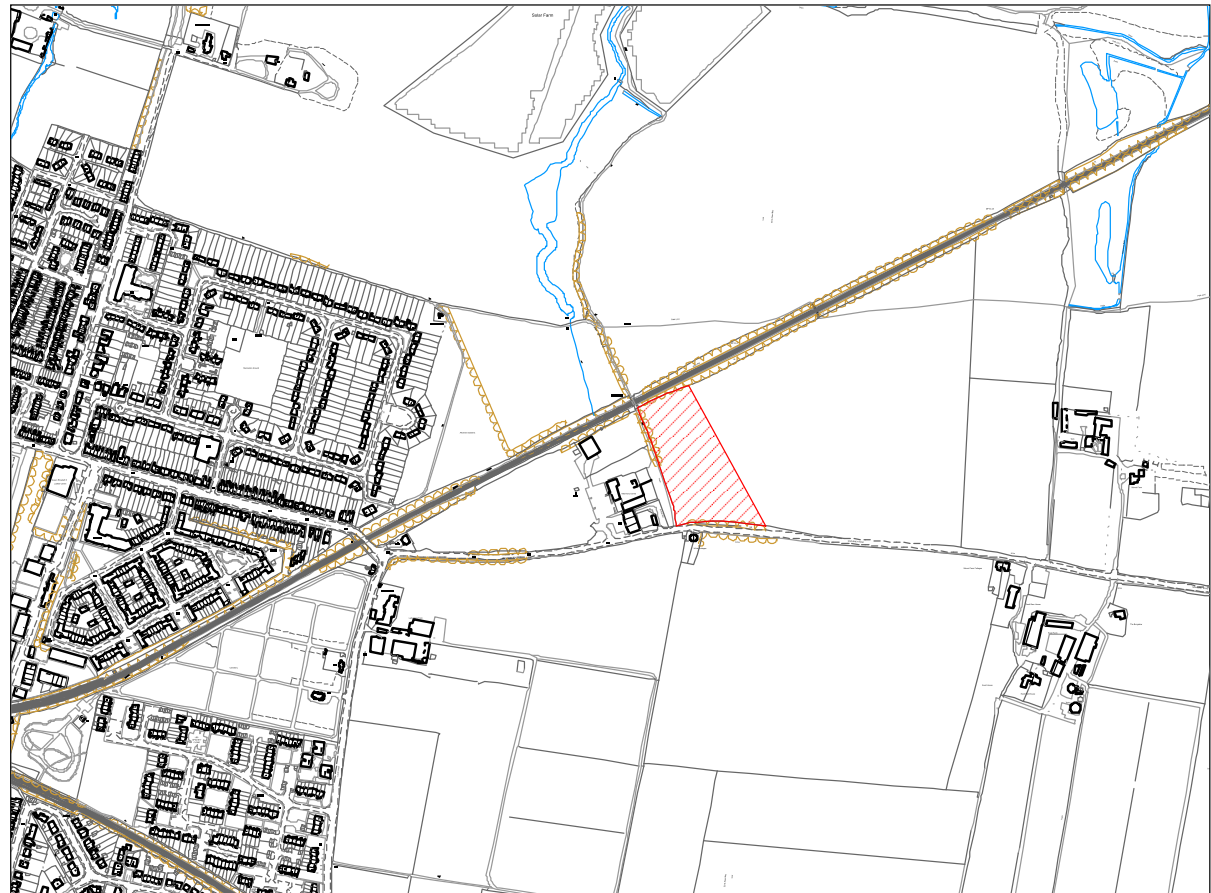
Potential Residential Yield (units):	430
Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	5-10 years

Assessment Outcome:

Suitable and deliverable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/107	Land east of Faversham Industrial Estate, Graveney Road	Faversham



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	1.7
Site Type:	Greenfield	Developable Area (ha):	

Site Description:

This site is situated between the railway line to the north and Graveney Road to the south. It is relatively level and low lying rising up to the east and north. To the east of the site is open countryside and to the south and west is housing and a small business centre.

Suitability:

The site is located within the settlement confines of Faversham and in terms of access to services, it is in a relatively sustainable location. The site is not subject to any high level constraints. The site is suitable.

Availability:

The site has been promoted for development by housebuilders and confirm that terms have been agreed between the housebuilders and the landowners. The site is available.

Achievability:

There are some concerns about the access to the site from Graveney Road. However, the site can be accessed from the east through the adjacent housing site that is nearing completion. Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed. The site is considered to be achievable.

Potential Residential Yield (units):

50

Potential Employment Area (ha):

0

Potential Other Use Area (ha):

0

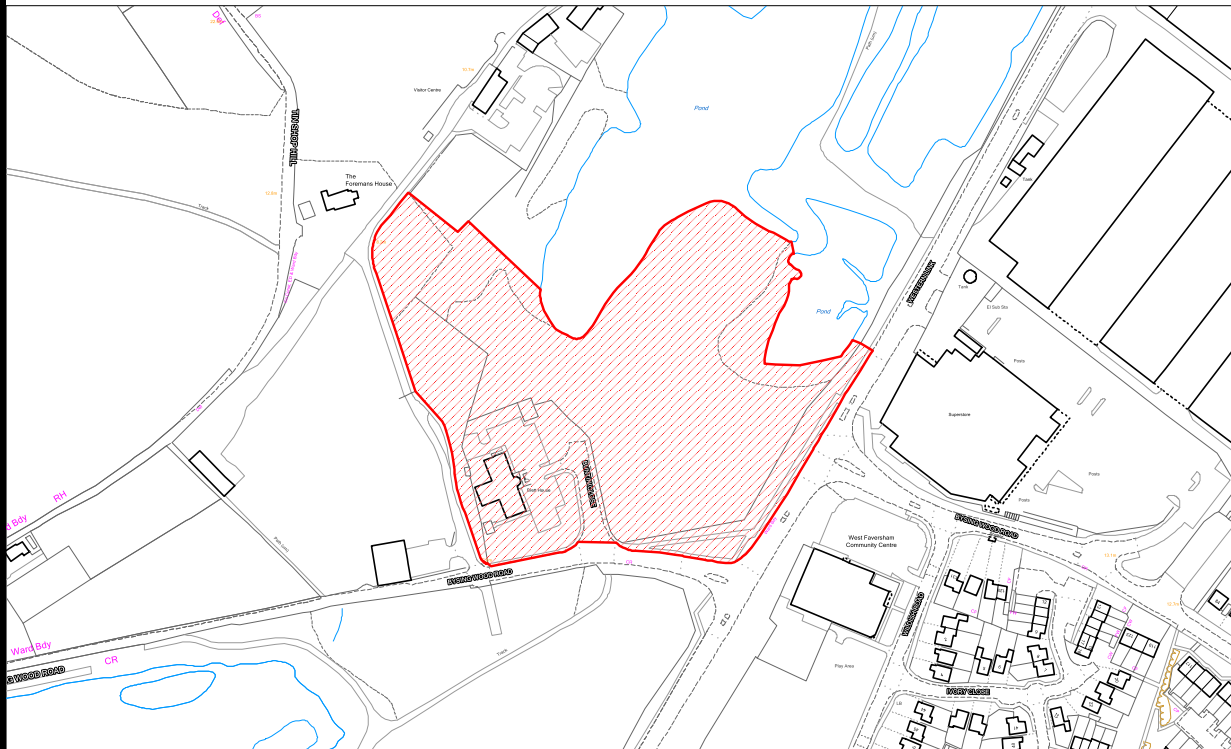
Timescale for delivery:

1 to 5 years

Assessment Outcome:**Suitable and deliverable**

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/108	Land at Brett House, Bysing Wood Road	Faversham



Site Assessment

Current/Previous Use:	Offices/open scrubland	Gross Site Area (ha):	2.7
Site Type:	Brownfield/Greenfield	Developable Area (ha):	

Site Description:

The site is situated outside of the built up area boundary on the outskirts of both Oare and Faversham. It is to the north of the A2 and approximately 1.5km to the west of Faversham town centre. It is under a 1km to a large Sainsbury's store and a very active community centre with café and gym and playgroup.

It is adjacent to and partly within, a Scheduled Monument.

A part of the site is an Area of High Landscape Value and a Local Designated Site for Biodiversity.

The site is partly within the Kent Minerals and Waste Safeguarded Areas for both Brickearth and River Terrace.

Suitability:

The site is located within metres of the settlement confines of Faversham (road's width distance). Part of the site falls within land at high risk and medium risk of flooding, a small part of the site to the north is part of a Scheduled Ancient Monument. Part of the site falls within a minerals safeguarded area (river terrace and brickearth). In terms of access to services, the site is in a relatively sustainable location. The constraints impact on the developable area of the site. The remainder of the site is considered suitable.

Availability:

The site is in single ownership and has been promoted by the landowner for residential development. The site is considered available.

Achievability:

The site has an existing access from Bysing Wood Road and subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed. The site is considered to be achievable.

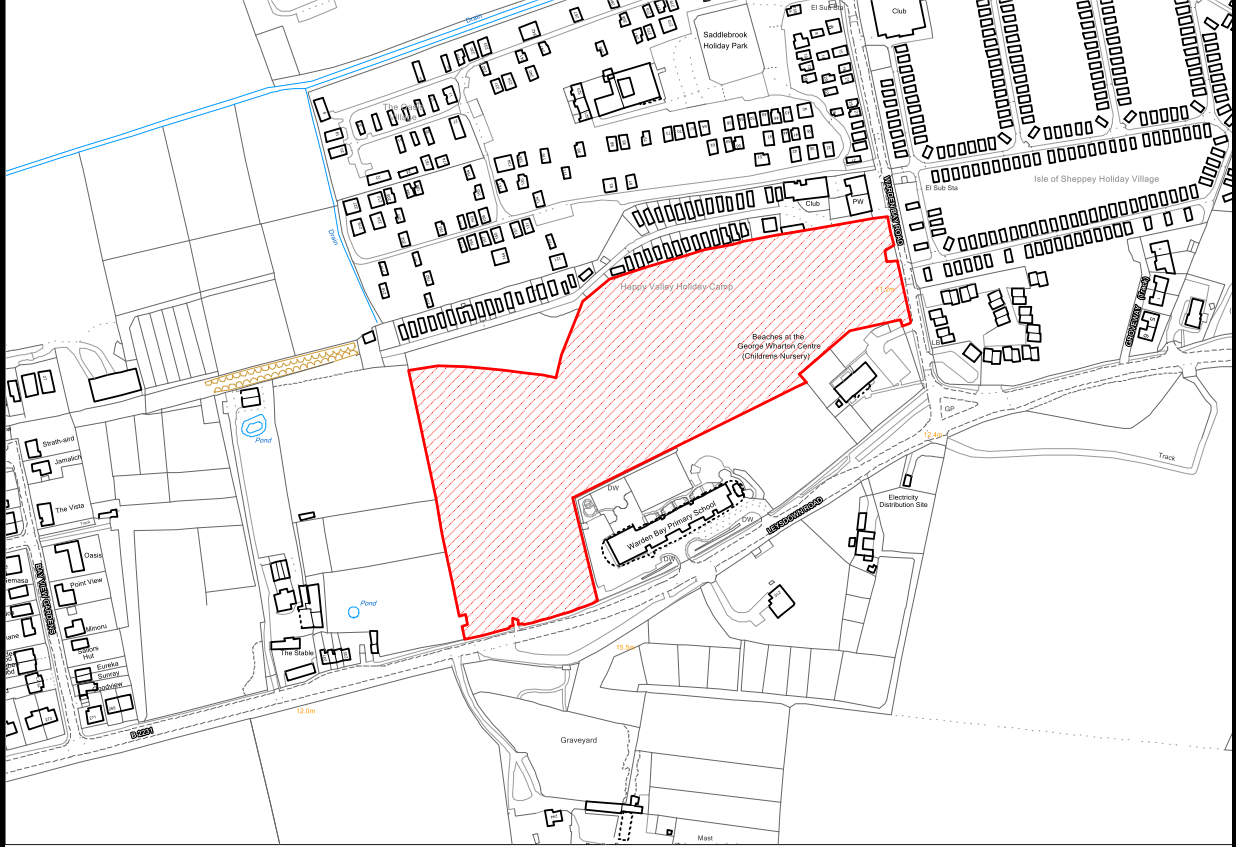
Potential Residential Yield (units):

35

Potential Employment Area (ha):**Potential Other Use Area (ha):****Timescale for delivery:****Assessment Outcome:****Suitable and deliverable**

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/109	Land Adjacent to St Clements School	Leysdown



Site Assessment

Current/Previous Use:	Grassland	Gross Site Area (ha):	4
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is situated within Leysdown/Warden Bay area but is separated from any of the surrounding built-up area boundaries. It is surrounded by a mixture of residential and holiday park development, and is also adjacent to a primary school.

Suitability:

The site is a Local Green Space and is therefore subject to a high level constraint. The site is considered to be unsuitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

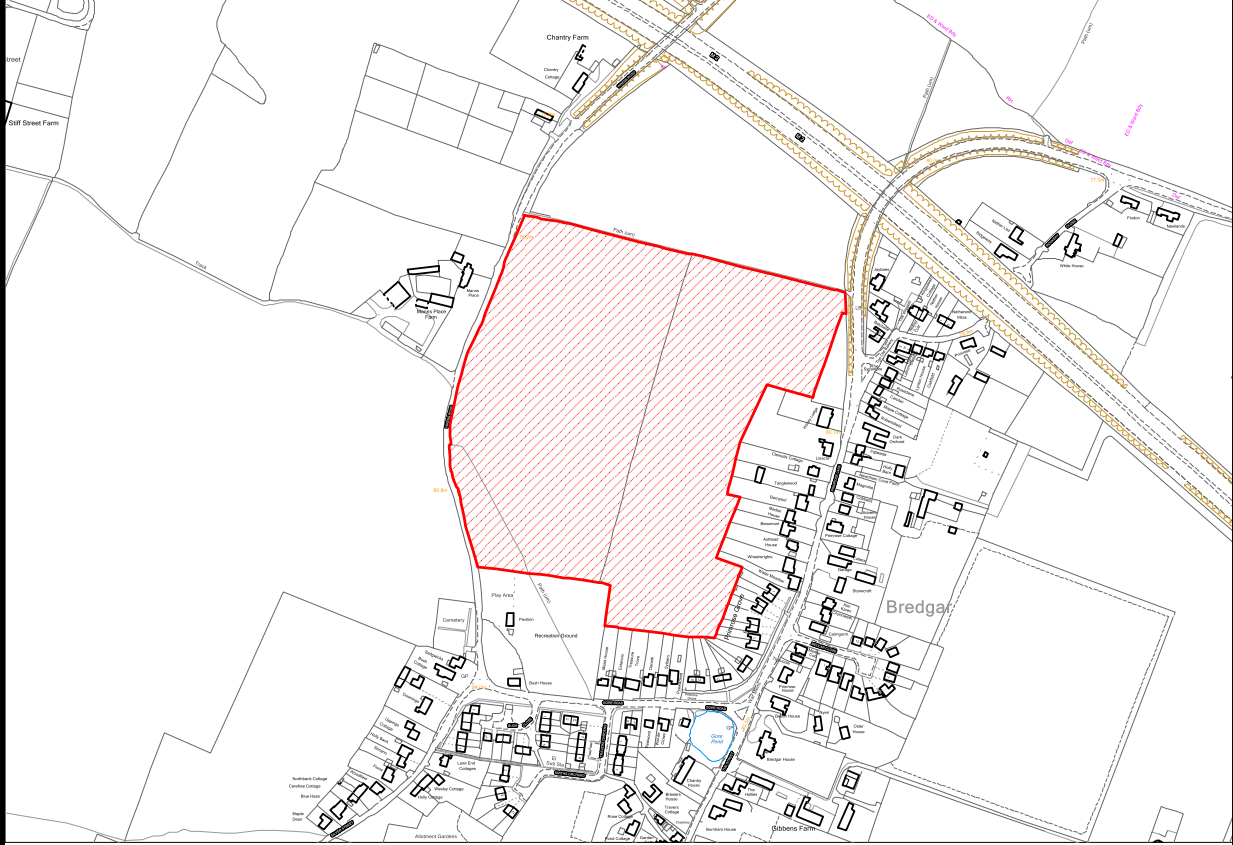
Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	0
Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	0
Assessment Outcome:	
Unsuitable	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/110	Land West of Bredgar	Bredgar



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	9.63
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is situated to the south of the M2, within the Parish of Bredgar but just outside and adjacent to the north west of the built-up area boundary of the main village. Aside from the village itself and the motorway, development is sporadic and the area comprises mainly open countryside and agricultural land. The nearest town centre, Sittingbourne, is some 4.9km to the north. The site itself forms agricultural land. It is close to a Conservation Area and surrounded by a number of listed buildings.

Suitability:

The site falls entirely within the Kent Downs AONB and is a significant distance from the confines of the nearest town. In terms of access to services and facilities, the site is remote and isolated from the wider range of amenities required for everyday living. Public transport and local employment opportunities are also limited. The site is therefore in an unsustainable location and considered to be unsuitable.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units): 150

Potential Employment Area (ha): 0

Potential Other Use Area (ha): 0

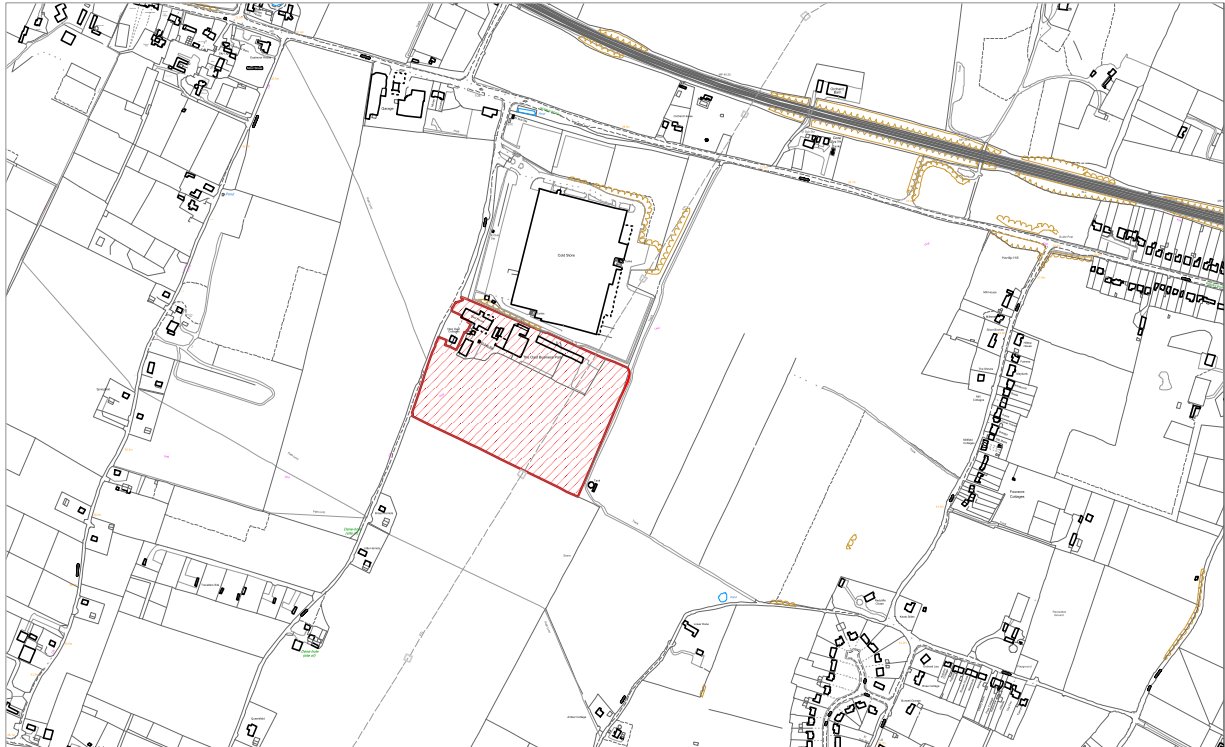
Timescale for delivery: 0

Assessment Outcome:

Unsuitable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/111	Hartlip Industrial Estate	Hartlip



Site Assessment

Current/Previous Use:	Employment/Agriculture	Gross Site Area (ha):	6 (2.5 for employment and 3.5 for residential development)
Site Type:	Brownfield/Greenfield	Developable Area (ha):	6

Site Description:

The site is located to the south of the A2 off Spade Lane in Hartlip. The site is rectangular in shape, the northern half already in employment use with a variety of commercial buildings occupying the site. To the north of the site is a further commercial building, large in scale. The site boundary to the east and south consisting of field boundaries with open countryside beyond. The western edge of the site is bounded by Spade Lane and agricultural land with a public right of way that cuts across, linking the site to South Bush Lane.

Suitability:

The site is not subject to any high level constraints although part of it is covered by a minerals safeguarded area (brickearth). The site is remote from the confines of the nearest settlement (Newington) and in terms of access to services, it is in an unsustainable location. The site is unsuitable.

Availability:

The site is in single ownership and has been promoted for residential and commercial/industrial employment by the landowner. It is therefore considered available.

Achievability:

The site has an access onto Spade Lane that may need to be upgraded to accommodate the increase in traffic that would result. Subject to further consideration of any utility/other infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered achievable.

Potential Residential Yield (units):	0 (60-80)
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Potential Employment Area (ha):	0 (2.5 ha or 24,000 to 30,000 sq m).
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Potential Other Use Area (ha):	0
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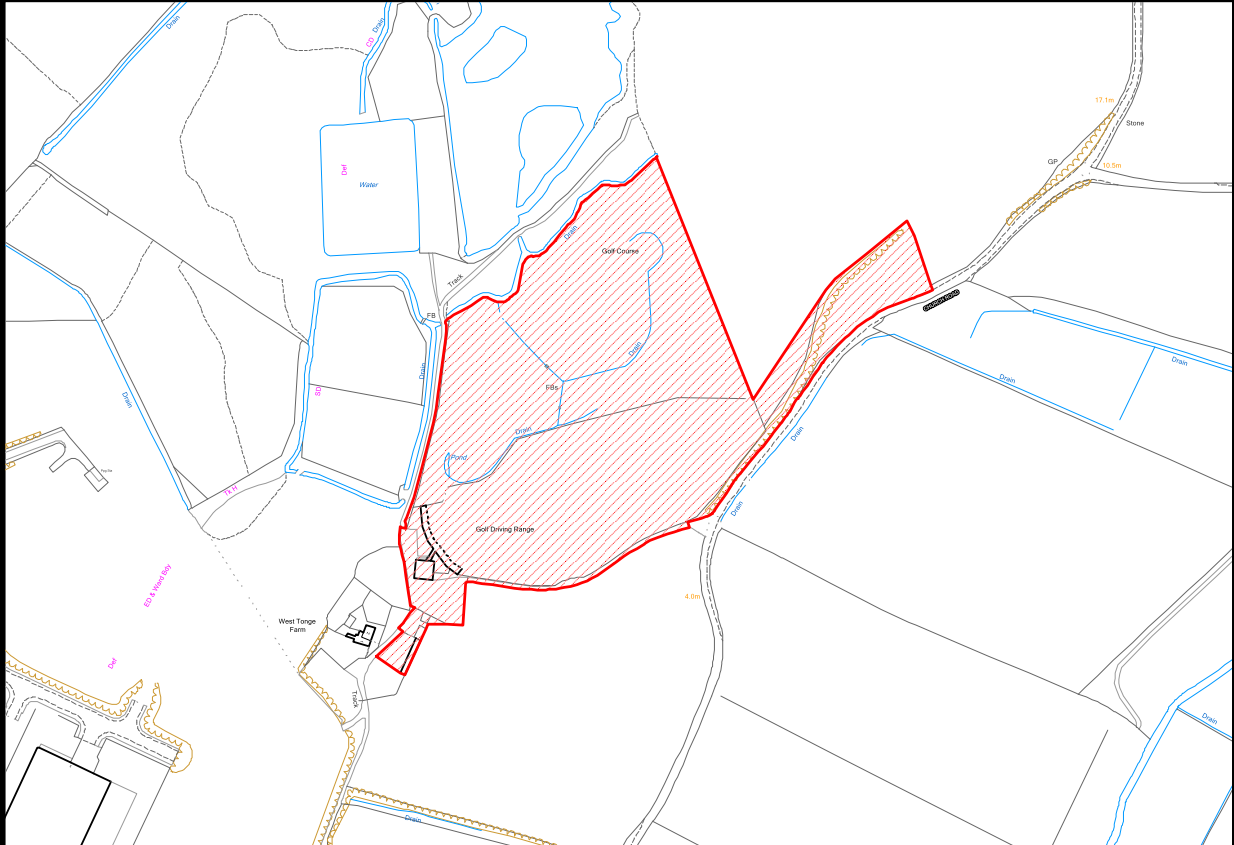
Timescale for delivery:	
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Assessment Outcome:

Unsuitable

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/112	Land at Sittingbourne Golf Centre, Church Road	Tonge



Site Assessment

Current/Previous Use:	Golf Course	Gross Site Area (ha):	5.81
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is within the Tonge area but separated from any settlement boundary. It is close to an existing local plan allocation at northeast Sittingbourne and will be surrounded by open space to the west and south when this site progresses. To the north and east is primarily agricultural land and open countryside. Sittingbourne town centre is some 3.65km to the southwest and Teynham local centre 3.83km to the southeast.

Suitability:

The site falls within flood zone 2 and is therefore subject to a high level constraint. The site is considered to be unsuitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units): 0

Potential Employment Area (ha): 0

Potential Other Use Area (ha): 0

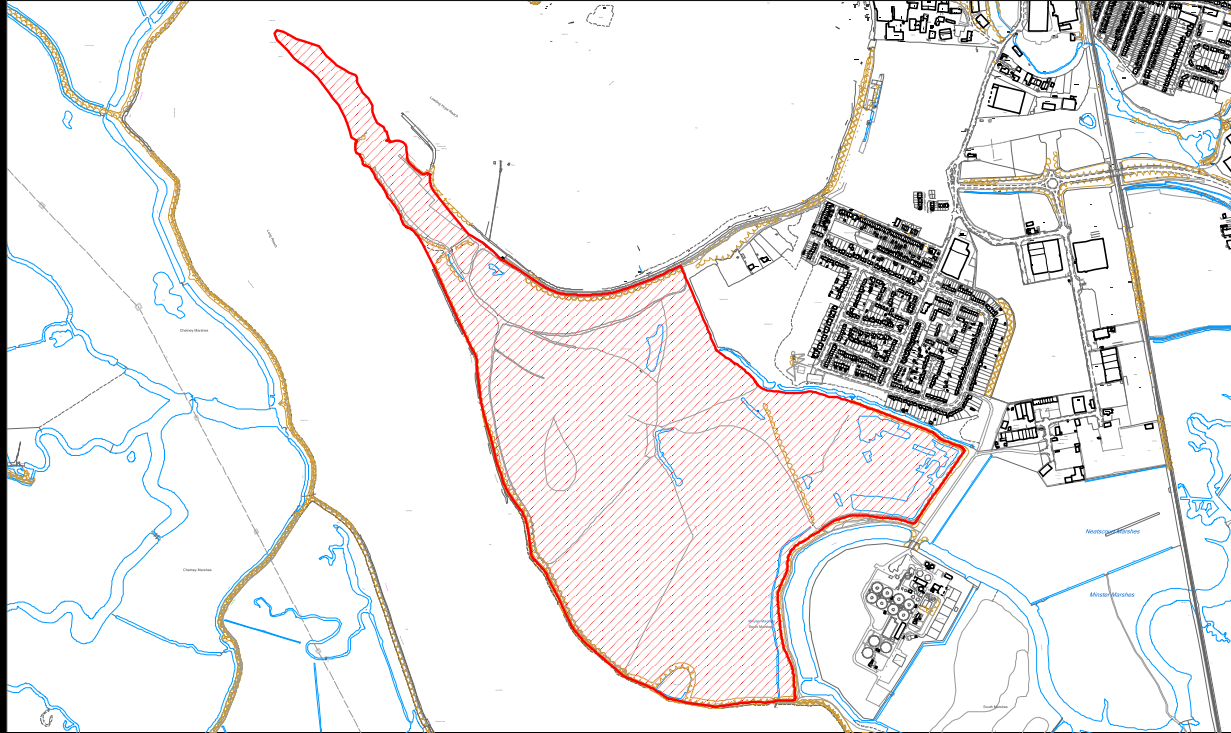
Timescale for delivery: 0

Assessment Outcome:

Unsuitable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/113	Land at the Port of Sheerness, Rushenden Road	Rushenden



Site Assessment

Current/Previous Use:	Dredging	Gross Site Area (ha):	79.99
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is situated in the Queenborough and Rushenden area but outside of and adjacent to the built-up area boundary. It is surrounded by the Swale to the north, west and south with residential and commercial/industrial development to the east. The local service centre at Queenborough is some 1.83km to the northeast and the main town at Sheerness is approximately 5.64km in the same direction.

Suitability:

A small part of the site is subject to a high level constraint in being covered by flood zone 3. This could be eliminated from the developable area however. The remainder of the site is covered by flood zone 2 which would require substantial mitigation. There are no convenience stores, GP's surgeries or primary schools within a reasonable walking distance of the site. There are some employment opportunities in the surrounding industrial and commercial development. Overall, travel would be required into Queenborough local centre, Sheerness and off the island for day to day services and facilities. The train station is located in Queenborough, outside of walking distance, although there are bus stops close to the site with a fairly regular service. Taking into the account the lack of any immediate services and facilities, the site is considered to be in an unsustainable location not suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):

0

Potential Employment Area (ha):

0

Potential Other Use Area (ha):

0

Timescale for delivery:

N/A

Assessment Outcome:

Unsuitable.

Part of the site is within land at high risk and medium risk of flooding. It is within a safeguarded minerals area (river terrace). In terms of access to services, the site is in a sustainable location within the settlement confines of Faversham. The site is suitable.

Availability:

The site is in single ownership and has been promoted for development by the landowner. The site has been marketed and there is interest in the site from developers. The site is considered available

Achievability:

As the site falls within land at high risk of flooding, appropriate measures will be required to mitigate the risks to any new development. The site has existing access via Brent Road. Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered achievable.

Potential Residential Yield (units):

120

Potential Employment Area (ha):

No additional employment (existing accommodation to remain, approx. 5,200 sq. m.)

Potential Other Use Area (ha):

0

Timescale for delivery:

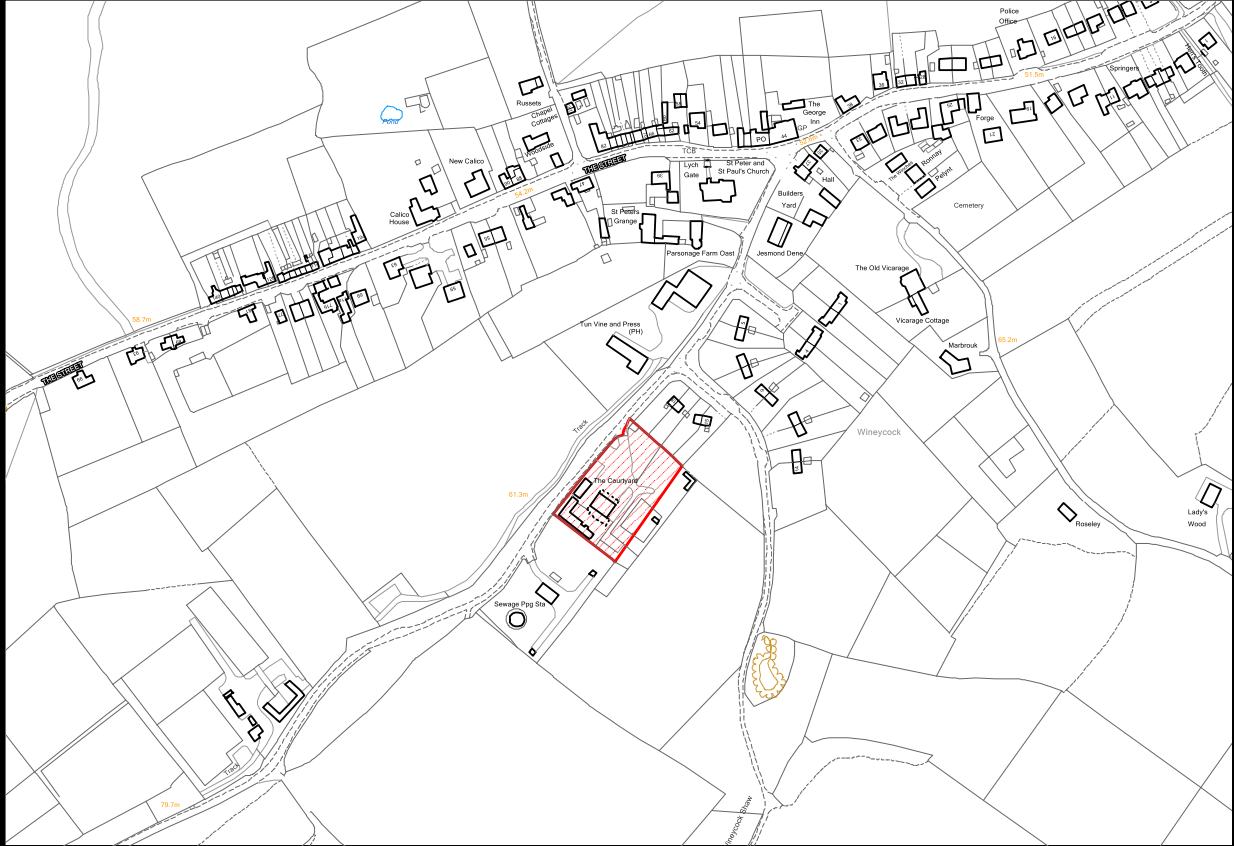
1 to 5years

Assessment Outcome:

Suitable and deliverable

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/115	Land at 18 The Courtyard, Seed Road	Newnham



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	0.38
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is situated to the south of the M2, within the Parish of Newnham. The nearest town, Faversham, is some 7.5km to the north-east. The site sits to the south-west of the village core, just outside of its built-up area boundary. Moving further away from the village along Seed Road, development becomes increasingly sporadic. The site itself comprises hardstanding and a few warehouse type buildings.

Suitability:

The site falls entirely within the Kent Downs AONB. Despite being close to the built-up area boundary, and its proximity to 2 neighbouring villages (Doddington and Eastling), the site is far from the nearest town centre and generally remote and isolated from the wider range of services and facilities required for everyday living. Public transport and local employment opportunities are also limited. The site is therefore in an unsustainable location and considered to be unsuitable.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units): 6-8

Potential Employment Area (ha): 0

Potential Other Use Area (ha): 0

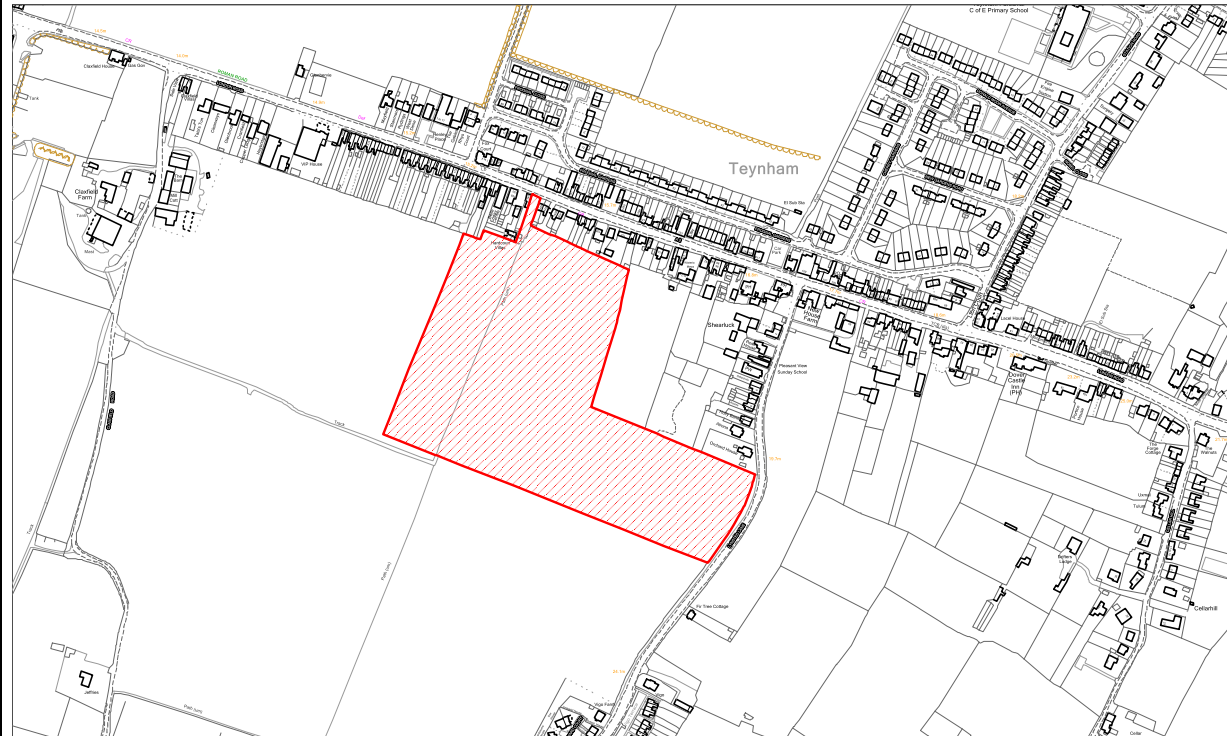
Timescale for delivery: 0

Assessment Outcome:

Unsuitable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/116	Land south of London Road/west of Lynsted Lane	Lynsted with Kingsdown



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	6.3
Site Type:	Greenfield	Developable Area (ha):	

Site Description:

This relatively flat, level 'L' shaped site wraps around the rear of the properties on London Road and joins up with Lynsted Lane to the south of the building line on the western side of the road. The brickearth has been excavated from this site that is now used for agricultural purposes.

Suitability:

The site is not subject to any high level constraints. It is covered by brickearth minerals safeguarding area although the brickearth has now been excavated. The site is adjacent to the settlement

confines of Teynham although in terms of access to services, the site is in a relatively unsustainable location. The site is considered suitable.

Availability:

The site is in single ownership and has been promoted by the landowners for development. The site is considered available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed. The site is considered to be achievable.

Potential Residential Yield (units):

60

Potential Employment Area (ha):

0

Potential Other Use Area (ha):

0

Timescale for delivery:

1-5 years

Assessment Outcome:

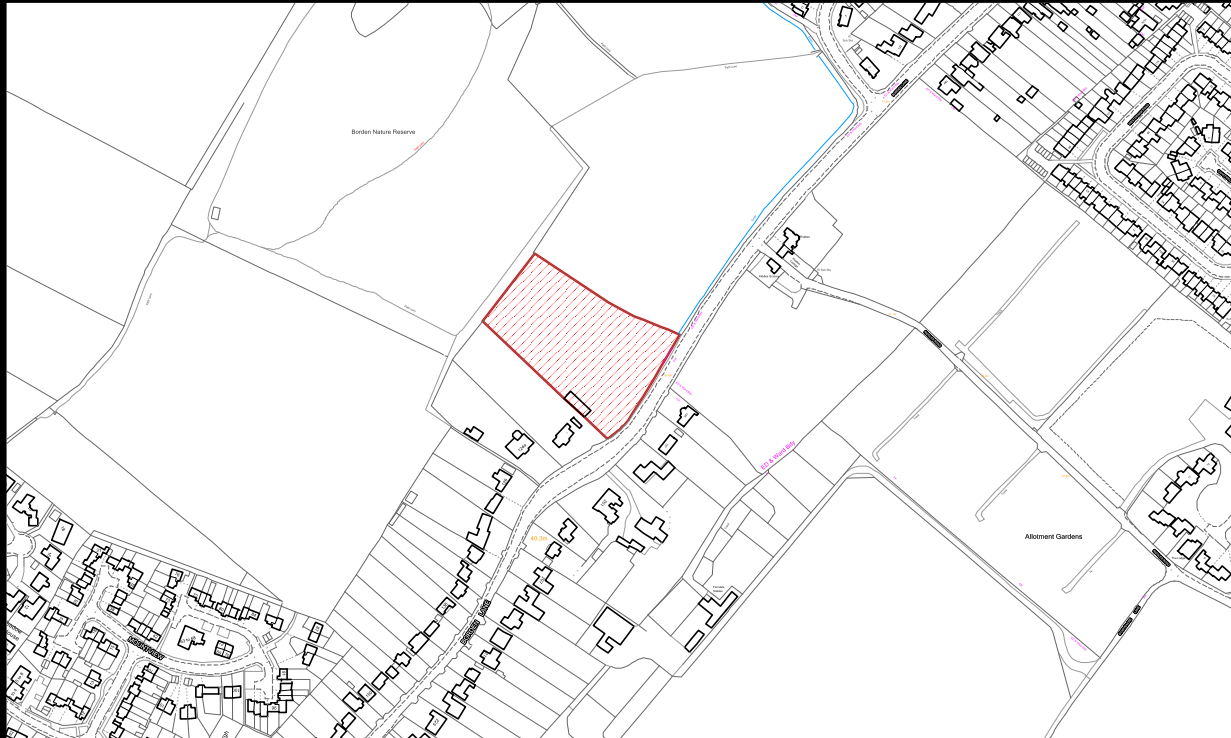
Suitable and deliverable

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	25
Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	0
Assessment Outcome:	
Unsuitable.	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/118	Land north of/adjacent to 124 Borden Lane	Borden



Site Assessment

Current/Previous Use:	Paddock	Gross Site Area (ha):	1
Site Type:	Greenfield	Developable Area (ha):	

Site Description:

This rectangular shaped field sits to the west of Borden Lane between no. 124 and a Local Green Space containing informal footpaths. The Local Green Space (Cryalls Lane nature reserve) area continues to the west of the site with open countryside beyond. There is a structure on the site on its south western boundary. The site is relatively level.

Suitability:

The site is not subject to any high level constraints and a public right of way runs along the northern boundary. The site falls in its entirety within a minerals safeguarded area (brick earth). It abuts the

settlement confines of Borden with a small slither of land falling within the settlement confines. In terms of access to services, the site is in an unsustainable location. The site is considered unsuitable.

Availability:

The site is in multiple ownership and has been promoted by both of the landowners for development. The site is considered available.

Achievability:

The site access would be directly onto Borden Lane and subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed. The site is considered to be achievable.

Potential Residential Yield (units):

8

Potential Employment Area (ha):

0

Potential Other Use Area (ha):

0

Timescale for delivery:

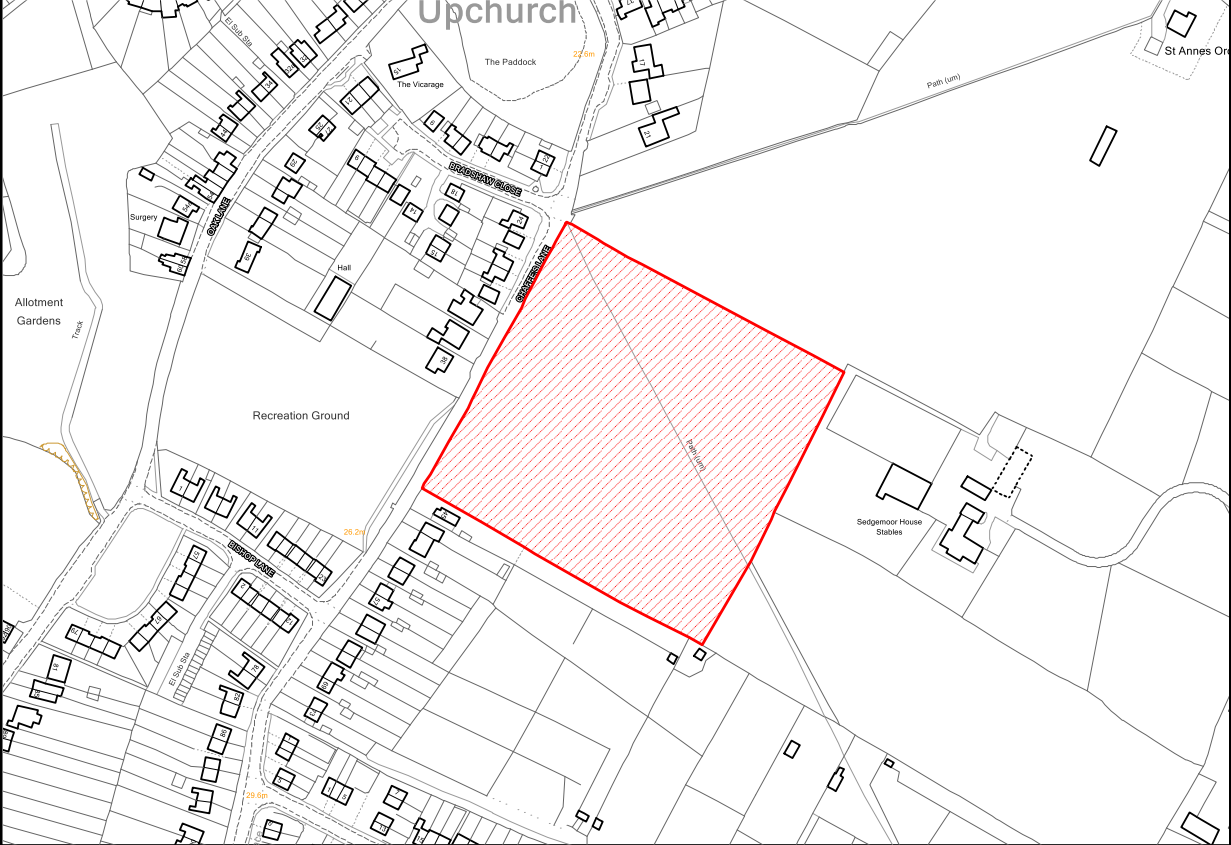
1 to 5 years

Assessment Outcome:

Unsuitable

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/119	Land at Long Field	Upchurch



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	2.38
Site Type:	Greenfield	Developable Area (ha):	2.38

Site Description:

The site is within the Upchurch area, but outside of and adjacent to the built-up area boundary of the main village. To the north, west and south is residential development, whilst to the east is the more sporadic development, open countryside and agricultural land which separates Upchurch from Lower Halstow. Rainham is some 4.19km to the southwest and Newington 4.64km to the southeast. Part of the site is within a minerals safeguarding area and there is a conservation area close by.

Suitability:

The site is not subject to any high level constraints and is adjacent to the existing built-up area. It is within a reasonable walking distance of a convenience store, GP surgery, open space and a primary school. The village offers some limited employment opportunities but travel would be required further afield for most residents, as well as for the full range of services and facilities. There are bus stops close to the site with, although not particularly frequent, services towards Newington and Rainham to connect to the train stations. The site is considered to be in a fairly sustainable location which is suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units): 100

Potential Employment Area (ha): 0

Potential Other Use Area (ha): 0

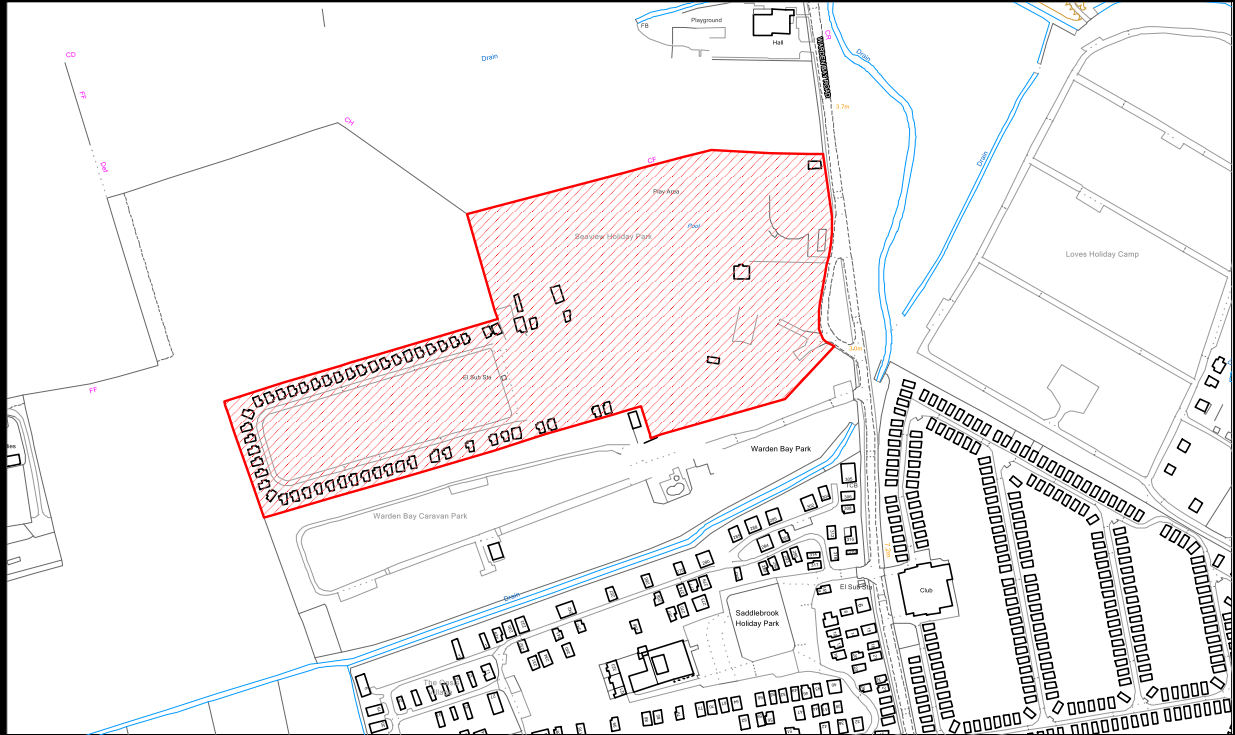
Timescale for delivery: 5 years

Assessment Outcome:

Suitable and deliverable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/121	Seaview Park, Warden Bay Road	Leysdown



Site Assessment

Current/Previous Use:	Caravan park	Gross Site Area (ha):	5.44
Site Type:	Mixed green/brownfield	Developable Area (ha):	5.44

Site Description:

The site is situated in the Leysdown/Warden area and outside of and between 3 built-up area boundaries. To the north is residential development at Warden and to the south and southeast a mixture of residential and leisure development at Leysdown. To the east is the coastline, and to the west the area opens into primarily agricultural land and open countryside.

Suitability:

The site is outside of any built-up area boundary. Nonetheless, there is a convenience store, GP's surgery and primary school within a reasonable walking distance. There is also a public house, village hall and open space. As a popular leisure destination with amusements and holiday parks, there are employment opportunities here, but many of these are seasonal. Many day to day needs could be met close to the site, but for the wider range, including longer term employment opportunities,

travel is required to the west of the island and beyond. There are bus stops nearby but the services are not high frequency. Taking this into account, the site is considered to be in a fairly sustainable location suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is currently in use as a caravan park but due its promotion through this process is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units): 135

Potential Employment Area (ha): 0

Potential Other Use Area (ha): 0

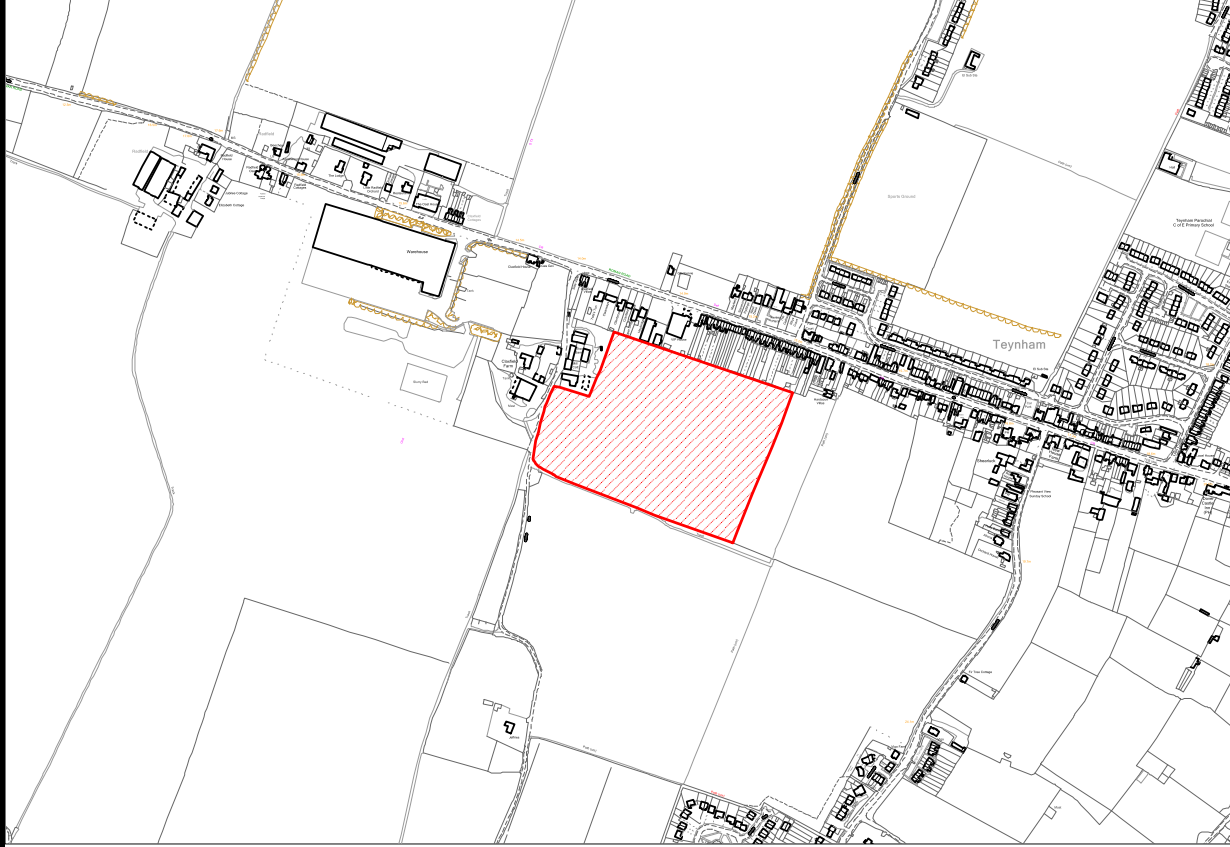
Timescale for delivery: 5 years

Assessment Outcome:

Suitable and deliverable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/122	Land at Claxfield Road (site 1)	Teynham



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	6.04
Site Type:	Greenfield	Developable Area (ha):	6.04

Site Description:

The site is situated east of Claxfield Road and south of the A2, to the rear of a linear development comprising mainly dwellings. It is just outside of, and adjacent to the built-up area boundary of Teynham, the main village sitting to the northeast of the site. Immediately surrounding the village, development is sporadic with the area comprising mainly open countryside and agricultural land. Sittingbourne town centre is approximately 4km to the west and Faversham town centre is approximately 7km to the east. There are a number of listed buildings within the vicinity of the site. The site falls within a minerals safeguarding area.

Suitability:

The site is not subject to any high level constraints and is adjacent to the settlement confines of Teynham. Teynham has a good range of services and facilities as well as consistent public transport links west and east to the main towns of Sittingbourne and Faversham. Furthermore, the existing Local Plan allocations at Frogmal Lane and Station Road will further enhance local facilities, transport links and small scale employment opportunities. Although employment in general is limited in the

village, there are good transport links to the main towns and onwards. The site is therefore considered to be in a sustainable location and therefore suitable.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	180
Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	5 years

Assessment Outcome:

Suitable and deliverable.

village, there are good transport links to the main towns and onwards. The site is therefore considered to be in a sustainable location and therefore suitable.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	15
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15

Potential Employment Area (ha):	0
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0

Potential Other Use Area (ha):	0
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0

Timescale for delivery:	5 years
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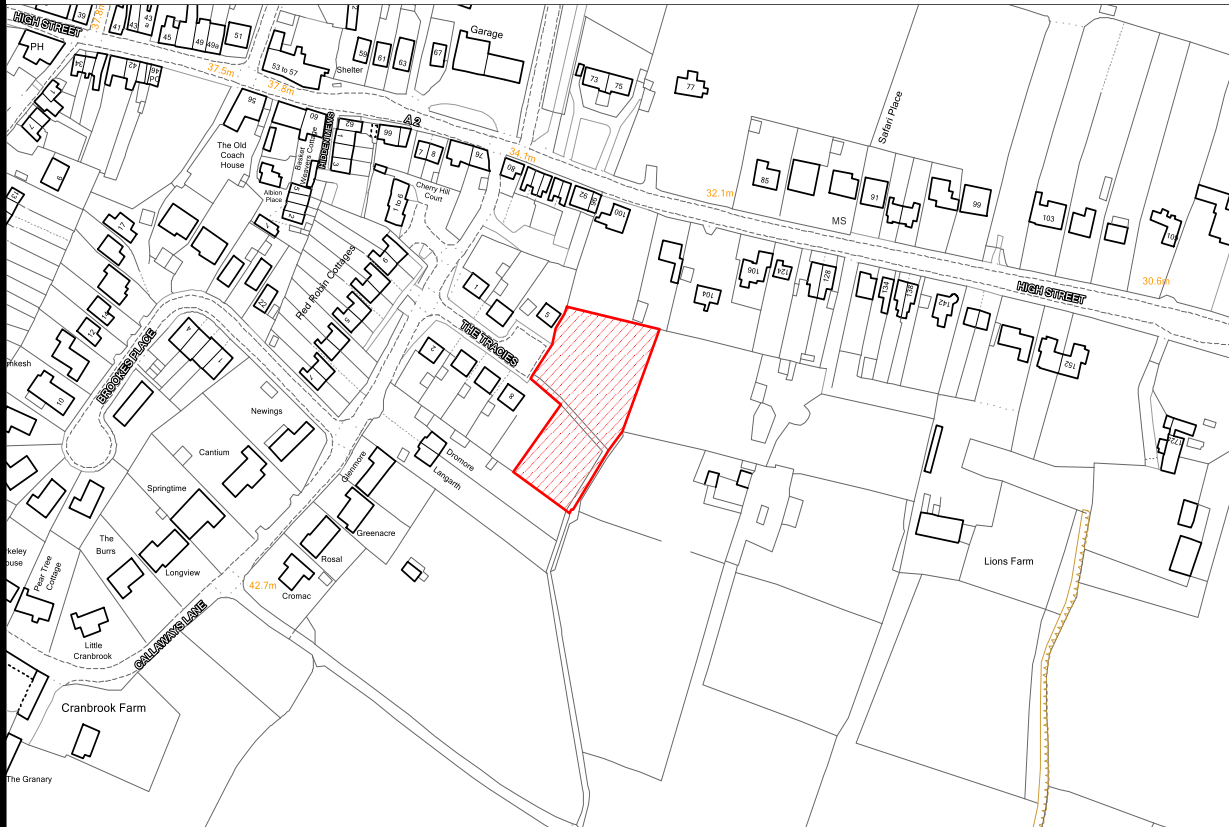
5 years

Assessment Outcome:

Suitable and deliverable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/124	Land at The Tracies	Newington



Site Assessment

Current/Previous Use:	Scrubland	Gross Site Area (ha):	0.27
Site Type:	Greenfield	Developable Area (ha):	0.27

Site Description:

The site is situated to the east of The Tracies and south of the A2 (High Street) adjacent to the built-up area boundary of Newington. To the north and west is the main village of Newington, and to the south and west development is sporadic comprising mainly open countryside and agricultural land. Newington itself is defined as a Rural Local Service Centre. Sittingbourne town centre is some 5km to the east. The site itself forms scrubland. It is adjacent to a Conservation Area and there are listed buildings in the area.

Suitability:

The site is not subject to any high level constraints and is adjacent to the settlement confines of Newington. There is a good range of services and facilities to provide for everyday essentials and there are good transport links east and west to Sittingbourne, the Medway Towns and onwards to London. There are employment opportunities within the village itself additional to the transport links elsewhere. The site is therefore considered to be in a sustainable location and therefore suitable.

Availability:

The landowner has promoted the site through the 'call for sites' exercise. There is a recent grant of planning permission for 4 dwellings at appeal as well as an application for 5 dwellings pending decision at the time of writing. The site is considered to be available.

Achievability:

Considering the recent grant of planning permission, there is a reasonable prospect that development of the site is achievable. The site is considered to be achievable.

Potential Residential Yield (units):

4-5

Potential Employment Area (ha):

0

Potential Other Use Area (ha):

0

Timescale for delivery:

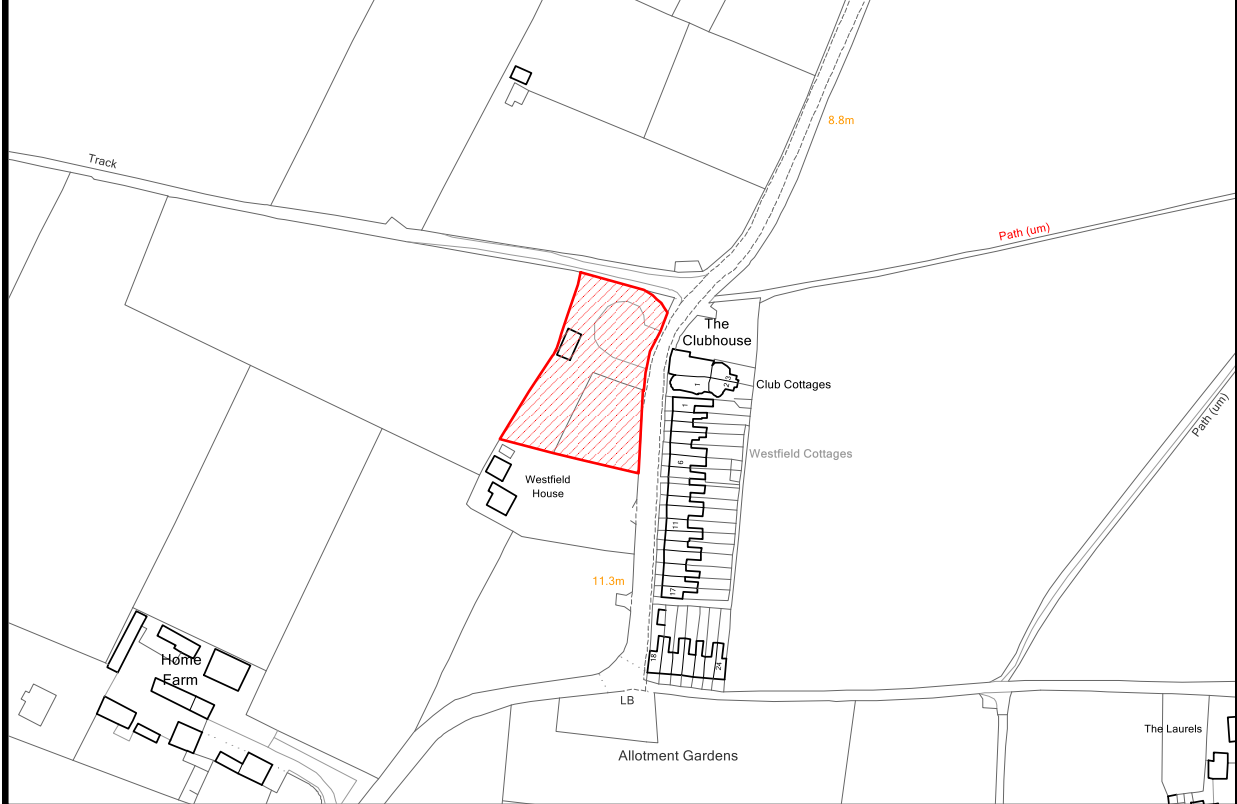
5 years

Assessment Outcome:

Suitable and deliverable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/125	Land North of Westfield Cottages, Breach Lane	Lower Halstow



Site Assessment

Current/Previous Use:	Scrubland/agricultural	Gross Site Area (ha):	0.25
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is situated outside and to the south of the built-up area boundary of Lower Halstow on Breach Lane. There is a small row of dwellings opposite the site, as well as Westfield House to the south of it. Otherwise, and away from the villages, development in the area is sporadic and comprises mainly open countryside and agricultural land. The Local Service Centre, Newington is some 3.25km to the southeast, and Sittingbourne Town Centre is approximately 8.25km to the southeast. Rainham is some 5km to the southwest. The site comprises scrubland, an area of hardstanding and a building, the site having previously been used in connection with agriculture.

Suitability:

The site is not subject to any high level constraints. However, it falls within open countryside and the village of Lower Halstow provides only a limited range of services and facilities. For the wider range required for everyday living, travel would be required to Newington and/or Rainham and Sittingbourne. Public transport and local employment opportunities are also limited. The site is therefore in an unsustainable location and considered to be unsuitable.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):

4

Potential Employment Area (ha):

0

Potential Other Use Area (ha):

0

Timescale for delivery:

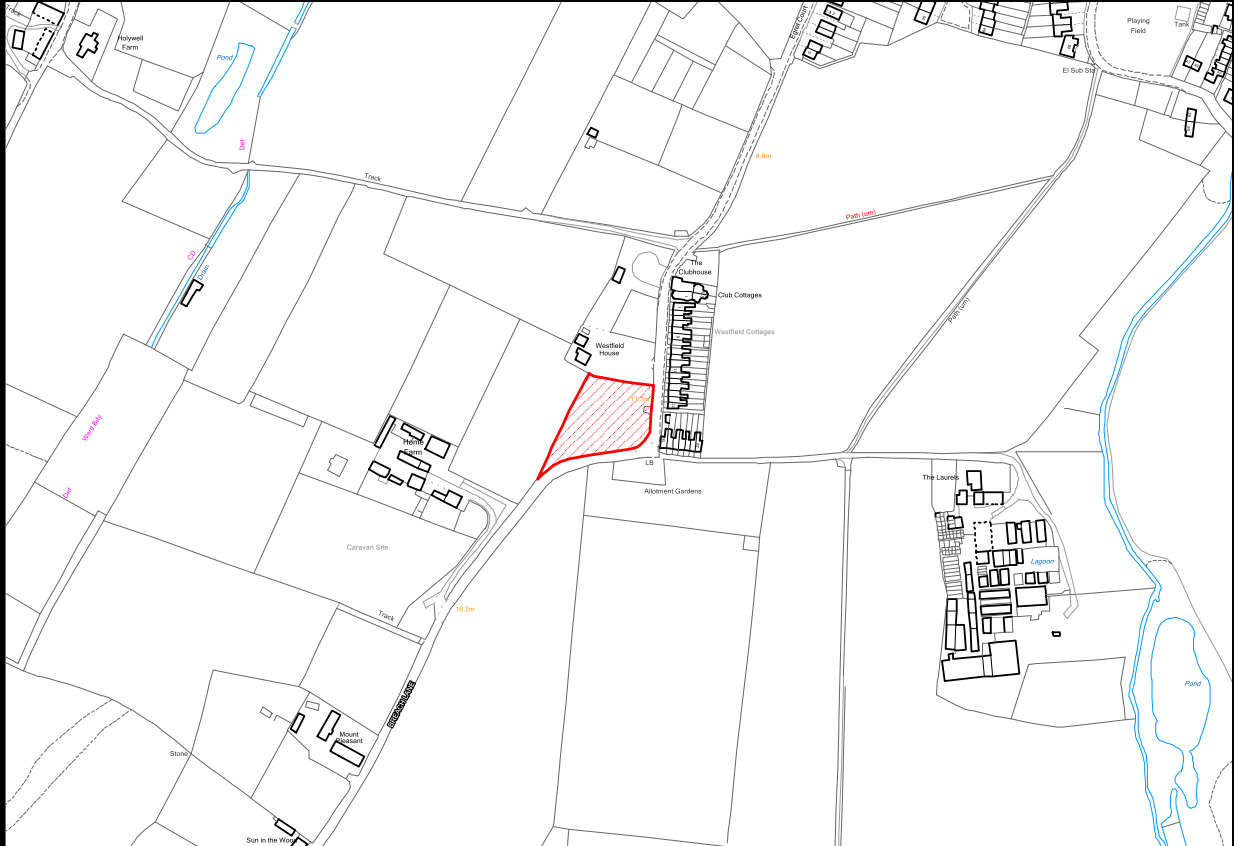
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Assessment Outcome:

Unsuitable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/126	Land South of Westfield Cottages, Breach Lane	Lower Halstow



Site Assessment

Current/Previous Use:	Allotments	Gross Site Area (ha):	0.29
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is situated outside and to the south of the built-up area boundary of Lower Halstow on Breach Lane. There is a small row of dwellings opposite the site, as well as Westfield House to the north of it. Otherwise, and away from the villages, development in the area is sporadic and comprises mainly open countryside and agricultural land. The Local Service Centre, Newington is some 3.25km to the southeast, and Sittingbourne Town Centre is approximately 8.25km to the southeast. Rainham is some 5km to the southwest. The site comprises former allotments.

Suitability:

The site is not subject to any high level constraints. However, it falls within open countryside and the village of Lower Halstow provides only a limited range of services and facilities. For the wider range required for everyday living, travel would be required to Newington and/or Rainham and Sittingbourne. Public transport and local employment opportunities are also limited. The site is therefore in an unsustainable location and considered to be unsuitable.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):

5

Potential Employment Area (ha):

0

Potential Other Use Area (ha):

0

Timescale for delivery:

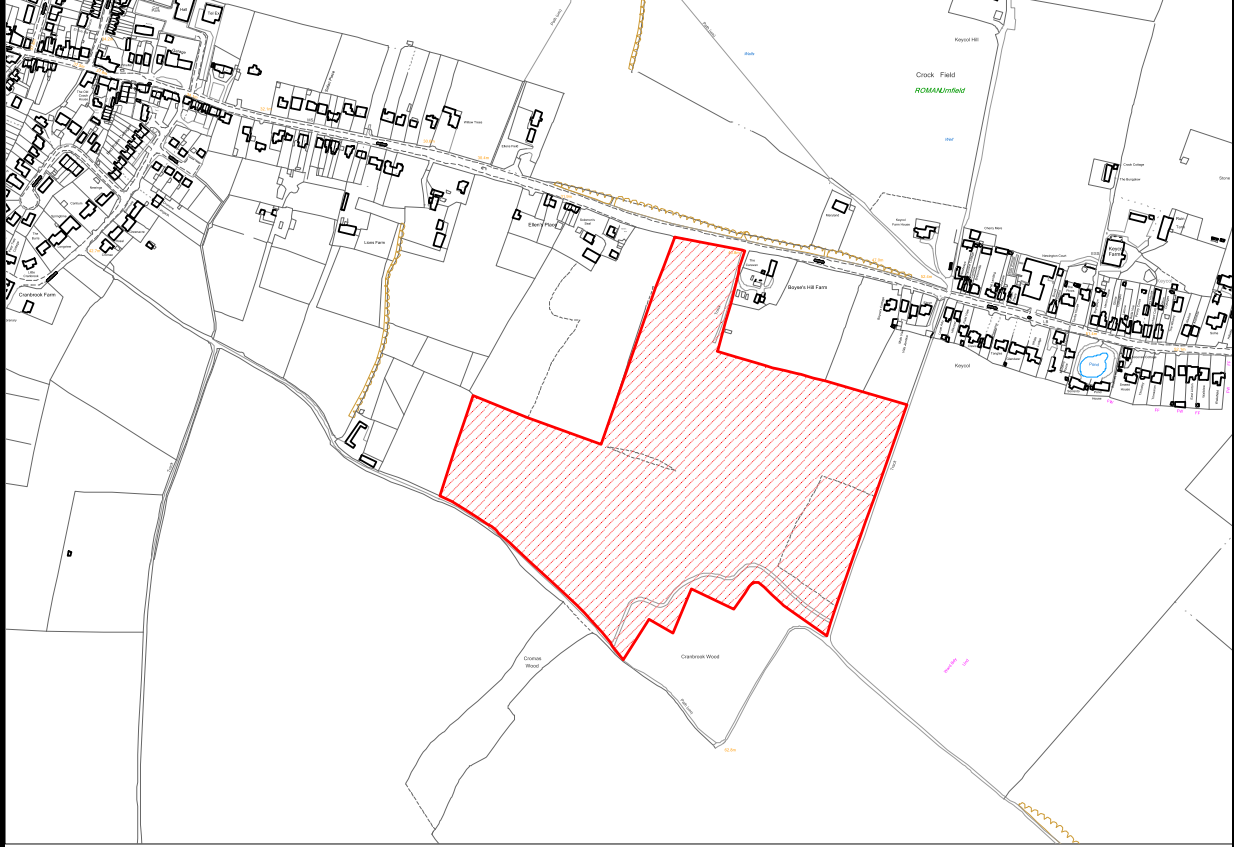
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Assessment Outcome:

Unsuitable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/127	Land Southwest of Boyse's Hill Farm	Newington



Site Assessment

Current/Previous Use:	Agricultural	Gross Site Area (ha):	12.34
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is situated to the south of the A2, approximately 350m outside the eastern edge of the built-up area boundary and main village of Newington which is a designated Local Service Centre. Further east is a small ribbon of primarily residential development at Keycol Hill. Outside of this, the area comprises mainly open countryside and agricultural land. Sittingbourne town centre is some 4km to the east and Rainham approximately 4.5km to the west. The site forms agricultural land.

Suitability:

The site is not subject to any high level constraints but is separated from the settlement confines of Newington. Newington itself has a range of services and facilities to provide for everyday essentials and there are good transport links east and west to Sittingbourne, the Medway Towns and onwards to London. There are employment opportunities within the village itself additional to the transport links elsewhere. However, the site is separated from the settlement confines of Newington and is not within walking distance of education facilities, open spaces or existing bus stops/train stations. The site is therefore not considered to be in a sustainable location and is unsuitable.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units): 100

Potential Employment Area (ha): 0.05

Potential Other Use Area (ha): 0

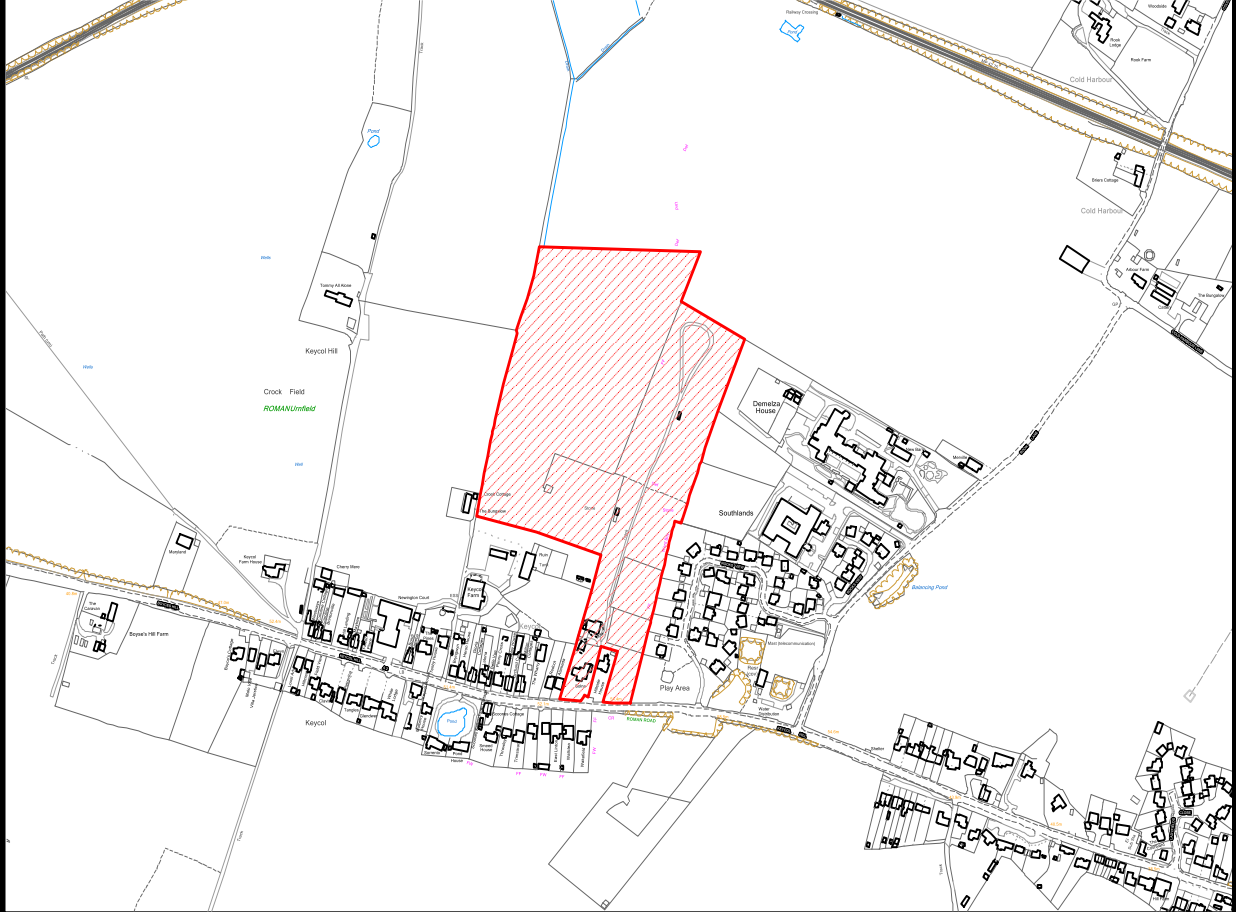
Timescale for delivery: 5 years

Assessment Outcome:

Unsuitable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/129	Keycol Farm, Keycol Hill	Newington



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	7.3
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is situated within the Parish of Newington, but approximately 1km to the east of the built-up area boundary of the main village and 1km to the west of the built-up area boundary of Sittingbourne. It is also adjacent to the parish of Bobbing. To the west, it is approximately 3.5km to Sittingbourne town centre. The site falls within a small area of ribbon development, outside of which the surroundings are primarily agricultural/open countryside before meeting the main village to the east and the A249 to the west. Part of the site falls within a minerals safeguarding area and there is a blanket TPO adjacent around Rooks View.

Suitability:

The site is not subject to any high level constraints; however it is isolated from the settlement confines of both Newington and Sittingbourne. There are a good range of services and facilities in both settlements, but very few are within walking distance of the site. There are bus stops but no

train station within 800m of the site. Overall, it is considered that the site is in an unsustainable location and therefore not suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	190
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Potential Employment Area (ha):	0
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Potential Other Use Area (ha):	0
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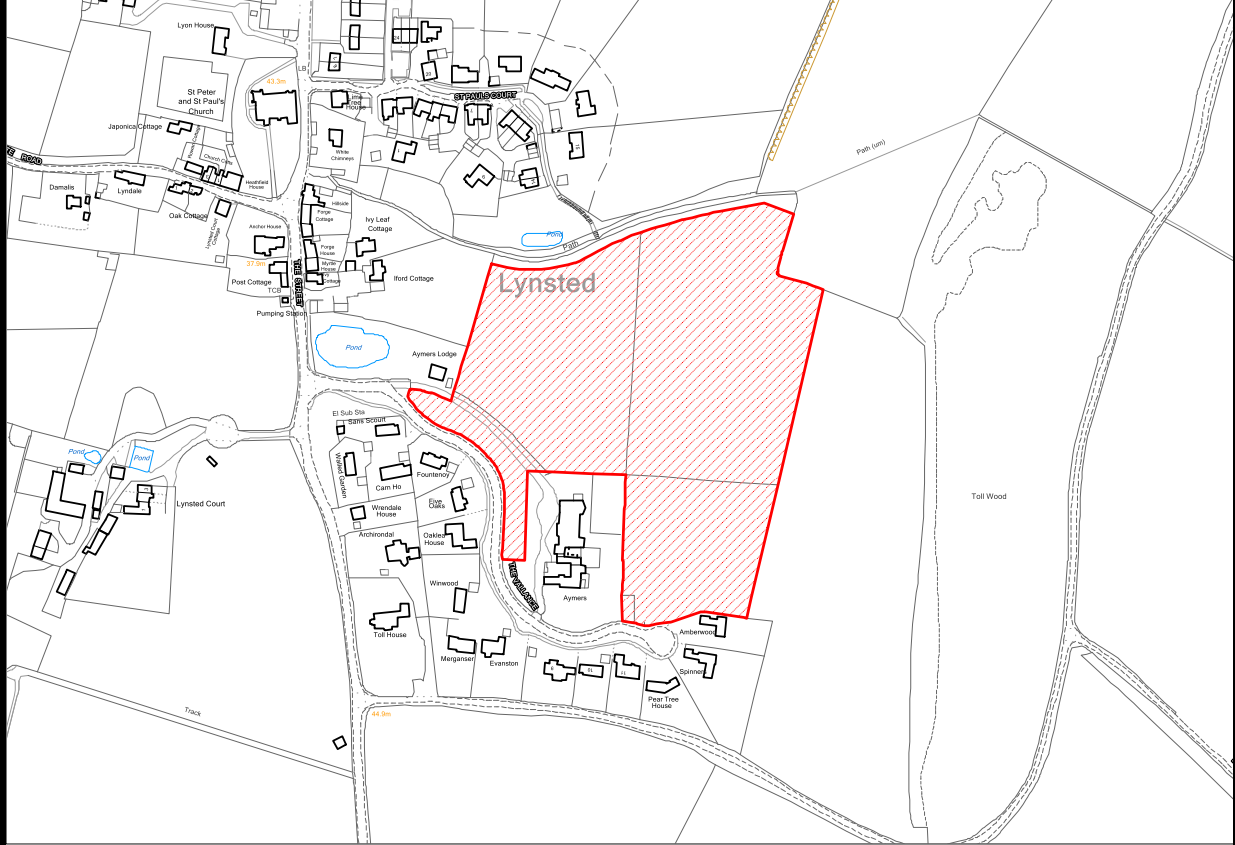
Timescale for delivery:	0
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Assessment Outcome:

Unsuitable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/130	Land North of The Vallance	Lynsted



Site Assessment

Current/Previous Use:	Open countryside	Gross Site Area (ha):	4.1
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is situated within the Parish of Lynsted and Kingsdown but is outside of and adjacent to the built-up area boundary of the main village. . To the west, it is approximately 6.45km to Sittingbourne town centre. To the east, it is approximately 8.8km to Faversham town centre. Teynham, which is a local service centre, is around 1.8km to the north. Away from this small village, development is sporadic and the surroundings are primarily agricultural land/open countryside. Part of the site falls within a minerals safeguarding area. The site is entirely covered by a TPO, is within a Conservation Area, and is within the vicinity of a number of listed buildings.

Suitability:

The site is not subject to any high level constrains and is adjacent to the settlement confines of Lynsted. However, the village is lacking in services and facilities and is not within a reasonable walkable distance of the closest service centre at Teynham. Everyday essentials is likely to result in car travel to the either of the main town centres. Overall, it is considered that the site is in an unsustainable location and therefore not suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units): 6-8

Potential Employment Area (ha): 0

Potential Other Use Area (ha): 0

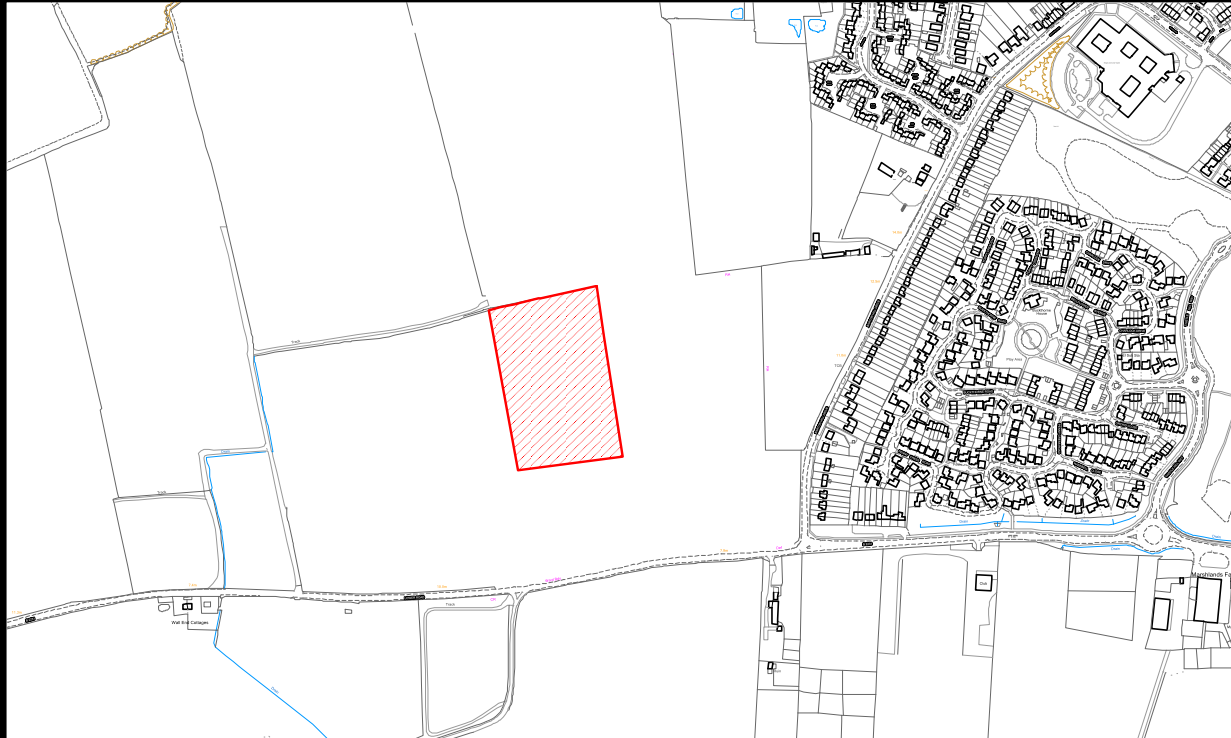
Timescale for delivery: 0

Assessment Outcome:

Unsuitable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/131	Land adjacent allocation A12 (Land west of Barton Hill Drive)	Sheerness



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	2.5
Site Type:	Greenfield	Developable Area (ha):	

Site Description:

This small, rectangular shaped parcel of land forms part of a larger field currently surrounded by open countryside. However, the land that surrounds the north, east and south of this site is allocated for housing development in the adopted Local Plan.

Suitability:

The site is not subject to any high level constraints. Although it is currently remote from the built-up settlement, it abuts the settlement confines of Minster. In terms of access to services, it is in a relatively unsustainable location although this will change following the build out of the local plan allocation that includes additional services. The site is considered as suitable.

Availability:

The site has been promoted for development by the landowners through the 'call for sites' process and also has recently been granted planning permission. The site is considered to be available.

Achievability:

The site is now part of a planning permission for the wider Barton Hill Drive area. Planning permission was recently granted on appeal. There is a reasonable prospect that the site will be delivered. The site is therefore considered achievable.

Potential Residential Yield (units):

45

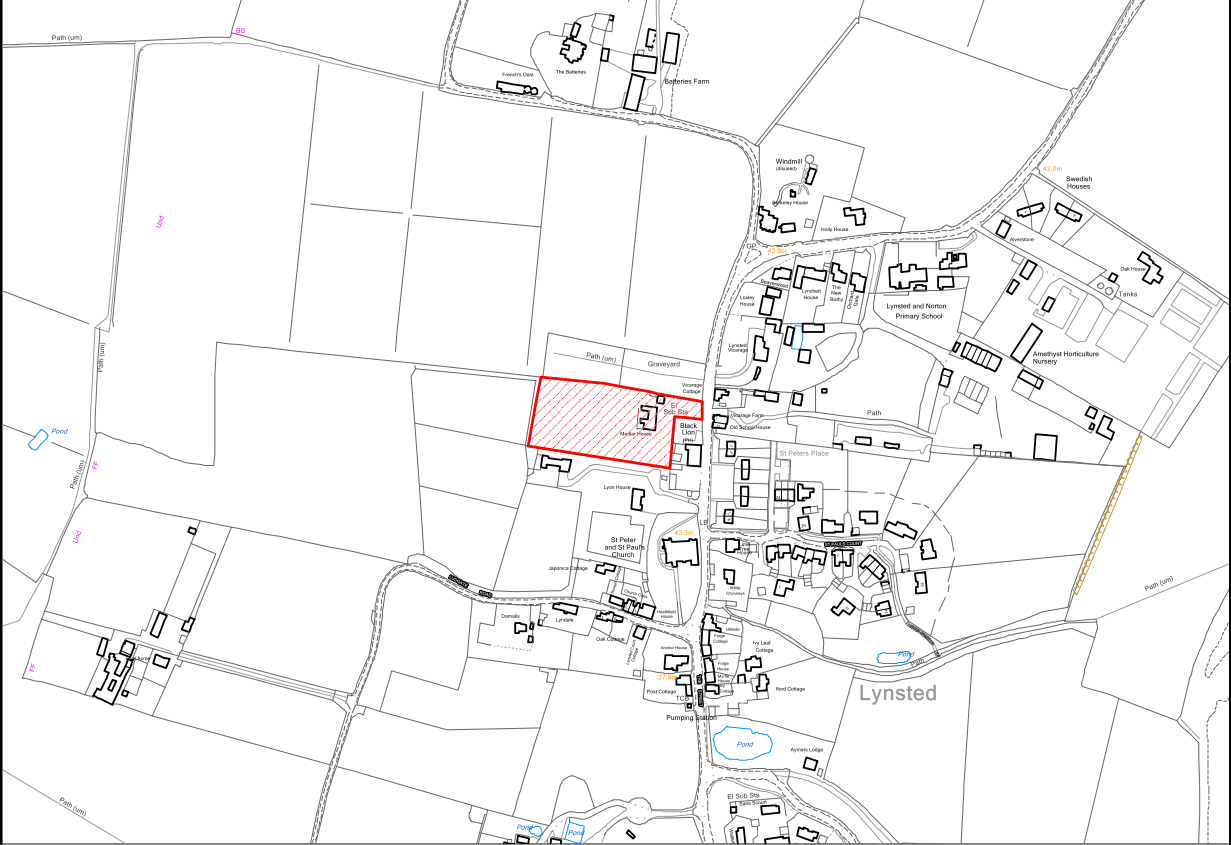
Potential Employment Area (ha):**Potential Other Use Area (ha):****Timescale for delivery:**

1 to 5 years

Assessment Outcome:**Suitable and deliverable**

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/132	Medlar House, Lynsted Lane	Lynsted



Site Assessment

Current/Previous Use:	Leisure	Gross Site Area (ha):	0.69
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is situated within the Parish of Lynsted and Kingsdown but is outside of and adjacent to the built-up area boundary of the main village. To the west, it is approximately 6.45km to Sittingbourne town centre. To the east, it is approximately 8.8km to Faversham town centre. Teynham, which is a local service centre, is around 1.8km to the north. Away from this small village, development is sporadic and the surroundings are primarily agricultural land/open countryside. Part of the site falls within a minerals safeguarding area. The site is within a Conservation Area, and is within the vicinity of a number of listed buildings.

Suitability:

The site is not subject to any high level constrains and is adjacent to the settlement confines of Lynsted. However, the village is lacking in services and facilities and is not within a reasonable walkable distance of the closest service centre at Teynham. Everyday essentials is likely to result in car travel to the either of the main town centres. Overall, it is considered that the site is in an unsustainable location and therefore not suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):

5

Potential Employment Area (ha):

0

Potential Other Use Area (ha):

0

Timescale for delivery:

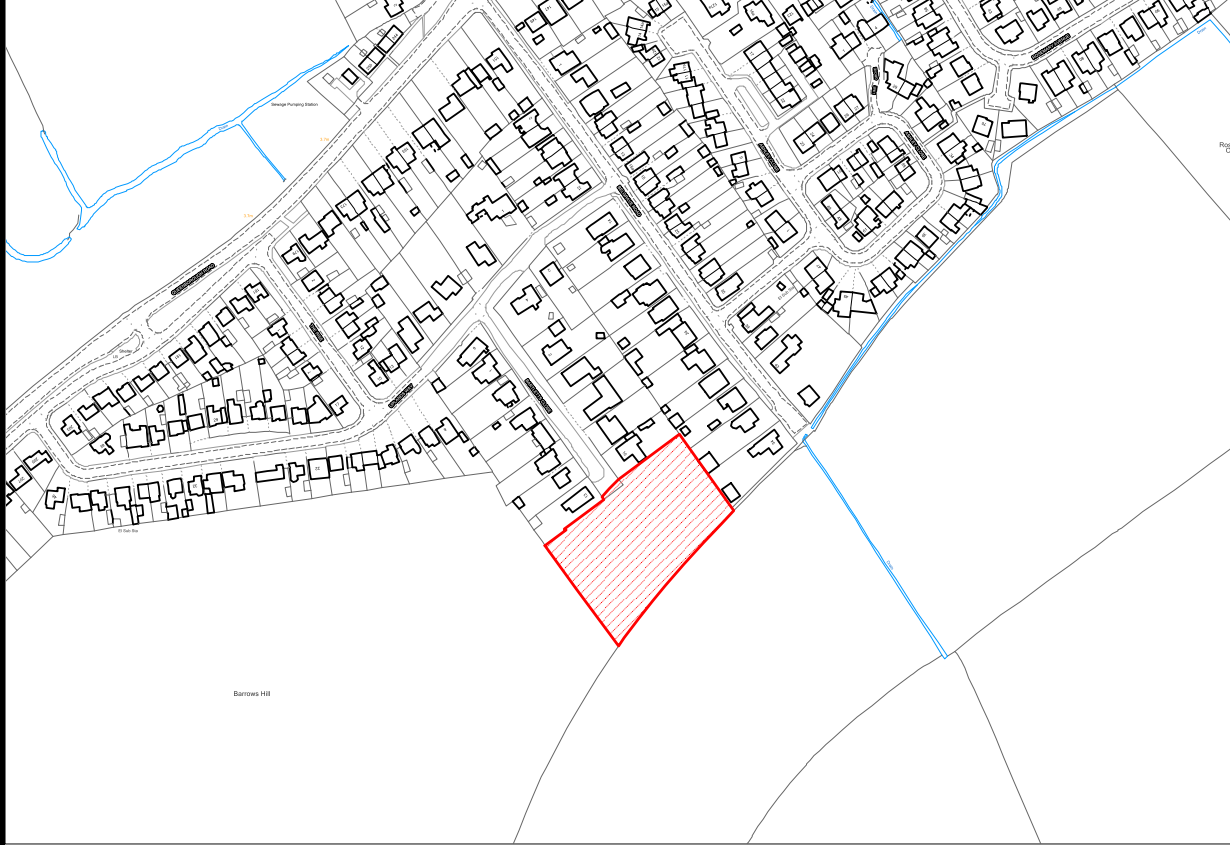
0

Assessment Outcome:

Unsuitable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/133	Land at Bartletts Close	Halfway



Site Assessment

Current/Previous Use:	Scrubland	Gross Site Area (ha):	0.57
Site Type:	Greenfield	Developable Area (ha):	0.57

Site Description:

The site is situated in Halfway but outside of and adjacent to the built-up area boundary. It is at the end of Bartletts Close and is near to the existing local plan allocation at Belgrave Road. The site is approximately 3.5km to the south of the main town centre at Sheerness, 3km to the west of Minster and 1.5km to the east of Queenborough. Away from the built-up area, between Queenborough Road, Lower Road and the A249 the surroundings are primarily agricultural land.

Suitability:

The site is not subject to any high level constrains and is adjacent to the settlement confines of Halfway. Halfway has a small range of services and facilities and is well connected via public transport to the nearby settlements of Sheerness, Minster and Queenborough. Overall, it is considered to be a sustainable location and therefore suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):

12

Potential Employment Area (ha):

0

Potential Other Use Area (ha):

0

Timescale for delivery:

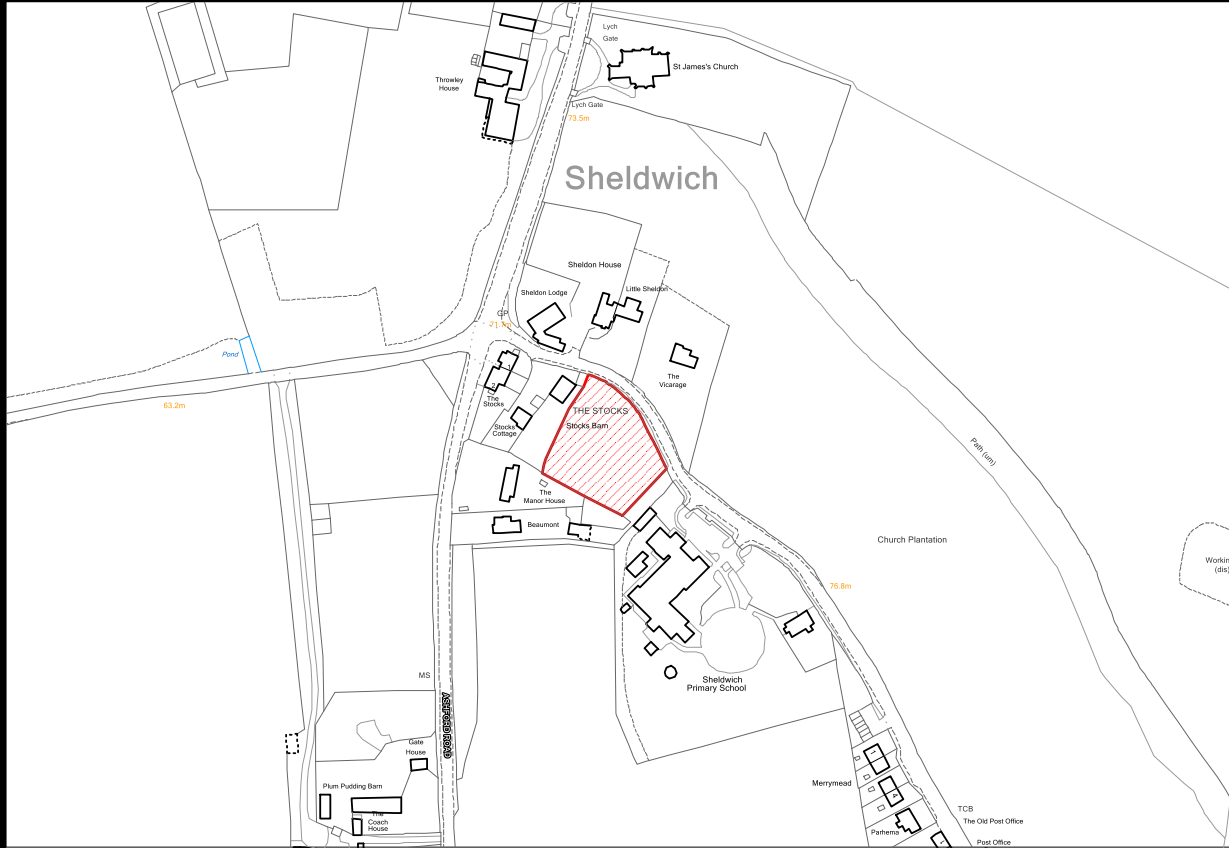
5 years

Assessment Outcome:

Suitable and deliverable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/134	Stocks Paddock	Sheldwich



Site Assessment

Current/Previous Use:	Paddock land	Gross Site Area (ha):	0.3
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is situated to the south of the M2, within the Parish of Sheldwich but approximately 200m outside of the built-up area boundary of the main village. The nearest town centre, Faversham, is some 4.8km to the north. The site is used as paddock land and sits in small cluster of development close to the junction with Lees Court Road and Ashford Road. It falls within a Conservation Area and there are a number of listed buildings adjacent to the site.

Suitability:

The site falls entirely within the Kent Downs AONB and is a significant distance from the confines of the nearest town centre. In terms of access to services and facilities, the site is remote and isolated from the wider range of amenities required for everyday living. Public transport and local employment opportunities are also limited. The site is therefore in an unsustainable location and considered to be unsuitable.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units): 10

Potential Employment Area (ha): 0

Potential Other Use Area (ha): 0

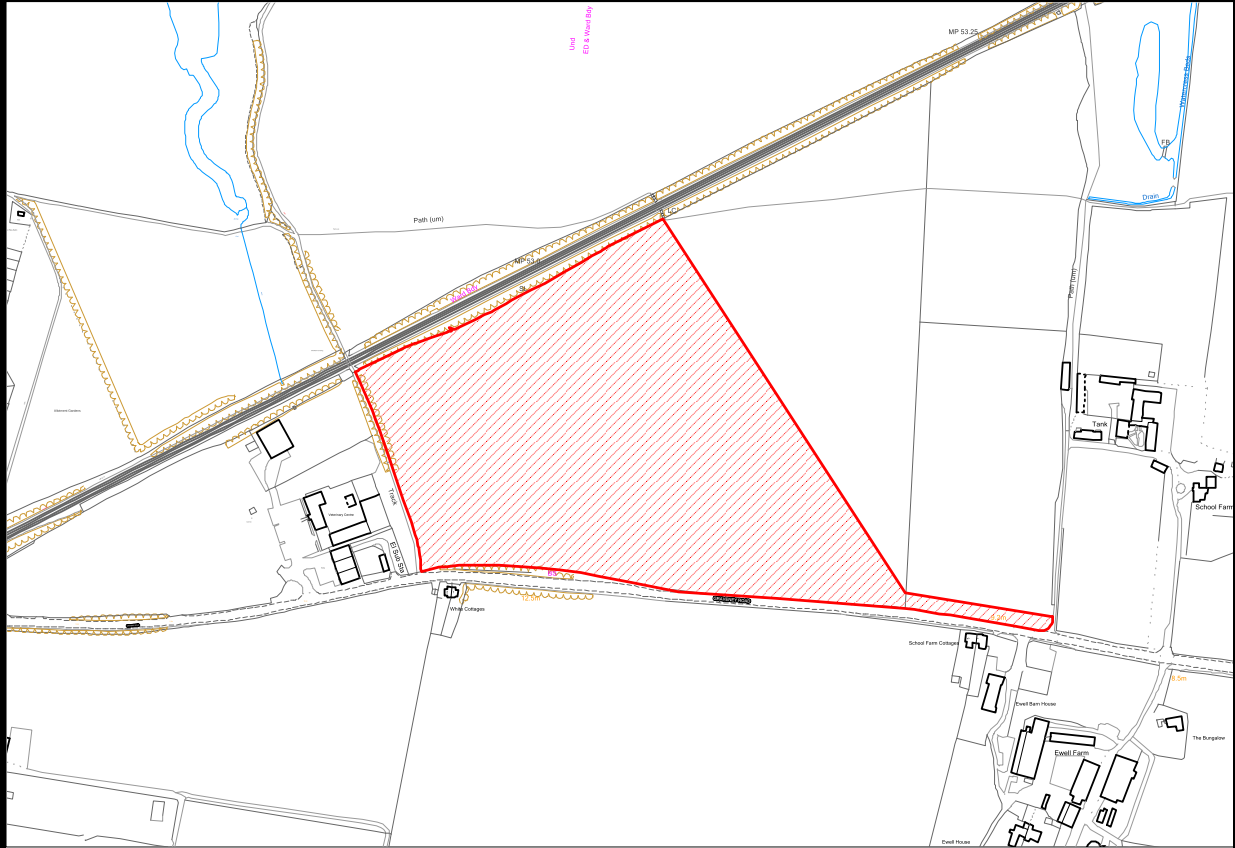
Timescale for delivery: 0

Assessment Outcome:

Unsuitable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/135	Land at Graveney Road	Faversham



Site Assessment

Current/Previous Use:	Agricultural	Gross Site Area (ha):	8.41
Site Type:	Greenfield	Developable Area (ha):	8.41

Site Description:

The site is situated within the Parish of Graveney with Goodnestone and is partly within, partly adjacent to, the built-up area boundary of Faversham. The western portion of the site is allocated in the adopted local plan for employment. To the north, east and south the site is surrounded by sporadic development, open countryside and agricultural land. Faversham town centre is some 2km to the west. The site is partially covered by a minerals safeguarding area.

Suitability:

The site is not subject to any high level constrains and is adjacent to the settlement confines of Faversham. Currently, the site is not within a reasonable walking distance of any services and facilities such as a convenience store, primary school or GP's surgery. There are a number of bus stops just outside the normally considered reasonable walking distance which are well served into the town. It is close to open space. However, it is close to an existing local plan allocation, part of which has been granted planning permission and includes employment, a public house, a health centre and additional open space. There is also the possibility of a new primary school coming forwards on the other portion of the site at a later date. Once this has been built out, it is considered

that the site would represent a fairly sustainable location which is suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any recently unimplemented permissions. The promoters consider the employment aspect of the site is unlikely to come forwards. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

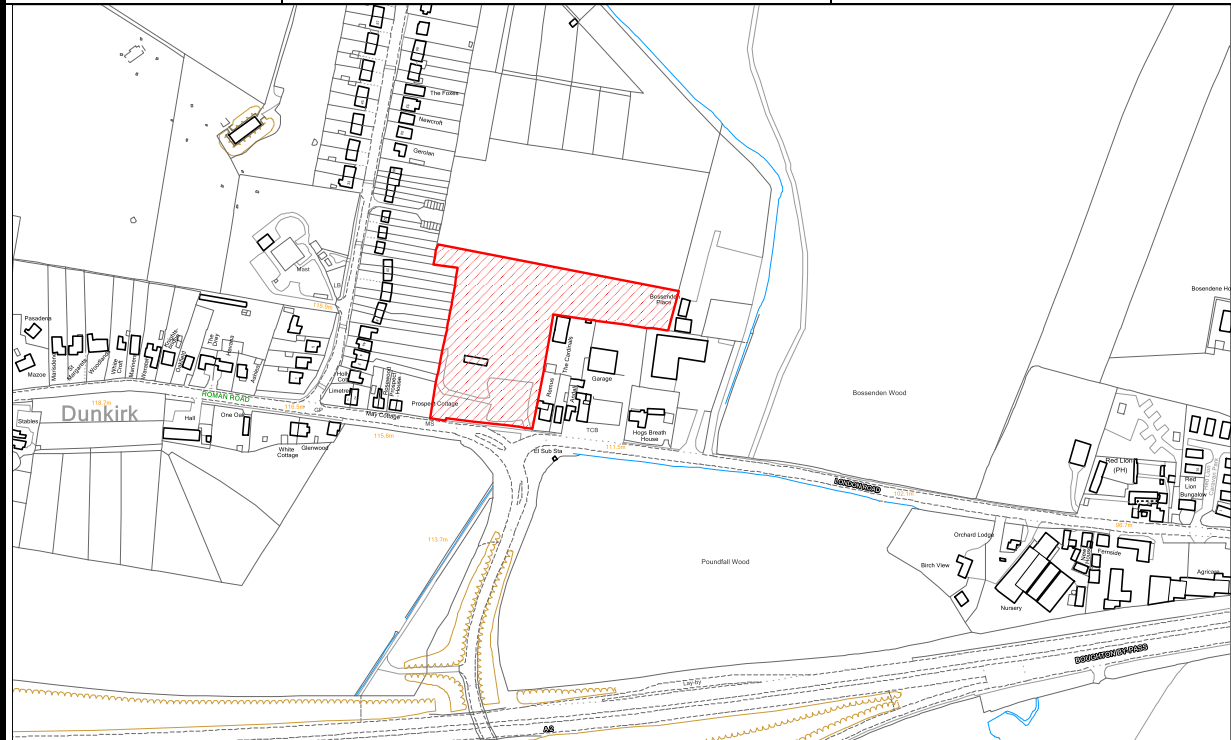
Potential Residential Yield (units):	240
Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	5-10 years

Assessment Outcome:

Suitable and deliverable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/136	Land north of Canterbury Road	Dunkirk



Site Assessment

Current/Previous Use:	Lorry parking, open storage, open land	Gross Site Area (ha):	3.3
Site Type:	Greenfield	Developable Area (ha):	

Site Description:

This site sits north of the junction of Canterbury Road and the slip road from the London bound A2 (junction X). It is bounded to the west by the rear gardens of the properties on Courtenay Road and Prospect House on Canterbury Road and Remus House to the east. The site wraps around the rear of the properties and businesses to Bossenden Place. The site slopes upwards from the south to the north.

Suitability:

The site is not subject to any high level constraints. It adjoins the settlement confines of Dunkirk to the west. In terms of access to services, the site is in a relatively unsustainable location given the

very limited services in the vicinity albeit that the proposed uses for this site include 167 sq. m of retail floorspace and 278 sq. m of employment floorspace. The site is considered unsuitable.

Availability:

The site is in single ownership and has been promoted by the landowners. The site is under option to a developer. The site is considered available.

Achievability:

Access to the site would be on to Canterbury Road and works to the junction with the A2 slip road could be required subject to further consultation with the highways authority. Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

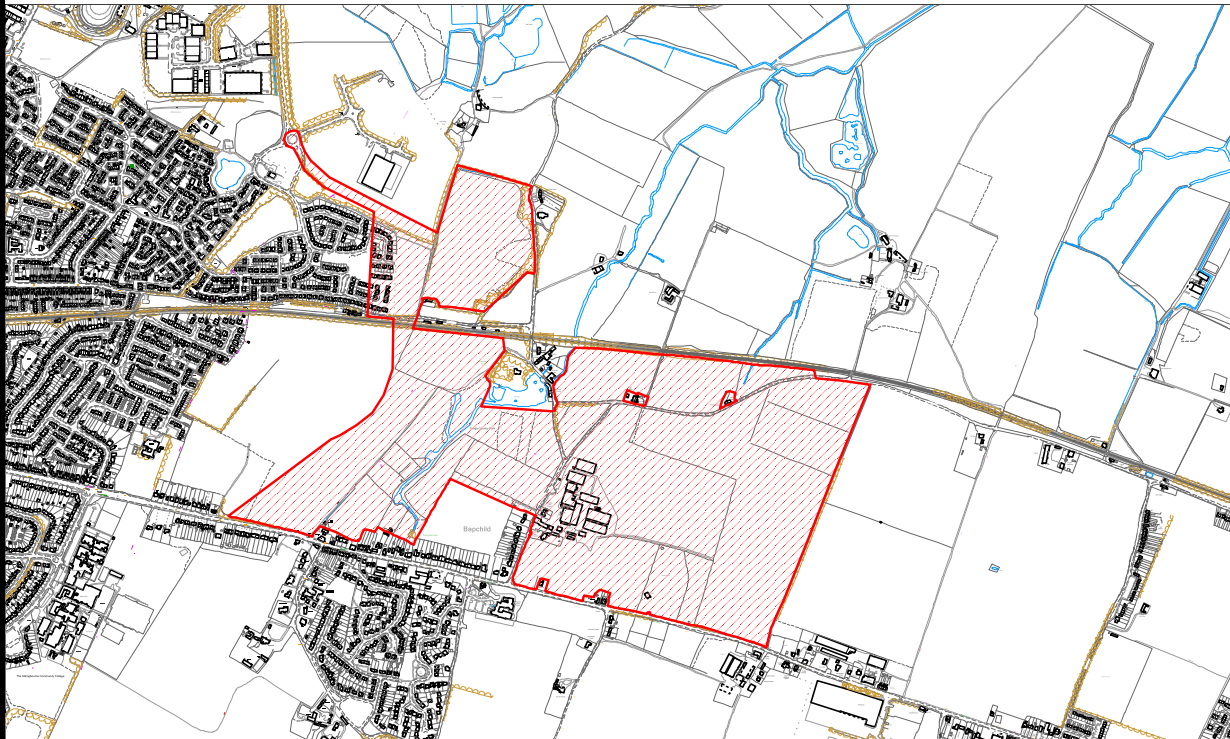
Potential Residential Yield (units):	0 (77)
Potential Employment Area (ha):	0 (278 sq. m.)
Potential Other Use Area (ha):	0 (167 sq. m. retail)
Timescale for delivery:	N/A

Assessment Outcome:

Unsuitable

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/137	Land between A2 Bapchild and existing Northern Relief Road	Tonge



Site Assessment

Current/Previous Use:	Agriculture, country park	Gross Site Area (ha):	91
Site Type:	Greenfield	Developable Area (ha):	55.9

Site Description:

This large site extends across from the roundabout on the Northern Relief Road eastwards towards St. Giles church on Church Road. The site then extends southwards across the railway line, following it as the northernmost boundary and southwards to the A2 as it's southernmost boundary. The eastern boundary of this section follows a straight line field boundary that is broadly opposite Radfield House.

Suitability:

Part of the site, around Tongue Country Park is designated Local Green Space. There is a strip of land that is at high risk of flooding, running north/south to the east of Hempstead Farm. Part of the site around the country park and Church Road is a conservation area. These are high level constraints and will restrict the developable area of the site. Parts of the site are also minerals safeguarding areas (for brickearth and river terrace). The site adjoins the settlement confines of Sittingbourne and Bapchild. In terms of access to services, the site is in a sustainable location and the scale of the site would result in the provision of additional infrastructure to support the needs of the development. The site also includes land identified as an area of search for the Northern Relief Road. The site is considered suitable.

Availability:

The site is in multiple ownership and has been promoted by the agent/occupier of the land. The site has been promoted for development via the 'Call for Sites' exercise. The site promoters confirm that the land is not subject to physical or legal impediments that would prevent it being brought forward for mixed-use development, and enquiries have been received. The site is considered available.

Achievability:

There are considerable constraints affecting the developable area of the site and it is likely that there would be a requirement for significant level of infrastructure that may impact on the viability (and deliverability) of the site. Notwithstanding these concerns, the promoters confirm that their preliminary technical studies confirm that the site is achievable. Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be delivered over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	1,250
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Potential Employment Area (ha):	0
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Potential Other Use Area (ha):	0
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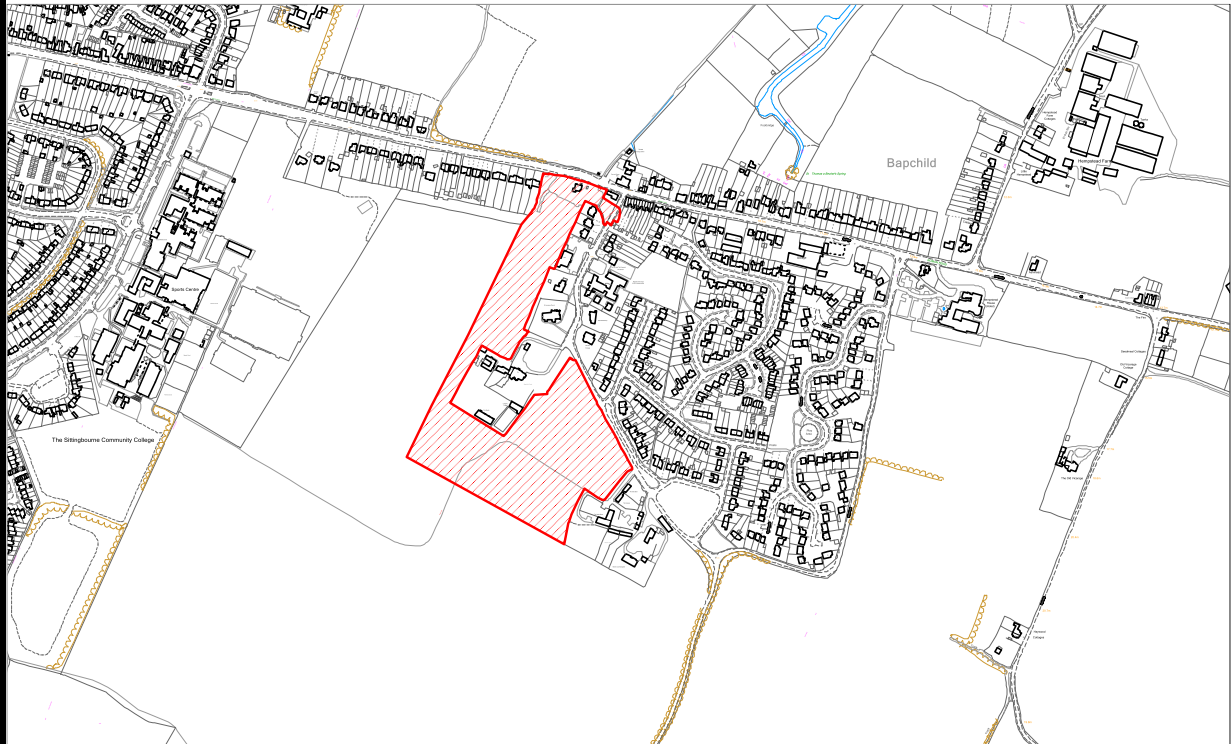
Timescale for delivery:	Not phased but likely to be from year 6-10 onwards.
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Assessment Outcome:

Suitable and deliverable

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/138	Land at Fox Hill/School Lane	Bapchild



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	5.86
Site Type:	Greenfield	Developable Area (ha):	

Site Description:

This is an 'L' shaped site that wraps around the west and south west extent of Bapchild village, it's eastern boundary being the rear gardens of the properties on School Lane, School Lane itself along with Bapchild Court and Morris Court. The site is currently in agricultural use, the western and southern boundaries do not follow any physical features, being part of larger fields that extend beyond the site.

Suitability:

The site is not subject to any high level constraints although much of the site is a minerals safeguarding area (brickearth). The site is adjacent to the settlement confines of Bapchild and in

terms of access to services, it is in a relatively sustainable location. The site is considered to be suitable.

Availability:

The site is in multiple ownership and it is under option to the developer who has promoted the site through the 'Call for Sites' process. The site is considered to be available.

Achievability:

Access would be via School Lane and/or the A2 and improvements will be required. Subject to further considerations of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):

80

Potential Employment Area (ha):

0

Potential Other Use Area (ha):

6,518 sq. m of retail floorspace and 19,679 sq. m. of leisure and community facilities.

Timescale for delivery:

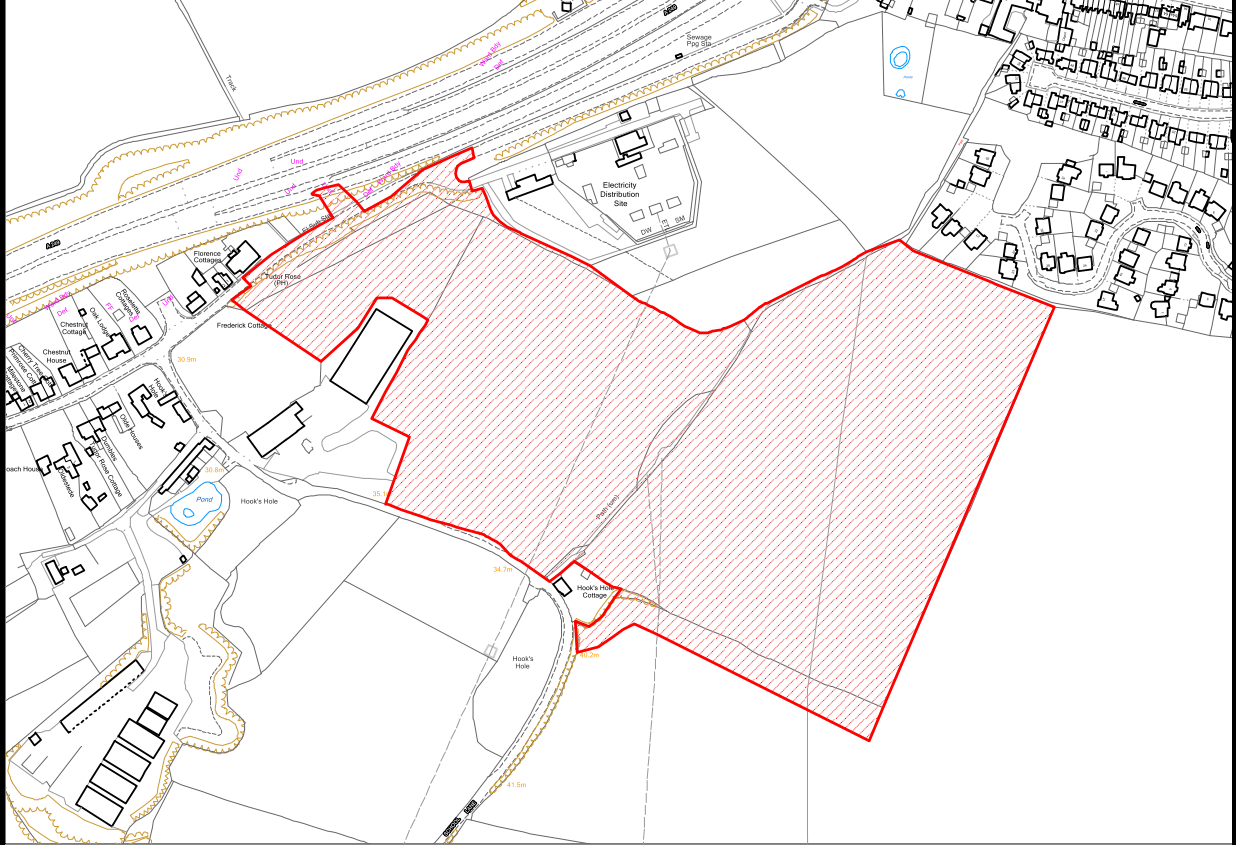
1-5 years

Assessment Outcome:

Suitable and deliverable

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/139	South west Sittingbourne	Borden



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	12.6
Site Type:	Greenfield	Developable Area (ha):	11.89

Site Description:

The site is situated to the east of Chestnut Street and the north of School Lane, the northern most boundary adjoining the settlement confines of Sittingbourne. The site is undulating, rising up from the south and south west to the north and east. It forms part of a wider network of fields and open countryside. To the north of the western part of the site is an electricity substation. To the north is the build up area of Sittingbourne. To the west of the site is a conservation area to the south of School Lane.

Suitability:

There is a small band of trees that are covered by a TPO along the northern boundary of the site to the south of the electricity substation. The western extent of the site on the boundary with Chestnut Street is land at high risk of flooding. The site is adjacent to the settlement confines of Sittingbourne along the northern most boundary. In terms of access to services, the site is in a reasonably sustainable location. The site is considered as suitable.

Availability:

The site has been promoted through the call for sites exercise for development by the landowners and a developer for the site is lined up. The site is considered as available.

Achievability:

The site has been submitted in conjunction with site 18/217 as part of a wider development proposal that is subject to a planning appeal. The site promoters have argued that site 18/217 is not achievable without this additional parcel of land but is not clear whether or not this site is achievable in its own right, particularly given that much of the land is required for highway access from site 18/217. The site is therefore considered to be unachievable.

Potential Residential Yield (units):	0 (88)
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Potential Employment Area (ha):	0
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Potential Other Use Area (ha):	0
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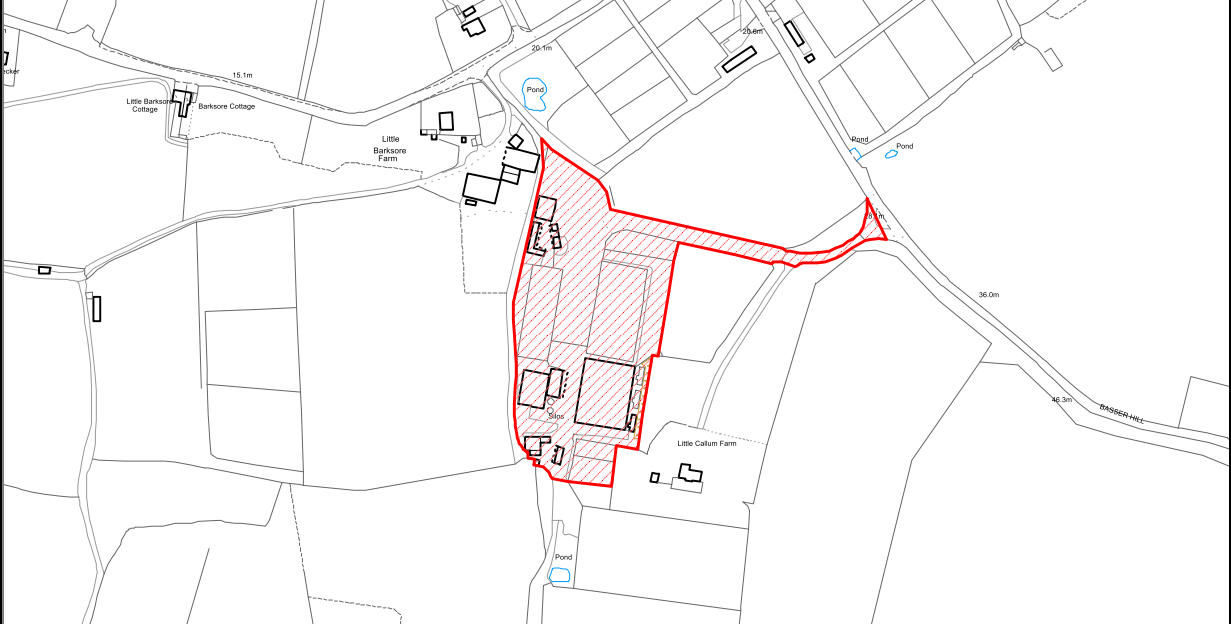
Timescale for delivery:	Not phases
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Assessment Outcome:

Suitable but not deliverable

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/140	Callum Park, Basser Hill	Lower Halstow



Site Assessment

Current/Previous Use:	Riding School	Gross Site Area (ha):	1.75
Site Type:	Brownfield	Developable Area (ha):	0

Site Description:

The site is situated within Lower Halstow but is separated from the settlement boundary by approximately 1.35km. Newington is some 3.75km to the south and Sittingourne town centre 8.64km to the southeast. Development in the area is sporadic, the site being primarily surrounded by open countryside and agricultural land. There is a listed building close to the site.

Suitability:

The site is not subject to any high level constraints but is separated from the nearest settlement boundary. There are no essential services and facilities within a reasonable walking distance of the site. Local employment opportunities would be restricted to those on the surrounding agricultural land and the small range of services and facilities provided in the main village. There are no bus stops close to the site and the rural nature of the roads here are unlikely to be used for cycling. The site is considered to be in an unsustainable location which is not suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

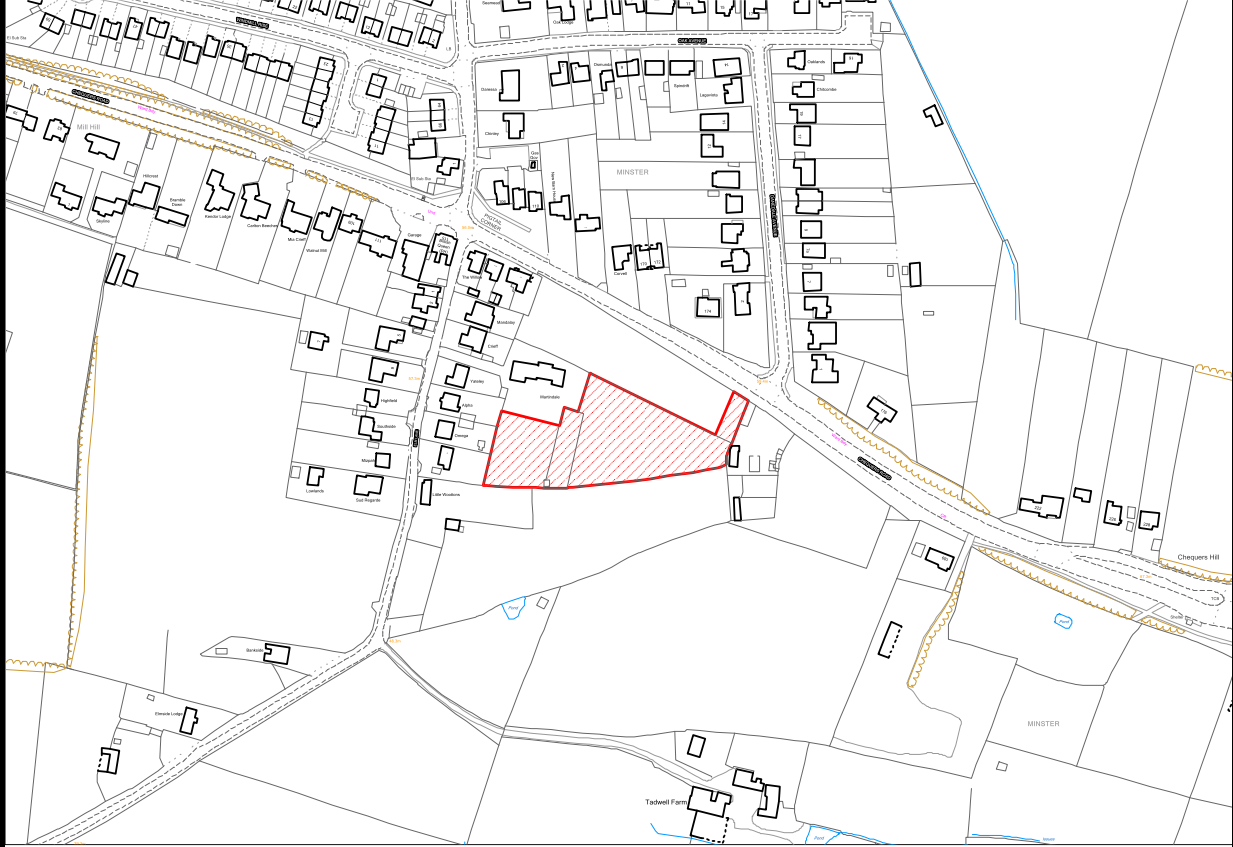
Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	0
Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	0
Assessment Outcome:	
Unsuitable.	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/141	Land West of Martindale, Elm Lane	Minster



Site Assessment

Current/Previous Use:	Countryside	Gross Site Area (ha):	0.51
Site Type:	Greenfield	Developable Area (ha):	0.51

Site Description:

The site is situated in Minster but outside of and adjacent to the built-up area boundary on 3 sides, including an existing local plan allocation at Chequers Road. Minster is an urban local centre and the site is approximately 5.6km east of Sheerness town centre. To the south, development is sporadic and the surroundings are mainly agricultural land and open countryside.

Suitability:

The site is not subject to any high level constrains and is adjacent to the settlement confines of Minster. Minster has a small range of services facilities and there is a bus service which connects to the other settlements as well as the main town. Overall, it is considered to be a sustainable location and therefore suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

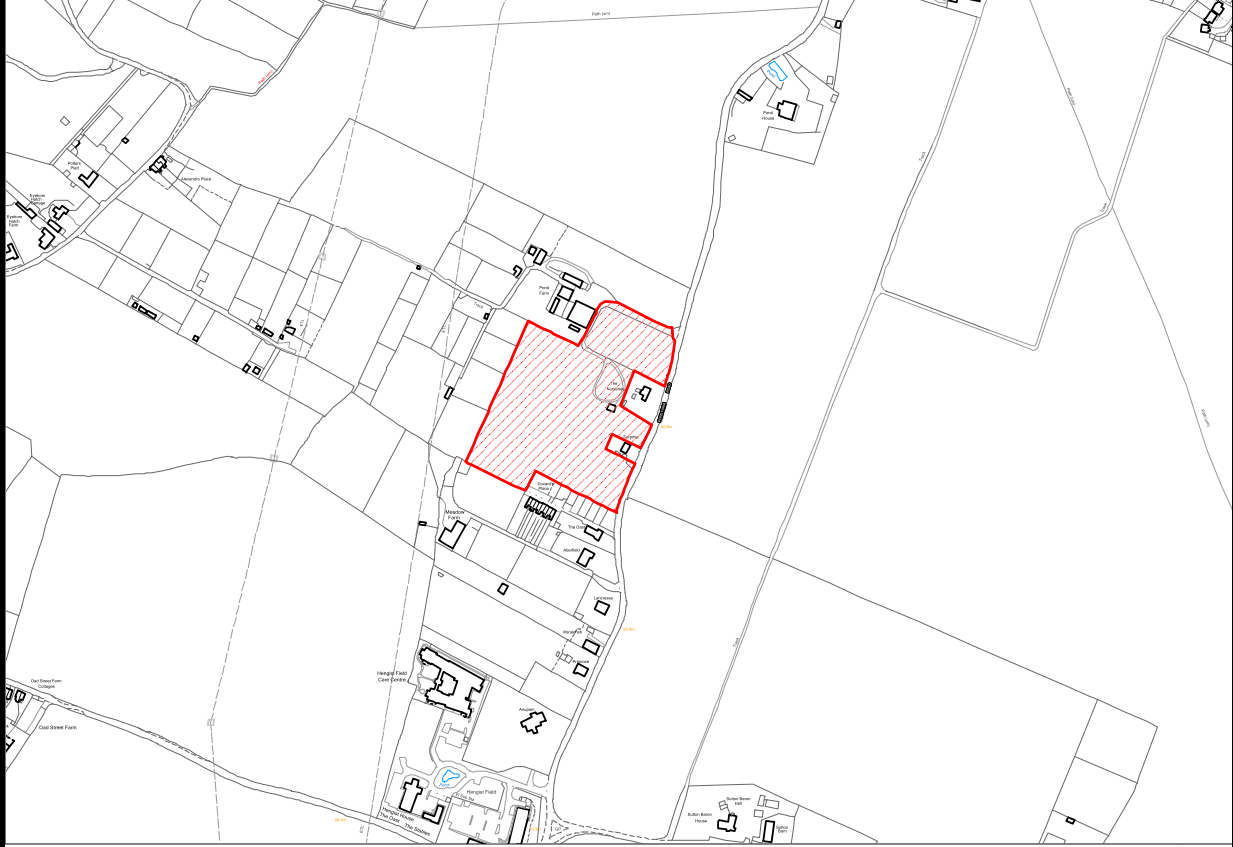
Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	5-9
Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	5 years
Assessment Outcome:	
Suitable and deliverable.	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/142	Land at The Nurseries, Pond Farm Road	Borden



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	2.71
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is situated within the parish of Borden but approximately 0.75km to the southwest of the built-up area boundary of the main village. Sittingbourne town centre is around 3.7km to the northeast. Away from the village, development is sporadic with small clusters of residential development. The surroundings are mainly open countryside and agricultural land. Part of the site falls within a minerals safeguarding area.

Suitability:

The site is not subject to any high level constraints. It is however away from the built-up area boundary of Borden which itself only provides a limited range of services and facilities. The wider range required for everyday living would require further travel into Sittingbourne town centre. Combined with its isolated countryside location, the site is not considered to be in a sustainable location and therefore not considered suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	72
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Potential Employment Area (ha):	0
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Potential Other Use Area (ha):	0
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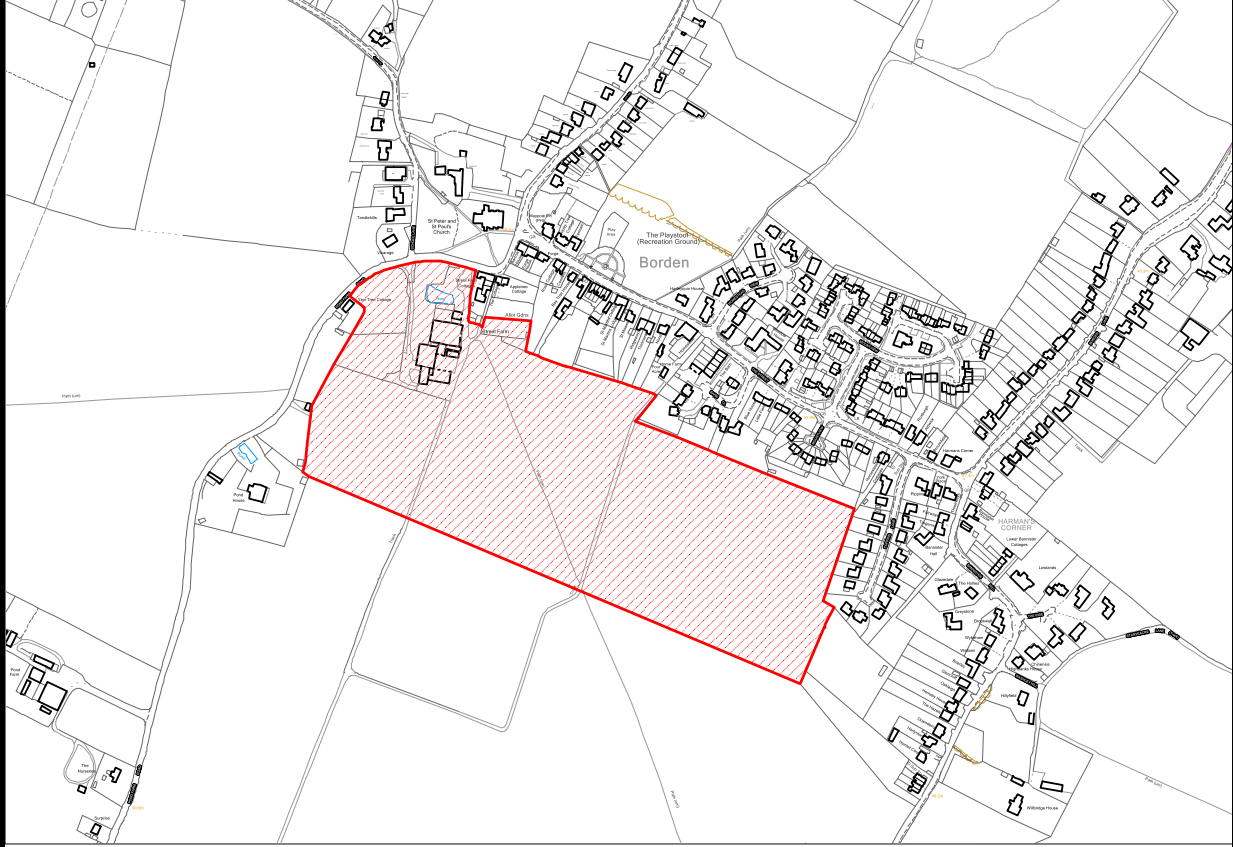
Timescale for delivery:	0
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Assessment Outcome:

Unsuitable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/143	Land at Home Farm	Borden



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	12.01
Site Type:	Greenfield	Developable Area (ha):	12.01

Site Description:

The site is situated within the parish of Borden but outside of and adjacent to the built-up area boundary of the main village. Sittingbourne town centre is approximately 2.5km to the northeast. Away from the village, development is sporadic with small clusters of residential development. The surroundings are mainly open countryside and agricultural land. Part of the site falls within a minerals safeguarding area and is partly adjacent to, partly within a minerals safeguarding area.

Suitability:

The site is not subject to any high level constraints and is adjacent to the built-up area boundary of Borden which provides a limited range of services and facilities. The wider range required for everyday living would require further travel into Sittingbourne town centre however there are bus routes which service the village. Overall, it is considered to be a sustainable location which is suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units): 250

Potential Employment Area (ha): 0

Potential Other Use Area (ha): 0

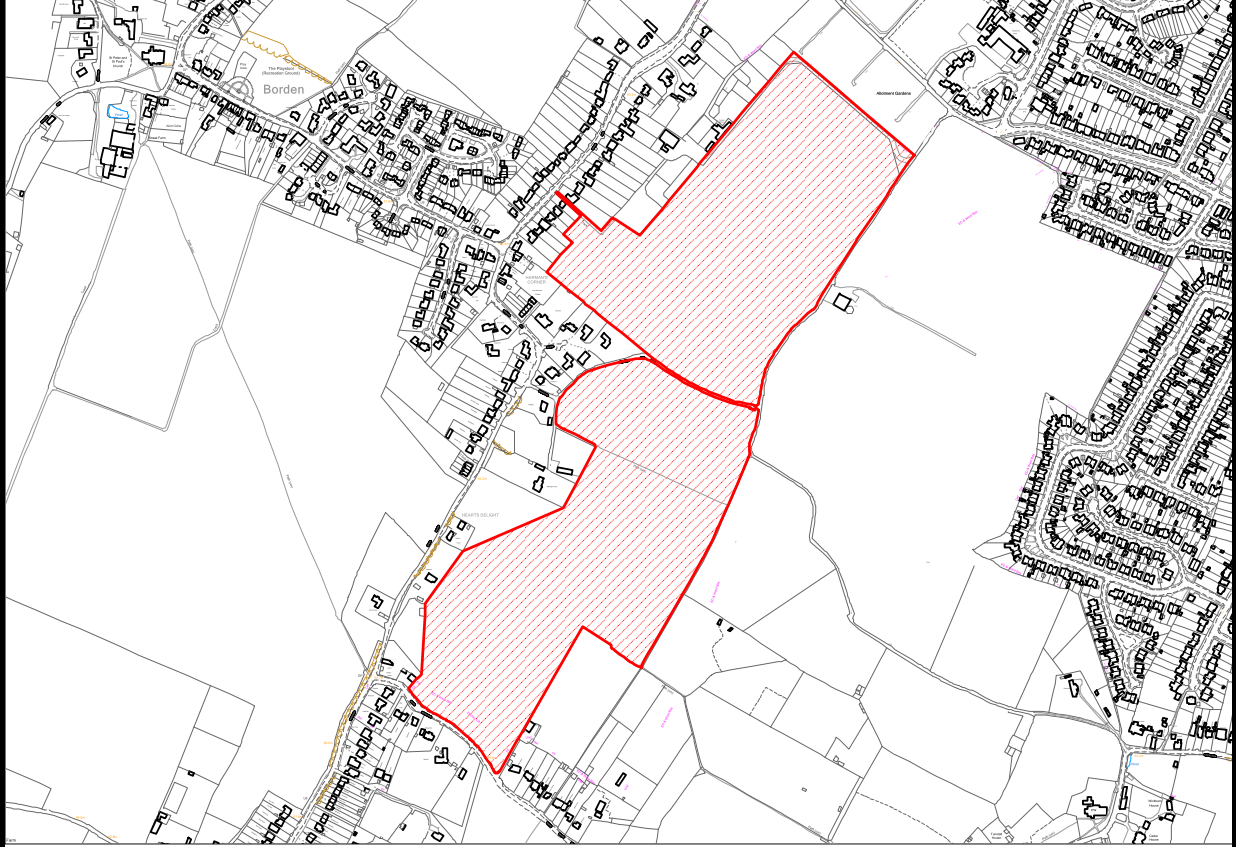
Timescale for delivery: 20 years

Assessment Outcome:

Suitable and deliverable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/144	Land at Starveacre Lane and Hearts Delight	Borden



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	25.9
Site Type:	Greenfield	Developable Area (ha):	25.9

Site Description:

The site is situated within the parish of Borden but outside of and adjacent to the built-up area boundary of the main village. Sittingbourne town centre is approximately 2.22km to the northeast. Away from the village, development is sporadic with small clusters of residential development. The surroundings are mainly open countryside and agricultural land. Part of the site falls within a minerals safeguarding area, is partly adjacent to 2 Conservation Areas and is close to a number of listed buildings.

Suitability:

The site is not subject to any high level constraints and is adjacent to the built-up area boundary of Borden village. Part of the site is covered by a minerals safeguarding area. In terms of access to services, the site is in a relatively unsustainable location as the services in Borden are limited, although the scale of development proposed could give rise to enhanced provision in the area. The site is considered unsuitable.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	0 (550)
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Potential Employment Area (ha):	0
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Potential Other Use Area (ha):	0
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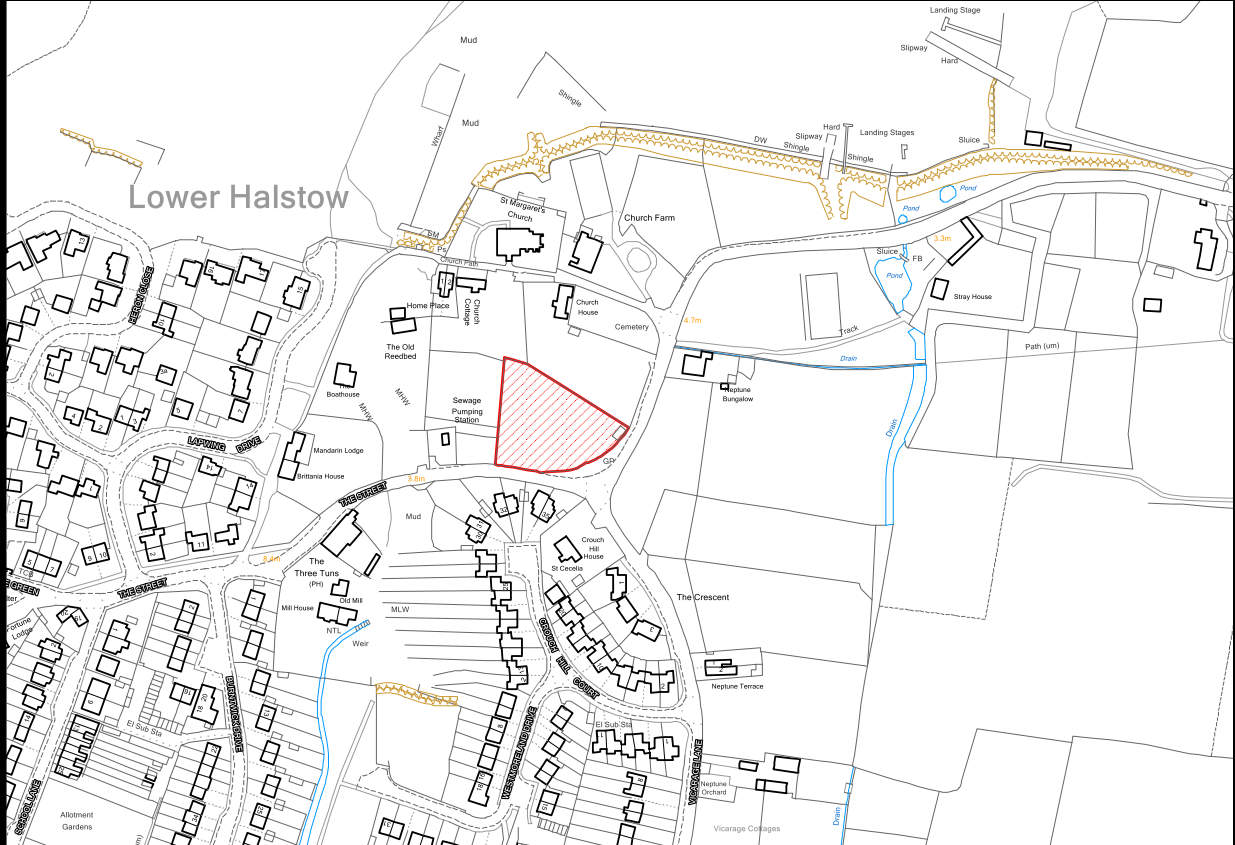
Timescale for delivery:	20 years
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Assessment Outcome:

Unsuitable

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/145	Church House, Church Path	Lower Halstow



Site Assessment

Current/Previous Use:	Residential garden	Gross Site Area (ha):	0.28
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is situated within the parish of Lower Halstow but is outside of and adjacent to the built-up area boundary of the main village. Newington local service centre is approximately 2.8km to the south, Rainham is 4km to the west and Sittingbourne town centre is 7.5km to the east. Away from the village, development is sporadic and the area is mainly surrounded by agricultural land and open countryside. The site falls within a Conservation Area and there are listed buildings nearby. A large part of the site falls within a minerals safeguarding area.

Suitability:

The site is not subject to any high level constraints and is adjacent to the built-up area boundary of Lower Halstow. However, Lower Halstow provides limited services, facilities public transport options and employment opportunities. Travel to Newington would be required for a wider range for services, and further travel to Rainham or Sittingbourne for the essential range of everyday services and facilities. As such, it is considered to be an unsustainable location which is not suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	6-10
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Potential Employment Area (ha):	0
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Potential Other Use Area (ha):	0
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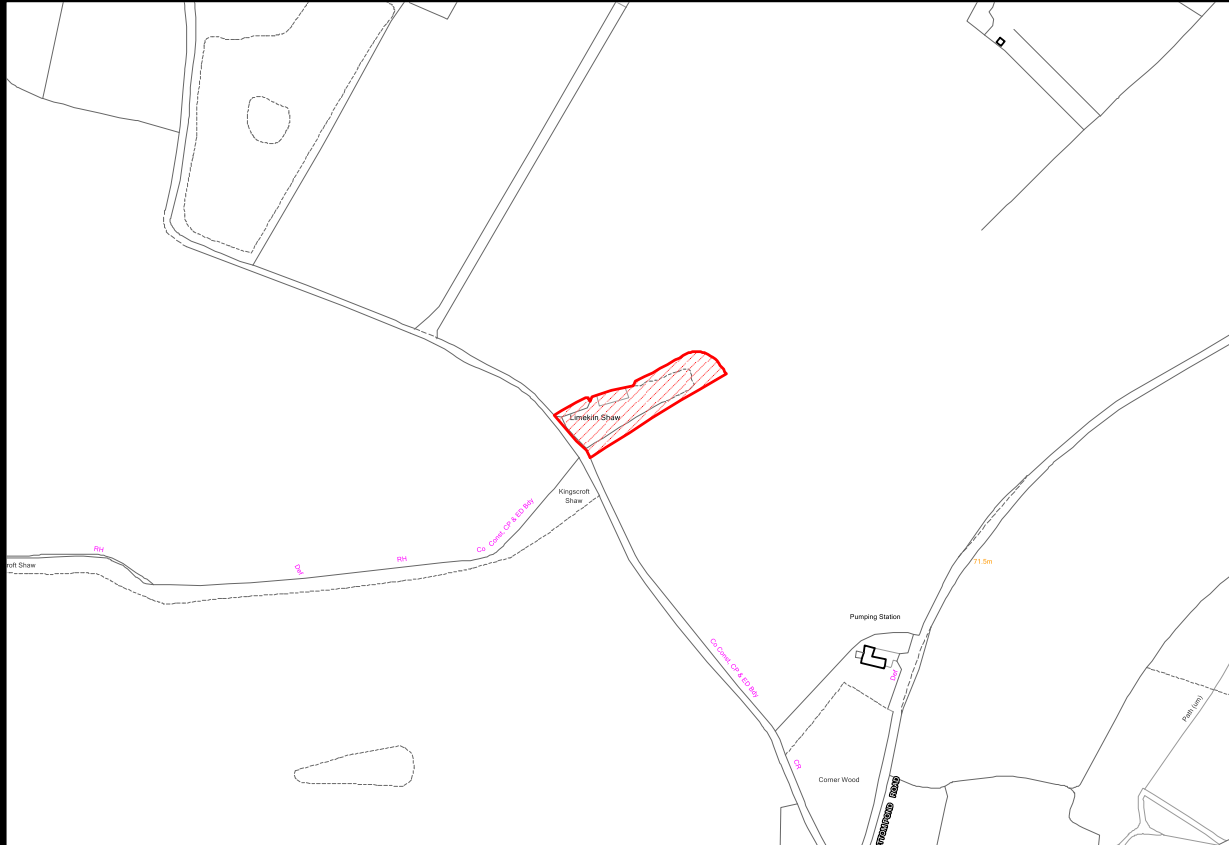
Timescale for delivery:	0
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Assessment Outcome:

Unsuitable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/146	Lime Kiln Shaw, Lime Kiln Road	Bredgar



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	0.29
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is situated to the south of the M2, within the Parish of Bredgar but approximately 2.3km away from the built-up area boundary of the main village. The nearest town centre, Sittingbourne, is some 5km to the north. The site sits between the villages of Bredgar and Milstead in an area in which development is sporadic, and is almost entirely surrounded by a band of mixed deciduous woodland covered by a TPO.

Suitability:

The site falls entirely within the Kent Downs AONB and is a significant distance from the confines of the nearest settlement and town centre. In terms of access to services and facilities, Bredgar has a reasonable range of essential amenities, however the wider range required for everyday living would still require travel to Sittingbourne. Public transport and local employment opportunities are limited. The site is therefore in an unsustainable location and considered to be unsuitable.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	6-7
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Potential Employment Area (ha):	0
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Potential Other Use Area (ha):	0
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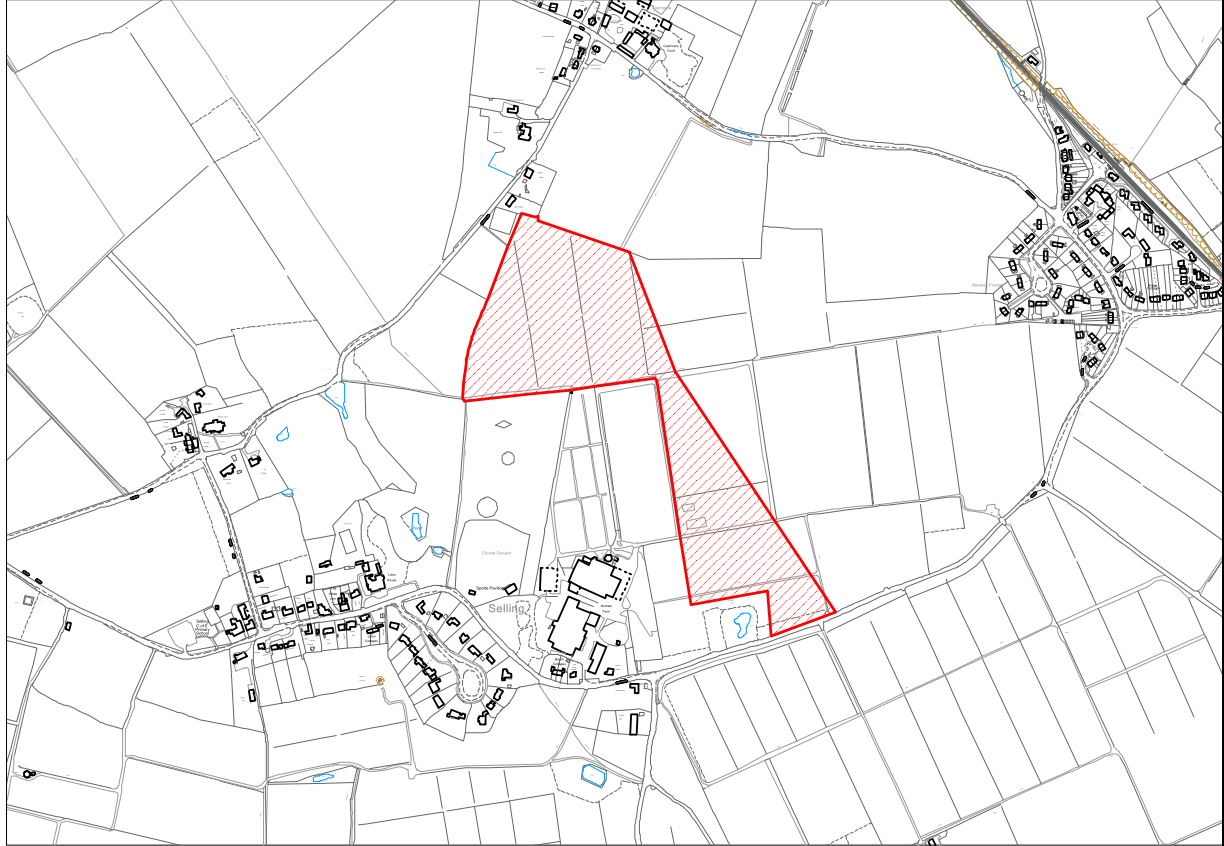
Timescale for delivery:	0
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Assessment Outcome:

Unsuitable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/147	Land at Forstal Farm (West), Selling Road	Selling



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	11
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:
 The site is situated to the south of the M2, within the Parish of Selling but approximately 373m away from the built-up area boundary of the main village. The nearest town centre, Faversham, is some 7.5km to the northwest. The site sits between the villages of Selling and Neames Forstal and stretches between Selling Road and Vicarage Lane in an area of sporadic development surrounded by agricultural land.

Suitability:
 The site falls entirely within the Kent Downs AONB and is a significant distance from the confines of the nearest town centre. In terms of access to services and facilities, Selling (and the nearby Neames Forstal) has very few of its own essential facilities and the wider range required for everyday living would require travel to Faversham. Employment opportunities are limited. There are some public transport facilities with a regular bus service and a train station some 1.8km away. Nonetheless, taking into account all of the above, the site is in an unsustainable location and considered to be unsuitable.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented residential permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):

60

Potential Employment Area (ha):

0.075

Potential Other Use Area (ha):

0.7

Timescale for delivery:

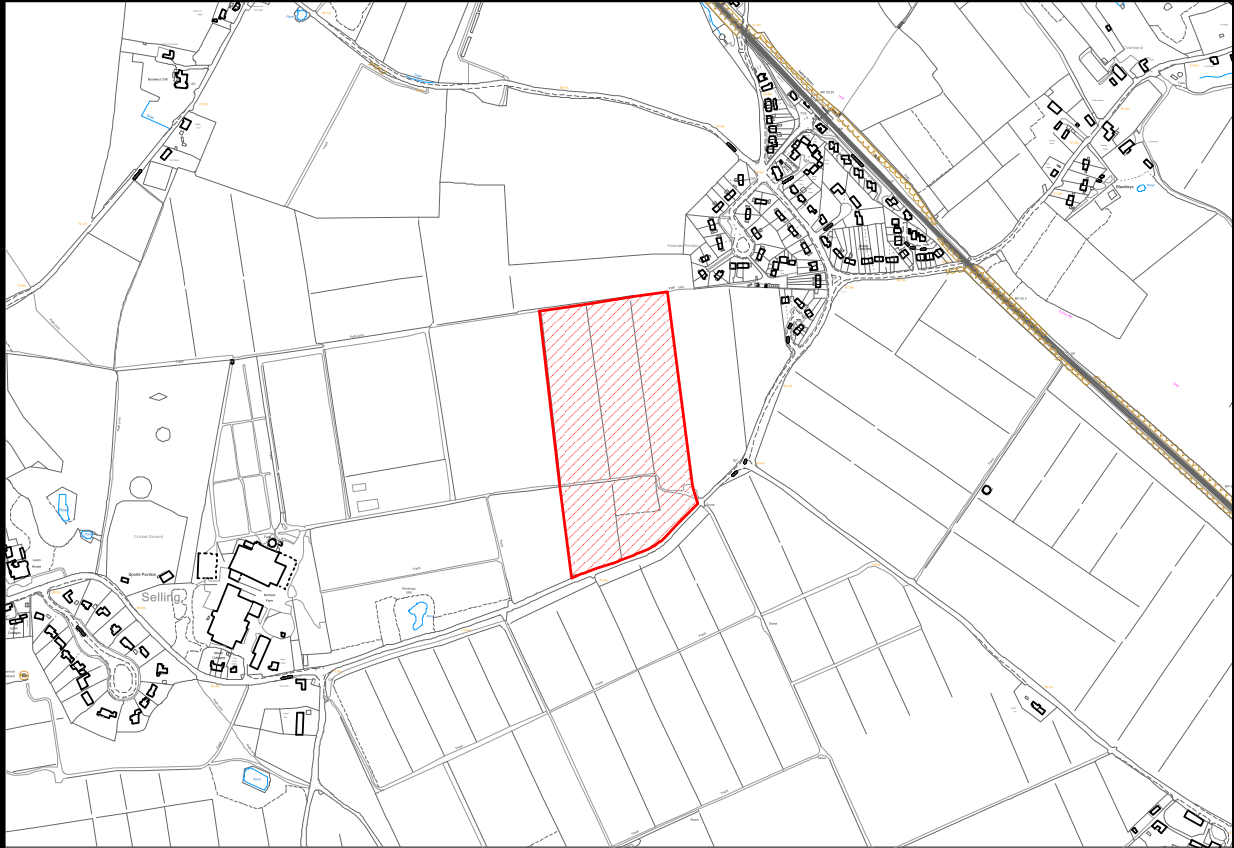
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Assessment Outcome:

Unsuitable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/148	Land at Forstal Farm (East), Selling Road	Selling



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	6.7
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is situated to the south of the M2, within the Parish of Selling but approximately 0.6km away from the built-up area boundary of the main village. The nearest town centre, Faversham, is some 7.5km to the northwest. The site sits between the villages of Selling and Neames Forstal in an area of sporadic development surrounded by agricultural land.

Suitability:

The site falls entirely within the Kent Downs AONB and is a significant distance from the confines of the nearest town centre. In terms of access to services and facilities, Selling has very few of its own essential facilities and the wider range required for everyday living would require travel to Faversham. Employment opportunities are limited. There are some public transport facilities with a regular bus service and a train station some 1.8km away. Nonetheless, taking into account all of the above, the site is in an unsustainable location and considered to be unsuitable.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented residential permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units): 30

Potential Employment Area (ha): 0

Potential Other Use Area (ha): 20,000

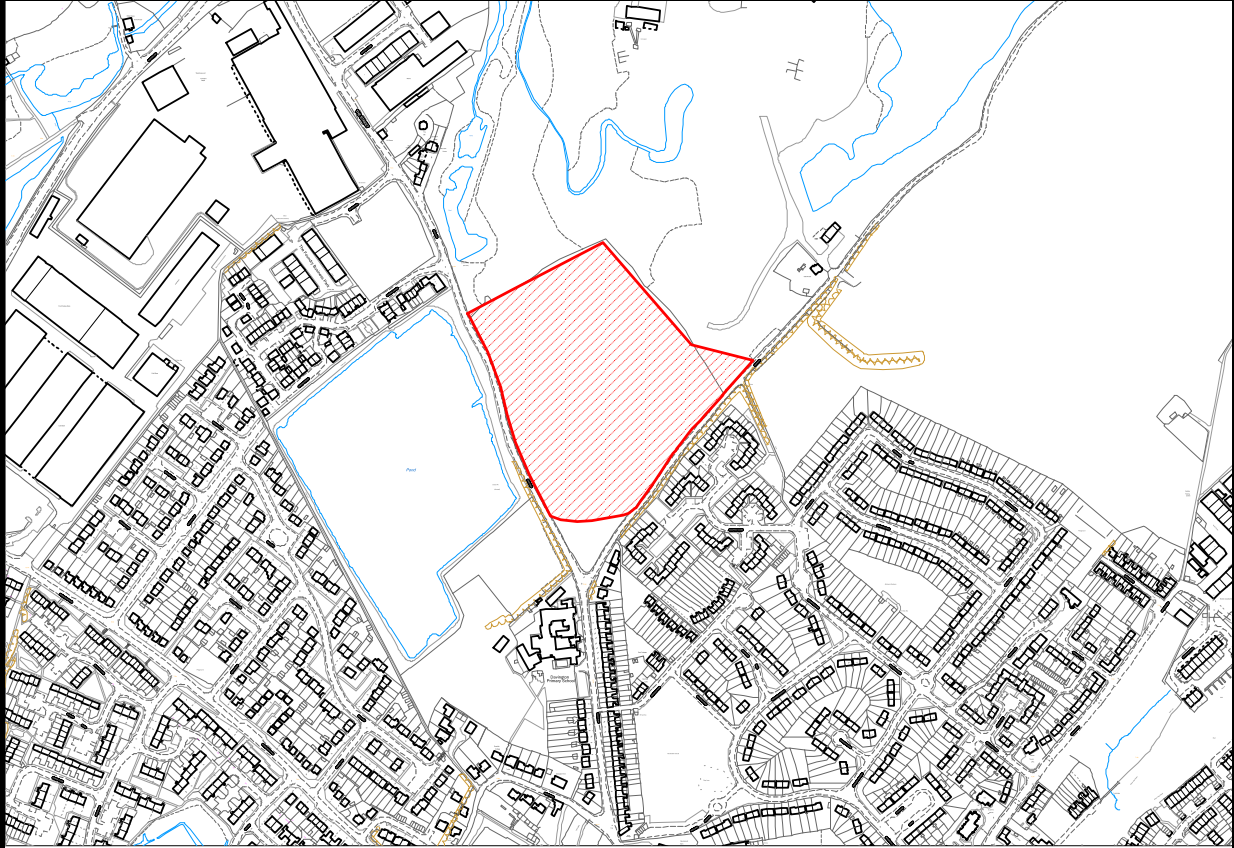
Timescale for delivery: 0

Assessment Outcome:

Unsuitable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/149	Land at Oare Gravel Works, Ham Road	Faversham



Site Assessment

Current/Previous Use:	Former landfill	Gross Site Area (ha):	5.06
Site Type:	Brownfield	Developable Area (ha):	5.06

Site Description:

The site is situated within the built-up area boundary of Faversham, adjacent to a Conservation Area and close to a number of listed buildings. The site as a whole is an existing Local Plan allocation and already has outline planning permission for a mixed-use development; however this part of the site does not have permission for residential development. It is approximately 0.9km from the town centre boundary. To the south of the site is the main town of Faversham, and to the north is the remainder of the allocated site and the marshes. The site falls within a minerals safeguarding area.

Suitability:

The site is not subject to any high level constraints and is within the built-up area boundary of Faversham. Faversham provides a wide range of services and facilities required for everyday living. There is a train station and a number of bus stops. There is a range of employment opportunities. The site is in a sustainable location and considered to be suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise. There is an existing outline permission which is actively being worked through. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. There was previous concern as to contamination of the site, but technical work has now been undertaken on the matter. The site is considered to be achievable.

Potential Residential Yield (units):	180
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Potential Employment Area (ha):	0
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Potential Other Use Area (ha):	0
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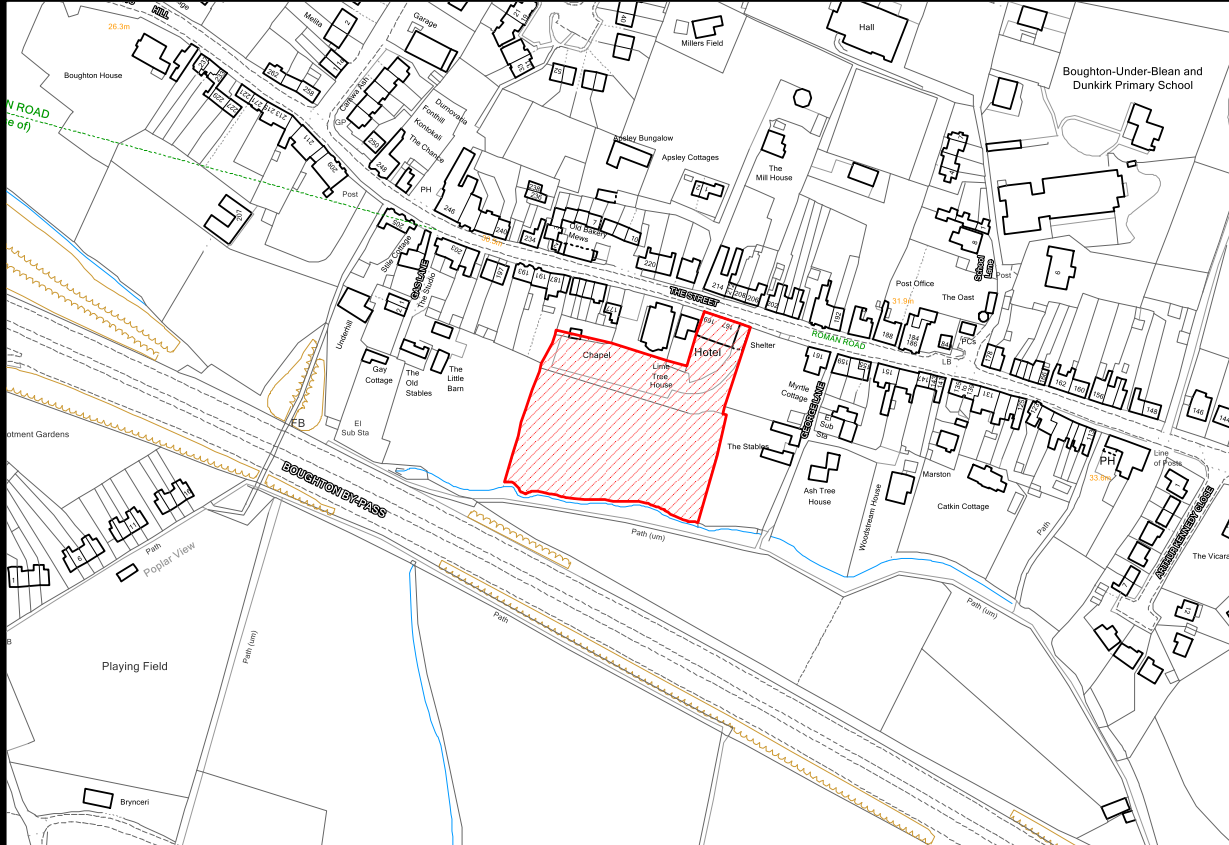
Timescale for delivery:	5 years
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Assessment Outcome:

Suitable and deliverable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/150	Former Garden Hotel, The Street	Boughton-under-Blean



Site Assessment

Current/Previous Use:	Former hotel	Gross Site Area (ha):	0.73
Site Type:	Mixed green/brownfield	Developable Area (ha):	0.73

Site Description:

The site is within the parish of Boughton-under-Blean but partly within, partly outside of the built-up area boundary of the main village. It is bordered by the A2 to the south, and the linear development of the main road through the village to the north, before being surrounded by open countryside and agricultural land. Faversham town centre is approximately 5km to the west and Canterbury is some 6km to the east. There is a listed building on the site, and several nearby. It is within a Conservation Area.

Suitability:

The site is not subject to any high level constraints and is partly within the built-up area boundary. Boughton has a moderate range of services and facilities, including access to a GP surgery, a convenience store, a bus stop and a primary school. There is however a more limited range of employment opportunities. Overall, it is considered to be in a sustainable location which is suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise. There is a history of unimplemented planning permissions and the reason for this will need to be investigated. The site is considered to be available at this time.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	30
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Potential Employment Area (ha):	0
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Potential Other Use Area (ha):	0
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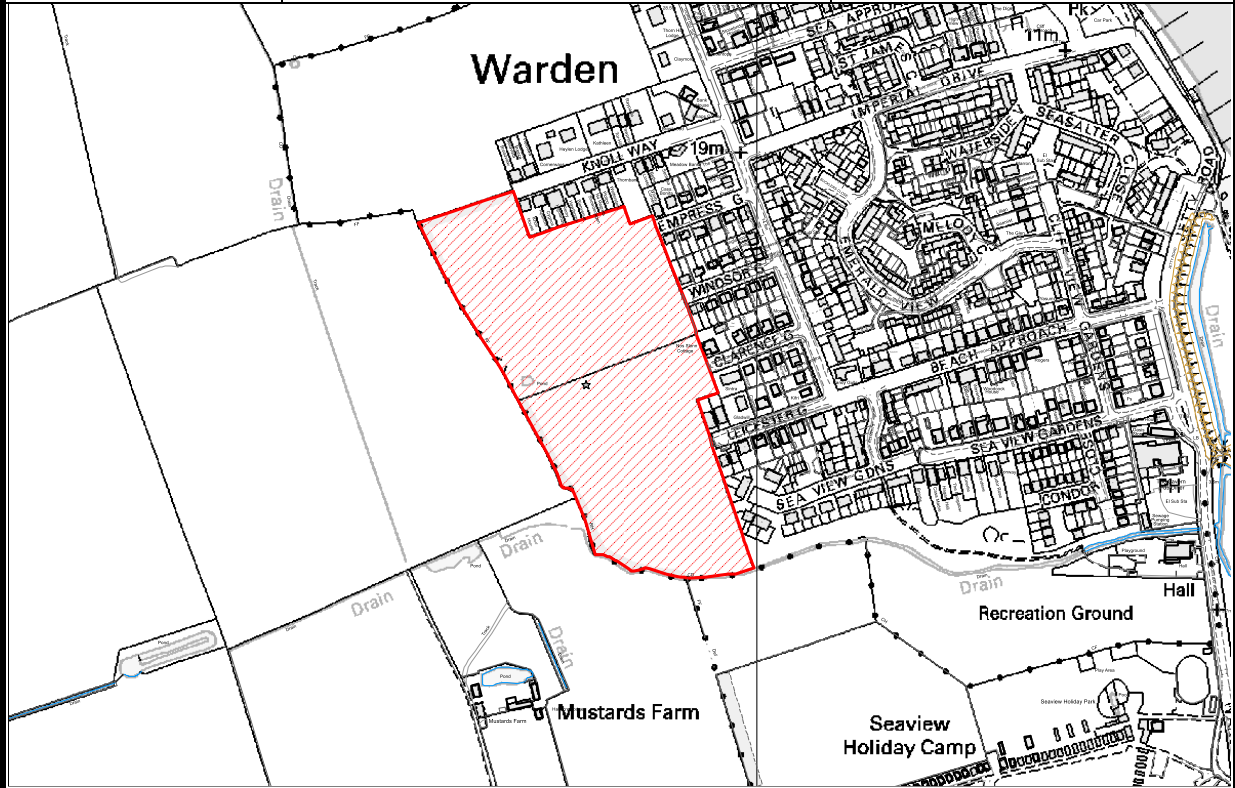
Timescale for delivery:	5 years
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Assessment Outcome:

Suitable and deliverable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/151	Land at Warden, South of Knoll Way	Warden



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	6.62
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is within the parish of Warden but outside of and adjacent to the west of the built-up area boundary. Away from the settlement, the site is immediately surrounded by open countryside and agricultural land. Further afield, there is a caravan park to the north and Leysdown some 2km to the south. Sheerness town centre is some 12km to the west.

Suitability:

The site is not subject to any high level constraints and is adjacent to the built-up area boundary. However, Warden has limited services and facilities, limited employment opportunities and limited public transport. Those required for everyday living would require travel, almost certainly by car, into Leysdown and onwards to the west of the island. Overall, it is considered to be in an unsustainable location which is not suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	30
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Potential Employment Area (ha):	0
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Potential Other Use Area (ha):	0
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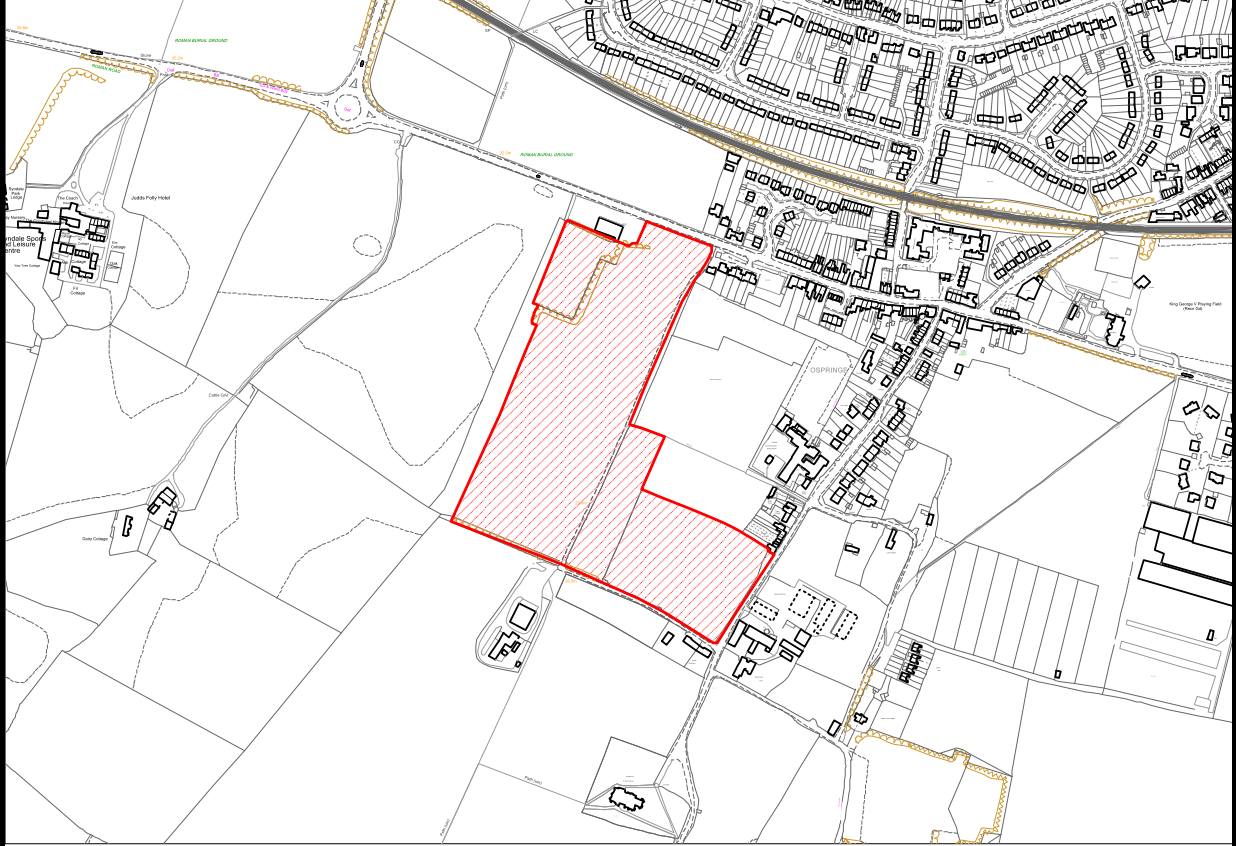
Timescale for delivery:	0
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Assessment Outcome:	
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Unsuitable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/152	Land South of A2 London Road/West of Water Lane	Ospringe



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	7.79
Site Type:	Greenfield	Developable Area (ha):	7.79

Site Description:

The site is within the parish of Ospringe but is outside of and adjacent to the built-up area boundary. Approximately 1.6km to the north-east is the main town centre of Faversham, with the remainder of the site being surrounded by sporadic mixed development, open countryside and agricultural land. The site falls within a minerals safeguarding area, is partly within and adjacent to Conservation Area and is surrounded by a number of listed buildings.

Suitability:

The site is not subject to any high level constraints and is adjacent to the built-up area boundary. The site borders Faversham town and is close to Faversham town centre in which a full range of everyday services and facilities is available. There are public transport options as well as a range of employment opportunities. The site is considered to be in a sustainable location which is suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

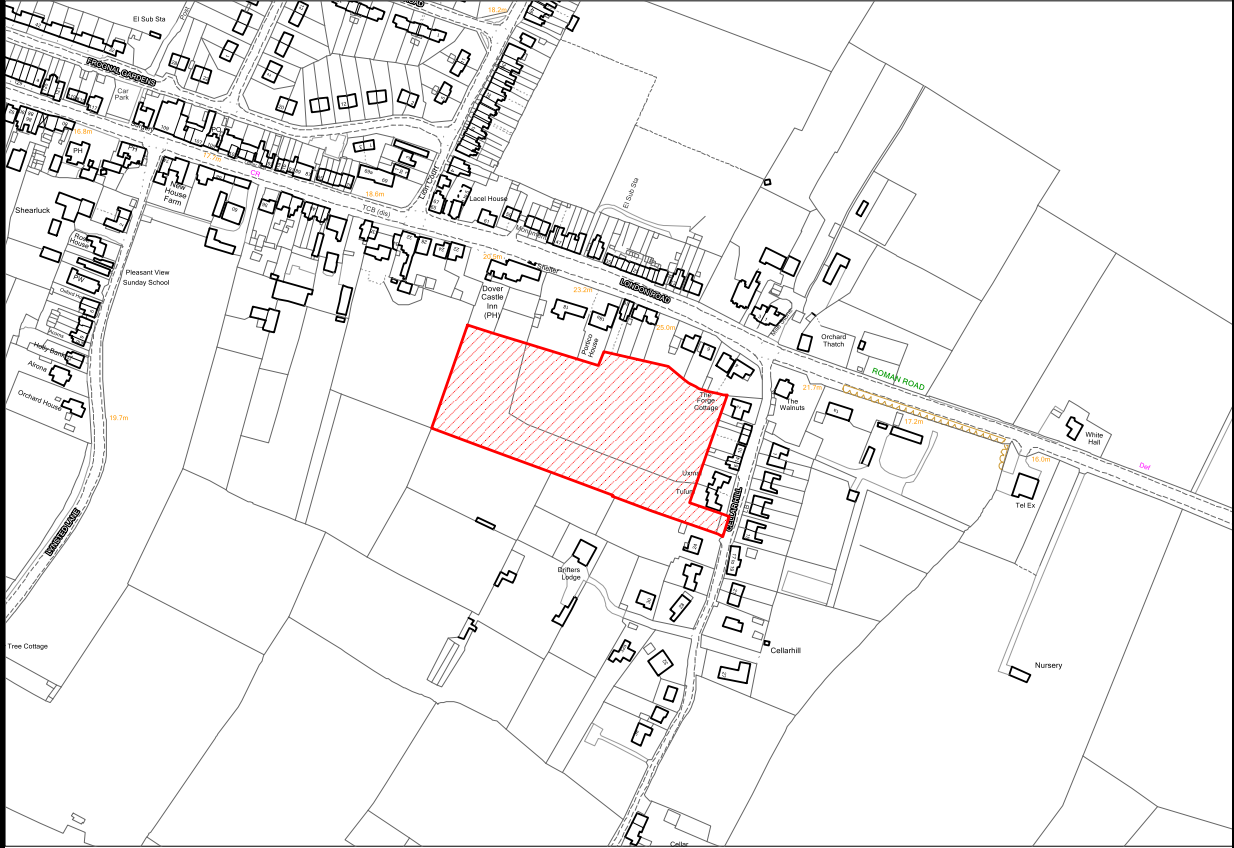
Potential Residential Yield (units):	150-200
Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	5 years

Assessment Outcome:

Suitable and deliverable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/153	Land South of Dover Castle Inn, A2 London Road/Cellarhill	Teynham



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	1.46
Site Type:	Greenfield	Developable Area (ha):	1.46

Site Description:

The site is within the parish of Lynsted with Kingsdown but also close to the boundary with the parish of Teynham, and adjacent to its built-up area boundary. Sittingbourne and Faversham town centres are approximately 4km to the west and 6.5km to the east respectively. Away from Teynham, development is sporadic and the site is mainly surrounded by open countryside and agricultural land. The site is adjacent to a Conservation Area on 2 sides and there are a number of listed buildings within the vicinity.

Suitability:

The site is not subject to any high level constraints and is adjacent to the settlement confines of Teynham. Teynham has a good range of services and facilities as well as consistent public transport links west and east to the main towns of Sittingbourne and Faversham. Furthermore, the existing Local Plan allocations at Frogmal Lane and Station Road will further enhance local facilities, transport links and small scale employment opportunities. Although employment in general is limited in the village, there are good transport links to the main towns and onwards. The site is therefore considered to be in a sustainable location and therefore suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	50
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Potential Employment Area (ha):	0
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Potential Other Use Area (ha):	0
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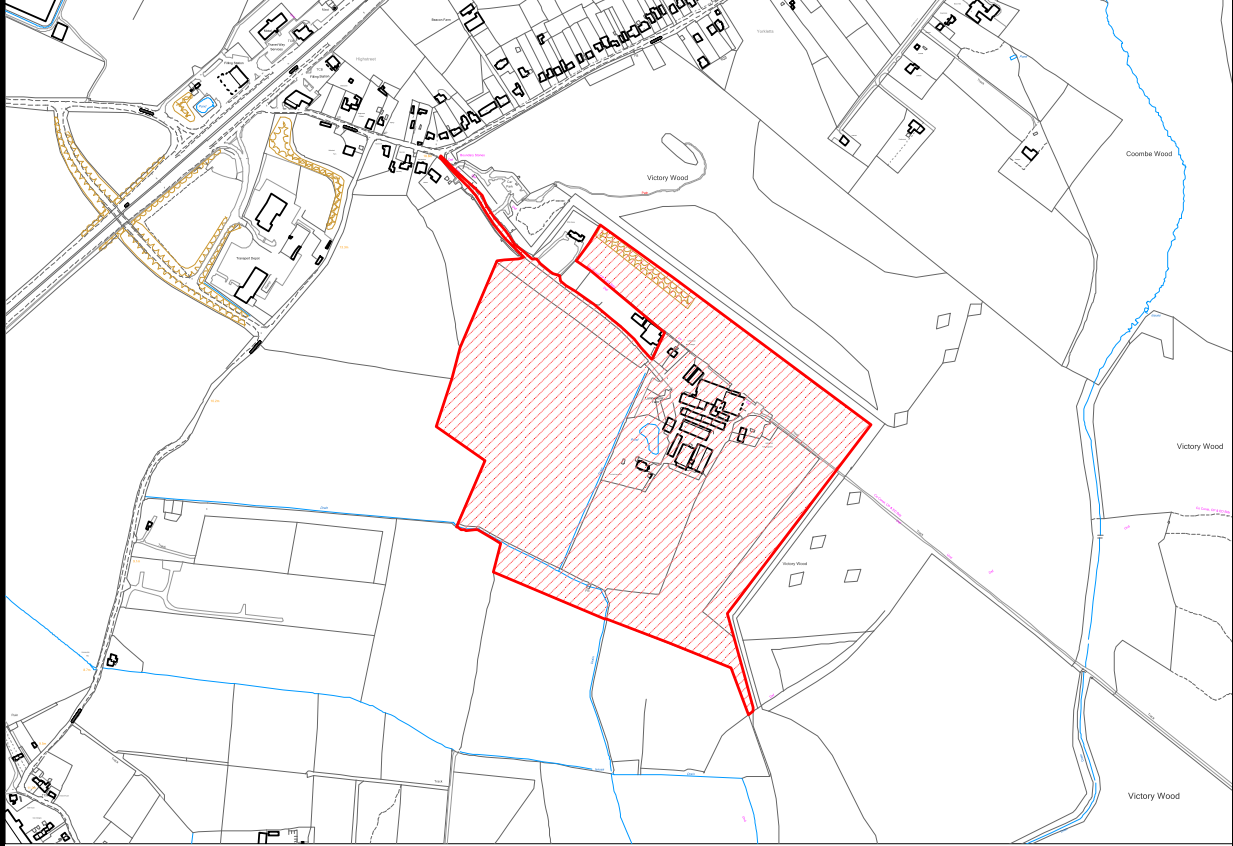
Timescale for delivery:	5 years
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Assessment Outcome:

Suitable and deliverable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/154	Land at Lamberhurst Farm, Dargate	Hernhill



Site Assessment

Current/Previous Use:	Agriculture/Storage/Distribution	Gross Site Area (ha):	22.54
Site Type:	Mixed green/brownfield	Developable Area (ha):	0

Site Description:

The site is within the Parish of Hernhill but is a distance from the nearest built-up area boundaries at Boughton and Dunkirk. The town of Faversham is approximately 7km to the west and Whitstable 5km to the north-east. The site is close to the Thanet Way and services, and adjacent to the small Hamlet of Yorkletts. The site is surrounded by open countryside and agricultural land. There is a listed building on the site. The buildings on site were formerly in agricultural use, but now are in various uses including B2/B8.

Suitability:

The site is not subject to any high level constraints. It is remote from the confines of the nearest settlement with a range of shops and services but is close to the facilities at the services on the A299 Thanet Way that offer various facilities. The scale of the development would require investment in infrastructure that would support the sustainability of the site. It is well located to the strategic road network that would support further commercial development in this location. The site is considered suitable.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented relevant permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, and the boundary with the neighbouring authority, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	300
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Potential Employment Area (ha):	15,000 sq. m.
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Potential Other Use Area (ha):	0
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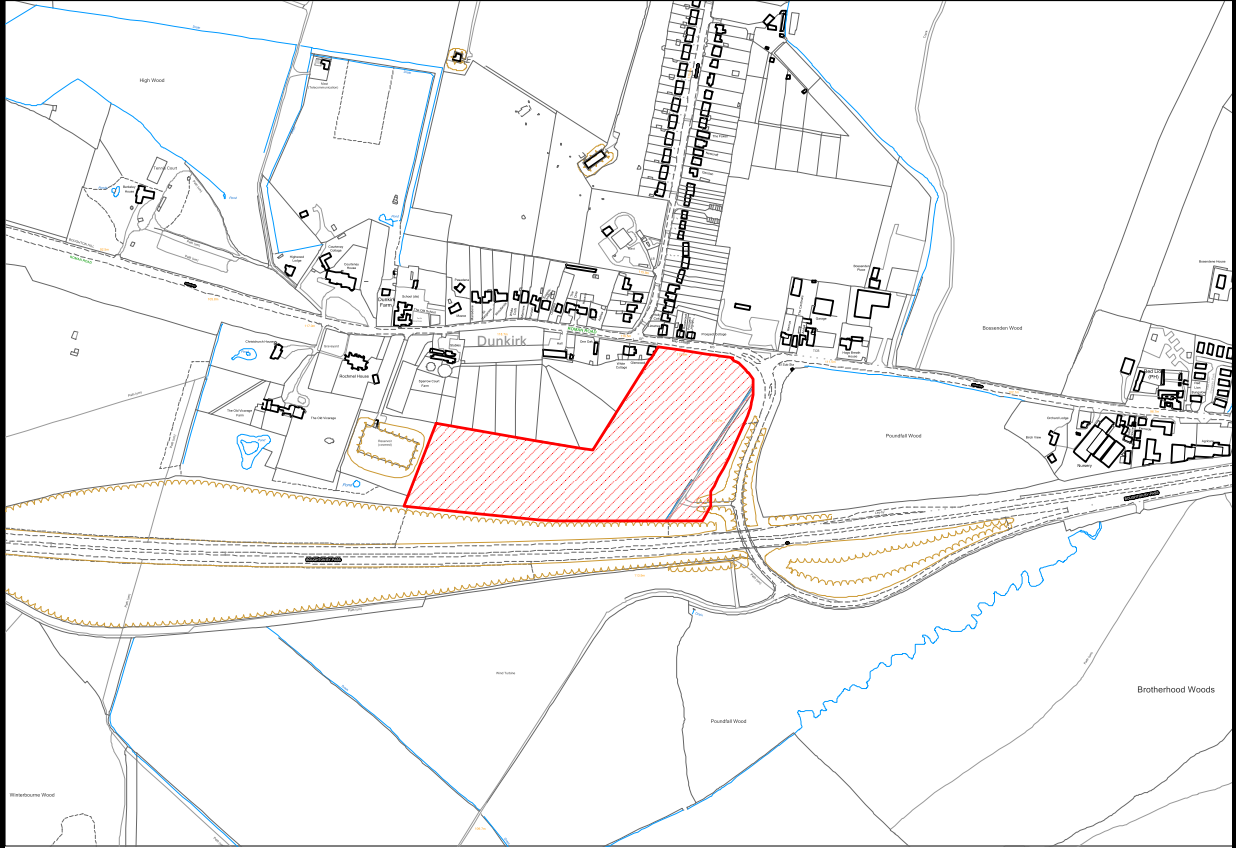
Timescale for delivery:	0
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Assessment Outcome:

Suitable and deliverable

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/155	Land off Canterbury Road	Dunkirk



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	5.12
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is within the Parish of Dunkirk and is adjacent to its built-up area boundary. The neighbouring settlement at Boughton is 1.5km to the west and Faversham town centre is approximately 6.8km to the west. Outside of Swale, Canterbury is 7km to the east and Whitstable is 12.5km to the north. The site is sandwiched between the A2 and Canterbury Road but aside from the linear development of found here, the surroundings are primarily open countryside/agricultural land. There are a number of listed buildings within the vicinity and an ancient scheduled monument is just to the north.

Suitability:

The site is not subject to any high level constraints and is adjacent to the built-up area boundary of Dunkirk. However, this is a very small village which would give rise to clearly isolated homes in the countryside. Furthermore, Dunkirk has extremely limited services, facilities and employment opportunities. Although the neighbouring settlement of Boughton has a better range of everyday services, it still does not amount to a local service centre and travel would almost certainly be required into the surrounding towns, most likely by car. As such, and despite the more relative

sustainability of nearby Boughton, the site is considered to be in an unsustainable location which is not suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented relevant permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, and the boundary with the neighbouring authority, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):

0

Potential Employment Area (ha):

0

Potential Other Use Area (ha):

0

Timescale for delivery:

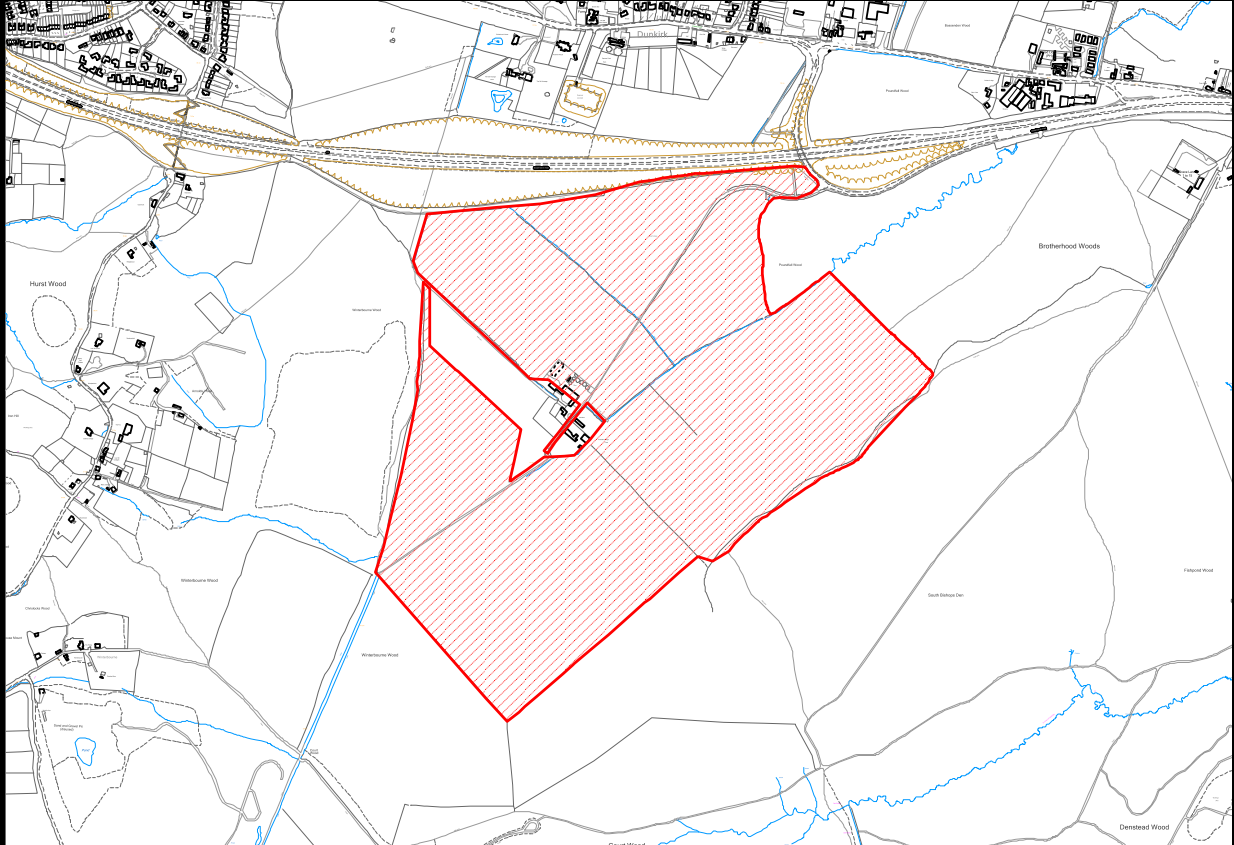
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Assessment Outcome:

Unsuitable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/156	Foresters Lodge Farm	Dunkirk



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	68.52
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is within the Parish of Dunkirk but is separated from its built-up area boundary by the A2 and London Road. The neighbouring settlement at Boughton is 2.5km to the north-west and Faversham town centre is approximately 7.5km to the west. Outside of Swale, Canterbury is 7.6km to the east and Whitstable is 12.6km to the north. The site sits to the south of the A2 in area of sporadic development mainly surrounded by open countryside. Its current use is for agriculture.

Suitability:

The site is not subject to any high level constraints and is close to the built-up area boundary of Dunkirk. However, it is physically separated from it by the A2 and in any case; Dunkirk is a very small village. The site would give rise to clearly isolated homes in the countryside. Furthermore, Dunkirk has extremely limited services, facilities and employment opportunities. Although the neighbouring settlement of Boughton has a better range of everyday services, it still does not amount to a local service centre and travel would almost certainly be required into the surrounding towns, most likely by car. As such, and despite the more relative sustainability of nearby Boughton, the site is considered to be in an unsustainable location which is not suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented relevant permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units): 0

Potential Employment Area (ha): 0

Potential Other Use Area (ha): 0

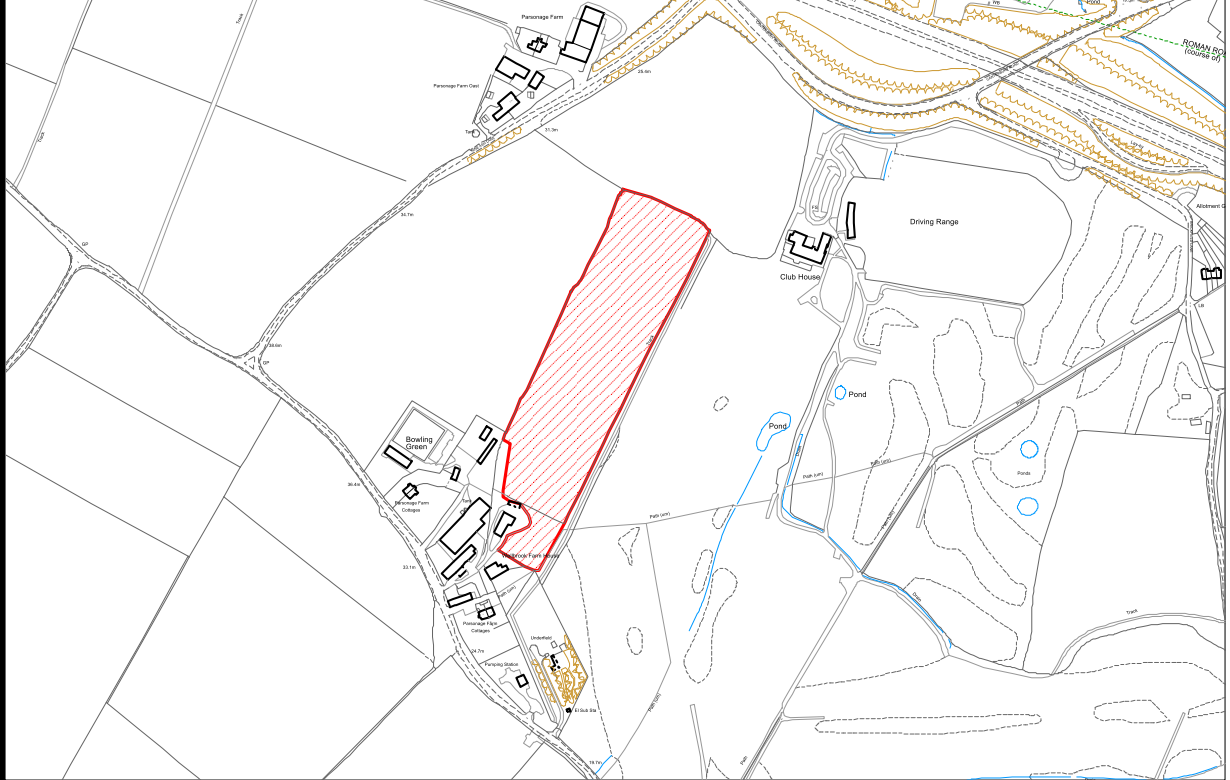
Timescale for delivery: 0

Assessment Outcome:

Unsuitable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/157	Wellbrook Farm (Site A)	Boughton



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	3.12
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is within the Parish of Boughton-under-Blean but is physically and visually separated from the built-up area boundary of the main village by the A2. The main village is approximately 1km to the north-east whilst Faversham town centre is 4.6km to the north-west. Away from the main village, the site is set in open countryside/agricultural land where built development is sporadic. There is a listed building close to the site. Its current use is for agriculture.

Suitability:

The site is not subject to any high level constraints and is fairly close to the built-up area boundary of Boughton-under-Blean. However, it is physically separated from it by the A2. Boughton is fairly sustainable in itself with a range of services and facilities. There are however limited public transport links and employment opportunities. Given the manner in which the site is separated from the village, it is most likely that travel into it would be carried out by car and then onto Faversham for the wider range of services required for everyday living. Furthermore, the position of the site would amount to dwellings visually isolated in the countryside. The site is considered to be in an unsustainable location which is not suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented relevant permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units): 0

Potential Employment Area (ha): 0

Potential Other Use Area (ha): 0

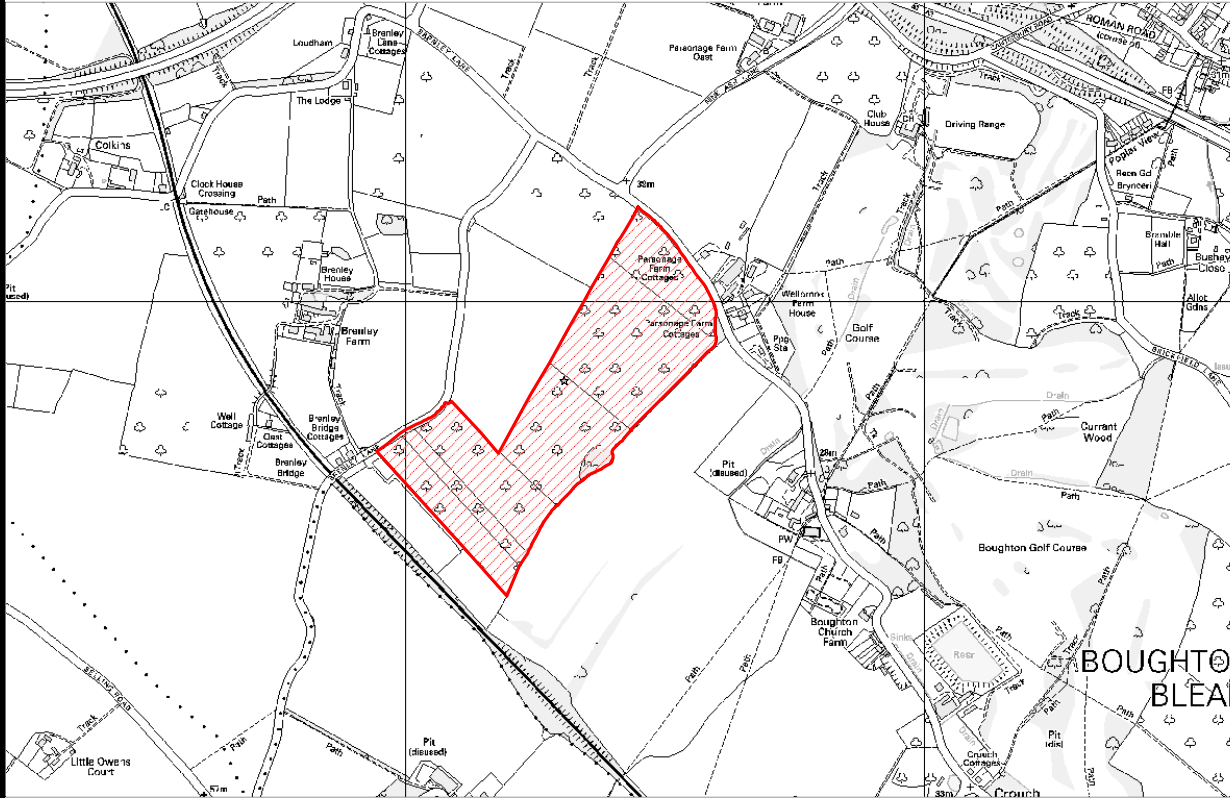
Timescale for delivery: 0

Assessment Outcome:

Unsuitable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/158	Wellbrook Farm (Site B)	Boughton



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	17.05
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is within the Parish of Boughton-under-Blean but is physically and visually separated from the built-up area boundary of the main village by the A2. The main village is approximately 2.6km to the north-east whilst Faversham town centre is 6km to the north-west. Away from the main village, the site is set in open countryside/agricultural land where built development is sporadic, although the other small settlements of Selling and Neames Forstal are fairly close by. There are a number of listed buildings and a conservation area close by. The most recent use of the site is for agriculture.

Suitability:

The site is not subject to any high level constraints and is fairly close to the built-up area boundary of Boughton-under-Blean. However, it is physically separated from it by the A2. Boughton is fairly sustainable in itself with a range of services and facilities. There are however limited public transport links and employment opportunities. Given the manner in which the site is separated from the village, it is most likely that travel into it would be carried out by car and then onto Faversham for the wider range of services required for everyday living. The site is also fairly close to the small villages of Neames Forstal and Selling, but these too are limited in services and facilities. Furthermore, the position of the site would amount to dwellings visually isolated in the countryside.

The site is considered to be in an unsustainable location which is not suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented relevant permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):

0

Potential Employment Area (ha):

0

Potential Other Use Area (ha):

0

Timescale for delivery:

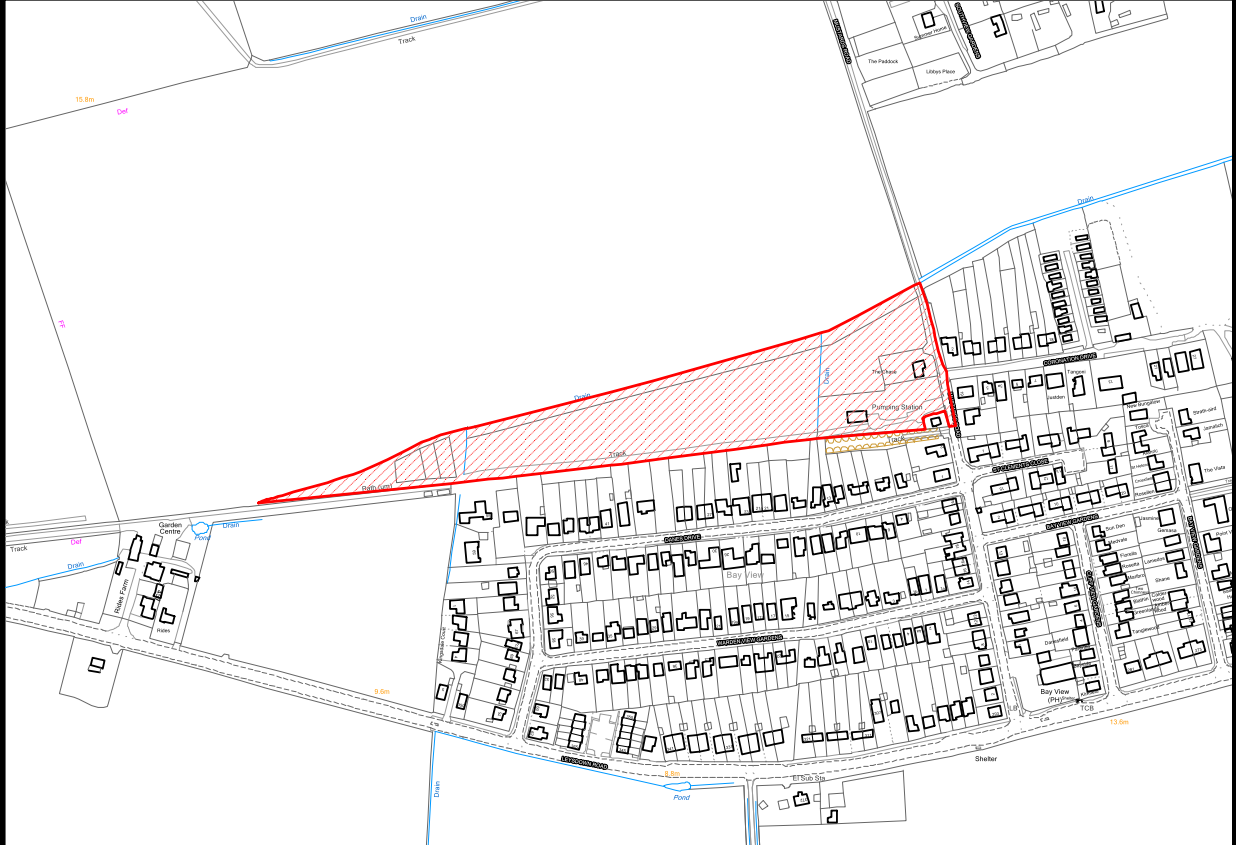
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Assessment Outcome:

Unsuitable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/159	Land West of Mustards Road	Leysdown



Site Assessment

Current/Previous Use:	Grazing	Gross Site Area (ha):	2.86
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is within the parish of Leysdown but outside of and adjacent to the built-up area boundary of Bay View, a small settlement within the wider Leysdown area. Leysdown itself is approximately 2km to the east and Eastchurch is around 3.4km to the north-west. Minster is 7km to the north-west and the Island's main town centre at Sheerness is approximately 14km to the north-west. Away from the Bay View, the immediate surroundings are open countryside and agricultural land. The site itself has mostly recently been used for grazing.

Suitability:

The site is not subject to any high level constraints and is adjacent to the built-up area boundary of Bay View. However, this is a very small settlement with extremely limited services and facilities. There is a wider range in the relatively nearby Leysdown, however it is highly likely that the wider range required for everyday living would result in travel, most likely by car, towards Sheerness. As such, the site is considered to be in an unsustainable location which is not suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented relevant permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units): 0

Potential Employment Area (ha): 0

Potential Other Use Area (ha): 0

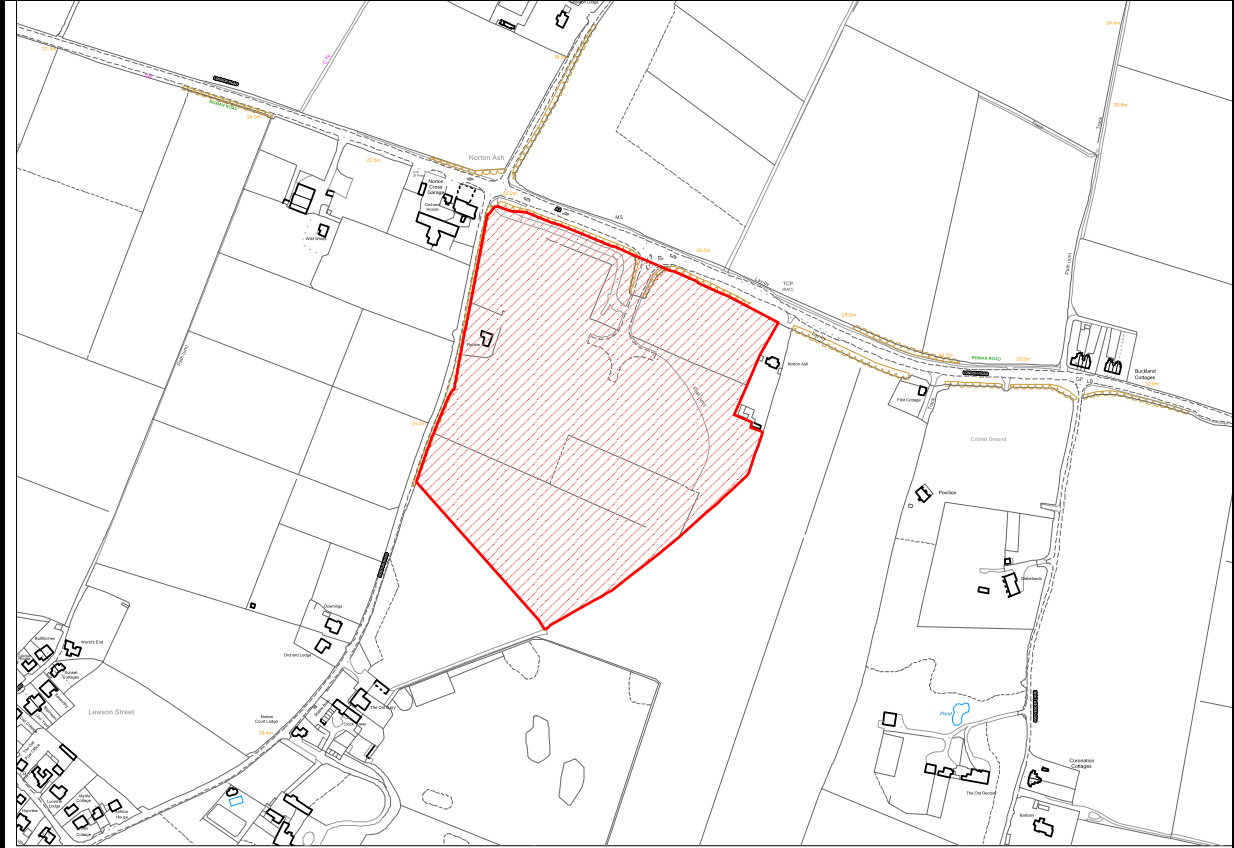
Timescale for delivery: 0

Assessment Outcome:

Unsuitable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/160	Land at Norton Ash Garden Centre	Norton Ash



Site Assessment

Current/Previous Use:	Former garden centre	Gross Site Area (ha):	9.06
Site Type:	Mixed green/brownfield	Developable Area (ha):	0

Site Description:

The site is within the parish of Norton, Buckland and Stone but outside of any built-up area boundary. Lewson Street is approximately 0.86km to the south and Teynham 1.9km to the west. Sittingbourne and Faversham town centres are approximately 6.53km to the west and 5.59km to the east respectively. The site fronts the A2, but away from this is surrounded by open countryside and agricultural land with only sporadic development. The site was previously used as a garden centre and much of it should be considered previously developed land. There are also significant areas of vegetation, making this a mixed green/brownfield site.

Suitability:

The site is not subject to any high level constraints but is separated from any other settlement and built-up area boundary. The nearest, at Lewson Street, has very limited services and facilities in all aspects of day-to-day life. There is a convenience store within a petrol station close to the site, but this does not serve the essentials for everyday living. Teynham has a wider range of services and facilities and is, generally, considered to be a fairly sustainable location. However, there are proposals to enhance cycling provision and bus services on the A2. Given the limited range of

services, it might be appropriate to provide homes for older people on this site that would not need access to schools. As such, the site could be restricted for the provision of park homes and/or homes for over 55 years. Within the parameters of this constraint, the site is considered suitable.

Availability:

The landowner has promoted the site through the 'call for sites' exercise. There is an extant planning permission for an alternative development of the site but a clear preference has been given for this submission. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	120
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Potential Employment Area (ha):	0
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Potential Other Use Area (ha):	0
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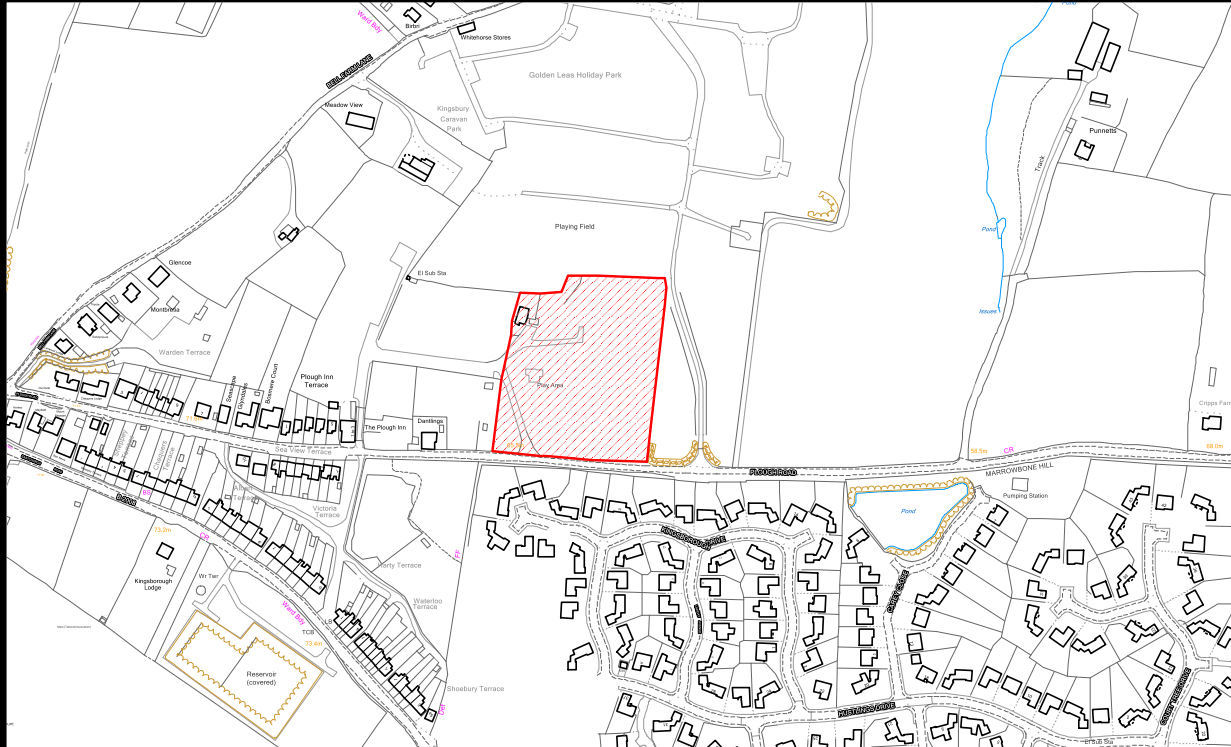
Timescale for delivery:	0
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Assessment Outcome:

Unsuitable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/161	Plough Leisure Caravan Park	Minster



Site Assessment

Current/Previous Use:	Leisure caravan park	Gross Site Area (ha):	1.33
Site Type:	Brownfield	Developable Area (ha):	1.33

Site Description:

The site is a relatively flat and level site comprising leisure caravans and open space including play area and pool. Further leisure caravan parks are located to the north of the site, Plough Road to the south.

Suitability:

The site is located in the countryside but adjacent to the built up area of the Kingsborough Manor development between Minster and Eastchurch. In terms of access to services, the site is not in a sustainable location although there is a shop and bar in the neighbouring holiday park and a public house and bus stop on Plough Road. As the site is being promoted for Park Home living, proximity to schools is not relevant. The site is not subject to any high level constraints and as previously developed land, the site is considered suitable overall.

Availability:

The site has been promoted by the landowner's agents for 'park home' development and is therefore considered to be available.

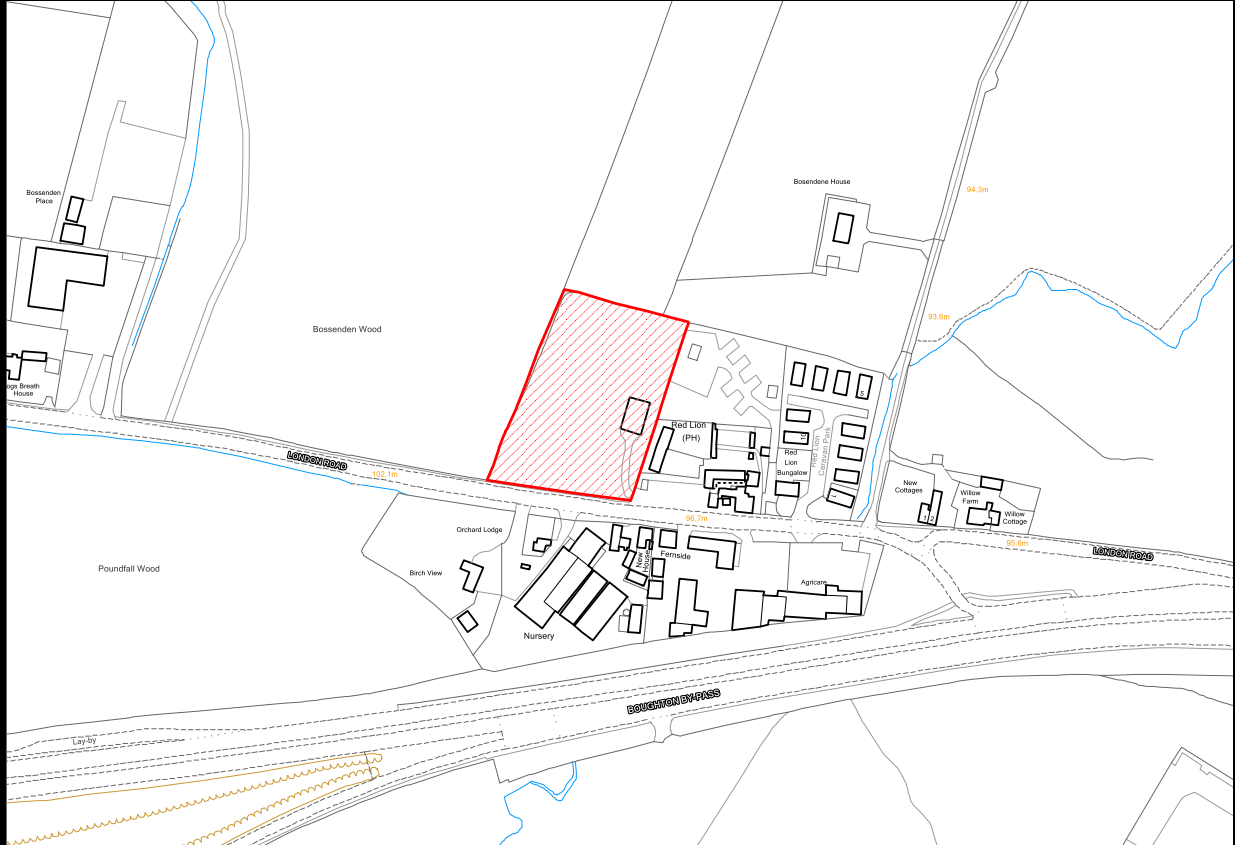
Achievability:

Provided that the infrastructure needed to support the development could be provided, much of which is already in situ, the site is considered to be achievable.

Potential Residential Yield (units):	45
Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	0-5
Assessment Outcome:	
Suitable and deliverable	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/162	Bossenden Farm, London Road	Dunkirk



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	0.81
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site is within the parish of Dunkirk but outside of the built-up area boundary of the main village which is some 0.65km to the west followed by the larger village of Boughton around 2.12km to the west. The city of Canterbury is approximately 6.5km to the east with the town of Whistable 14.5km to the north-east. Faversham town centre is 4.63km to the west. The site is adjacent to a small cluster of development including a public house, a caravan park and a couple of dwellings. Aside from the A2 and Canterbury Road to the south, the site is surrounded by agricultural land and open countryside. The site has most recently been used for agriculture although the barn has permission to be converted into 2 dwellings via the prior approval process.

Suitability:

The site is not subject to any high level constraints but is separated from any other settlement and built-up area boundary. Dunkirk is within a walkable distance but has extremely limited services, facilities and employment opportunities. Although the neighbouring settlement of Boughton has a better range of everyday services, it still does not amount to a local service centre and travel would almost certainly be required into the surrounding towns, most likely by car. As such, and despite the

more relative sustainability of nearby Boughton, the site is considered to be in an unsustainable location which is not suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise. There is an extant planning permission for an alternative development of the site but a clear preference has been given for this submission. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):

0

Potential Employment Area (ha):

0

Potential Other Use Area (ha):

0

Timescale for delivery:

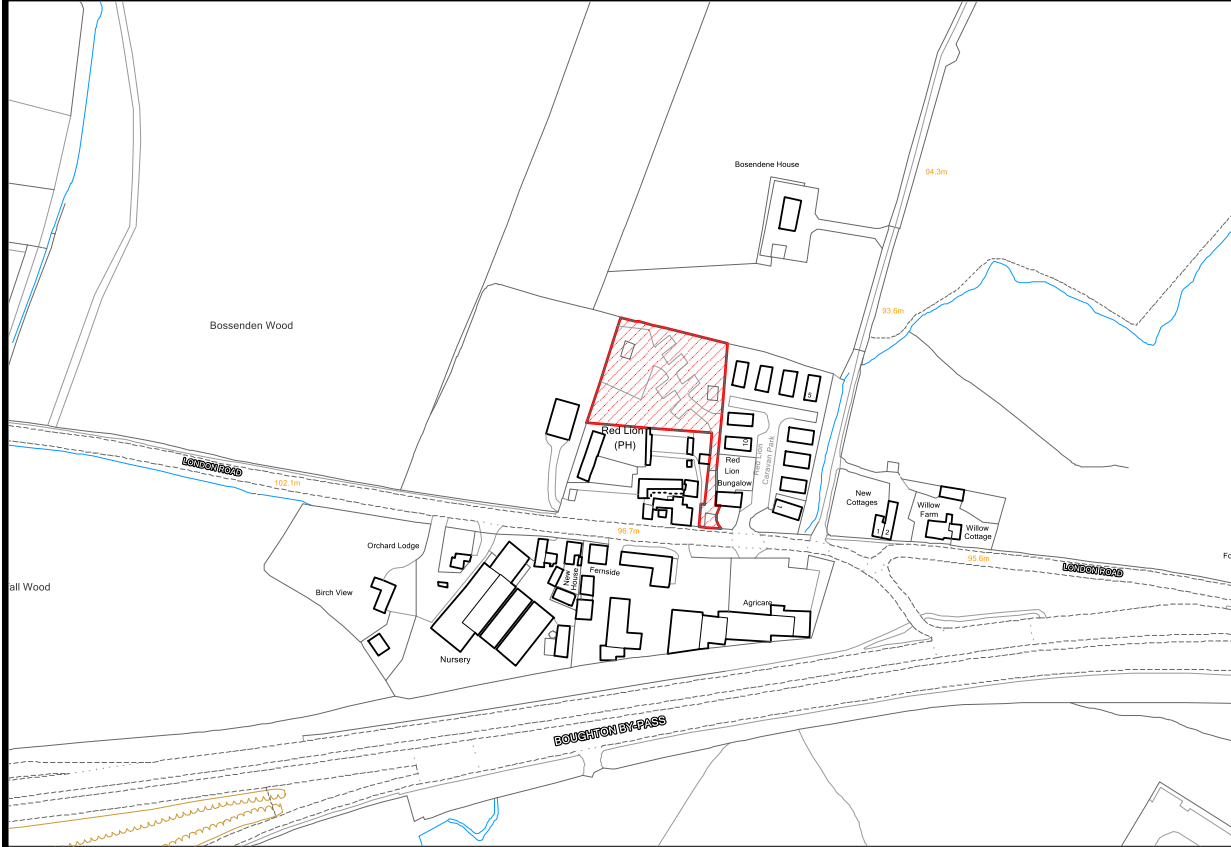
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Assessment Outcome:

Unsuitable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/163	Oakside Park, London Road	Dunkirk



Site Assessment

Current/Previous Use:	Caravan Park	Gross Site Area (ha):	0.33
Site Type:	Brownfield	Developable Area (ha):	0

Site Description:

The site is within the parish of Dunkirk but outside of the built-up area boundary of the main village which is some 0.65km to the west followed by the larger village of Boughton around 2.12km to the west. The city of Canterbury is approximately 6.5km to the east with the town of Whistable 14.5km to the north-east. Faversham town centre is 4.63km to the west. The site is adjacent to a small cluster of development including a public house, a caravan park and a few dwellings. Aside from the A2 and Canterbury Road to the south, the site is surrounded by agricultural land and open countryside. The site has been used as a holiday caravan park.

Suitability:

The site is not subject to any high level constraints but is separated from any other settlement and built-up area boundary. Dunkirk is within a walkable distance but has extremely limited services, facilities and employment opportunities. Although the neighbouring settlement of Boughton has a better range of everyday services, it still does not amount to a local service centre and travel would almost certainly be required into the surrounding towns, most likely by car. As such, and despite the

more relative sustainability of nearby Boughton, the site is considered to be in an unsustainable location which is not suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise. There is an extant planning permission for an alternative development of the site but a clear preference has been given for this submission. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	0
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0

Potential Employment Area (ha):	0
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0

Potential Other Use Area (ha):	0
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0

Timescale for delivery:	0
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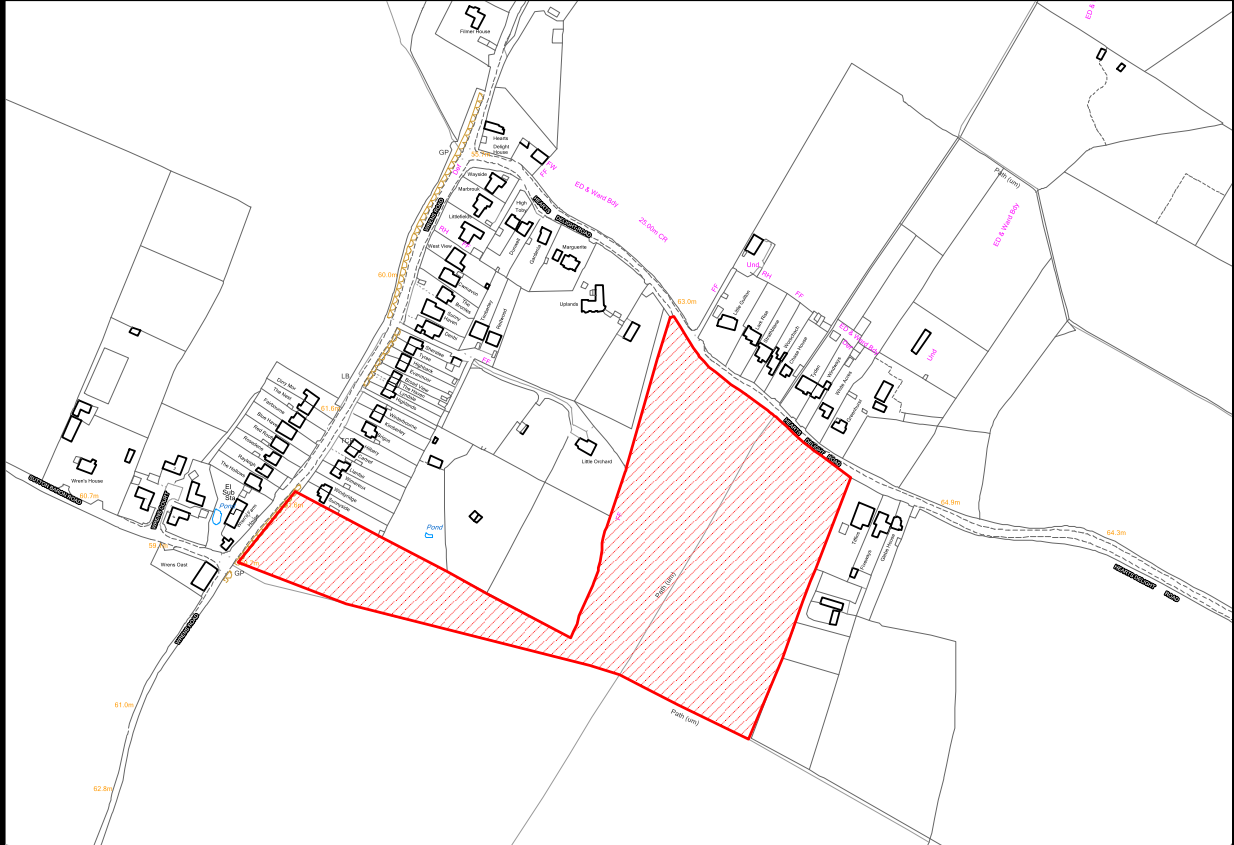
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Assessment Outcome:

Unsuitable

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/164	Land South of Hearts Delight, Hearts Delight Road	Tunstall



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	5.17
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site crosses the border between Tunstall and Borden Parish Councils but is approximately 0.84km outside of the built-up area boundary of Borden to the north and 1.5km outside of the built-up area boundary of Sittingbourne to the north-east. Sittingbourne town centre is some 3.5km to the north-east. The site surrounds a small ribbon of development in the Tunstall area, around which development is sporadic and surrounded by mainly open countryside and agricultural land. The site has most recently been in use for agriculture. There is a listed building and a conservation area close to the site.

Suitability:

The site is not subject to any high level constraints but is separated from any other settlement and built-up area boundary. Borden is within a walkable distance and has a reasonable range of its own services and facilities and regular bus services. However, the wider range of services required for everyday living would require onwards travel into Sittingbourne. Given the site's separation from Borden, it is more likely that occupants would chose to travel into the main town and onwards by car, rather than walk into Borden to use public transport. As such, the site is considered to be in an unsustainable location which is not suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented relevant permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):

0

Potential Employment Area (ha):

0

Potential Other Use Area (ha):

0

Timescale for delivery:

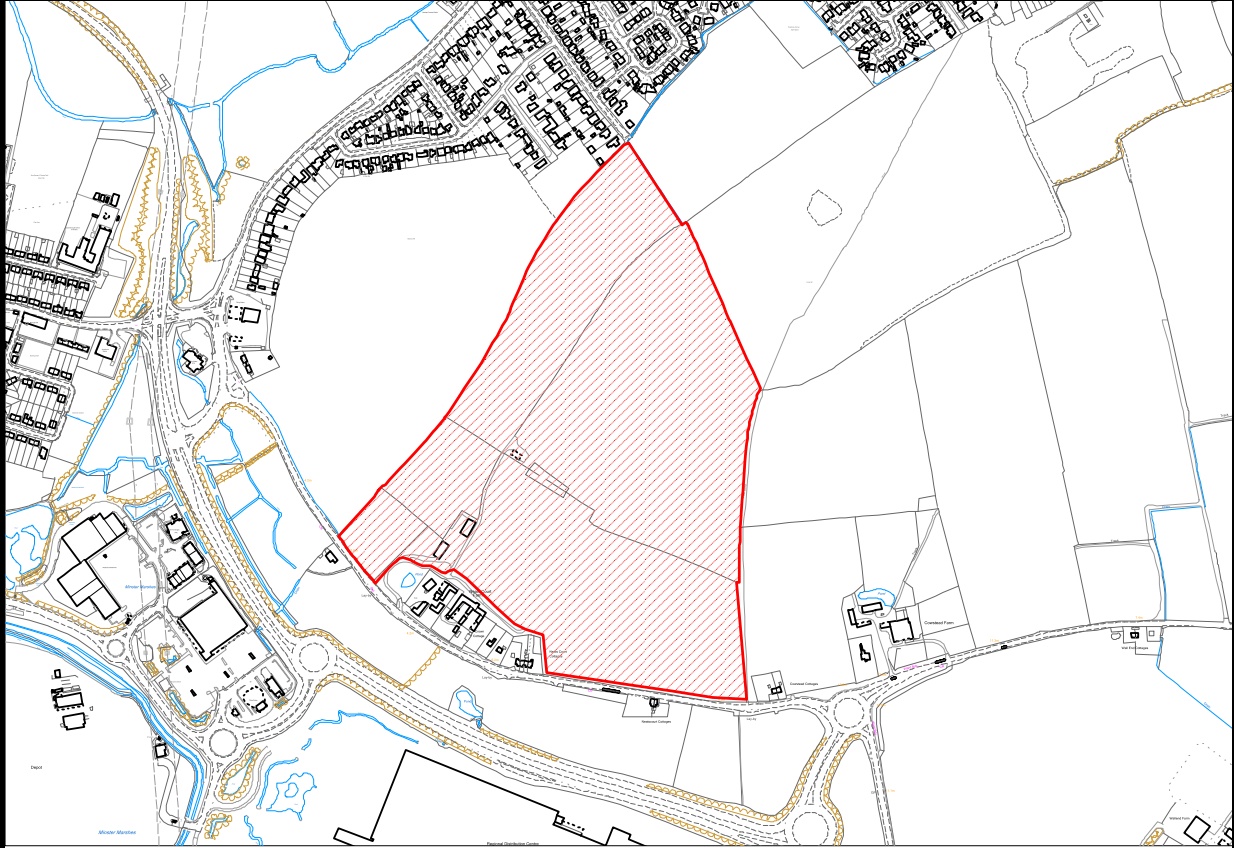
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Assessment Outcome:

Unsuitable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/165	Land East of Queenborough	Sheerness



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	26.71
Site Type:	Greenfield	Developable Area (ha):	25.71

Site Description:

The site falls within the ward of Sheerness but is outside of an adjacent to the built-up area boundaries of Queenborough and Minster/Halfway, close to Queenborough Road, Lower Road and the A249. The site is approximately 3.5km to the south of the main town centre at Sheerness, 3km to the west of Minster and 1.5km to the east of Queenborough. Between the highway network and built-up areas, the site is immediately surrounded by agricultural land/open countryside.

Suitability:

The southwestern corner of the site falls within flood zone 3 and this has been removed from the developable area. Otherwise, the site is not subject to any high level constraints and is adjacent to existing built-up area boundaries. Queenborough and Halfway both have a reasonable range of services and facilities, including there being a primary school and supermarket within walking distance of the site. There are also good public transport links to the train station, as well as into Sheerness and Minster. The site is also adjacent to currently allocated employment land. Overall, the site is considered to be in a sustainable location suitable for residential development.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented relevant permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	540
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Potential Employment Area (ha):	0
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Potential Other Use Area (ha):	0
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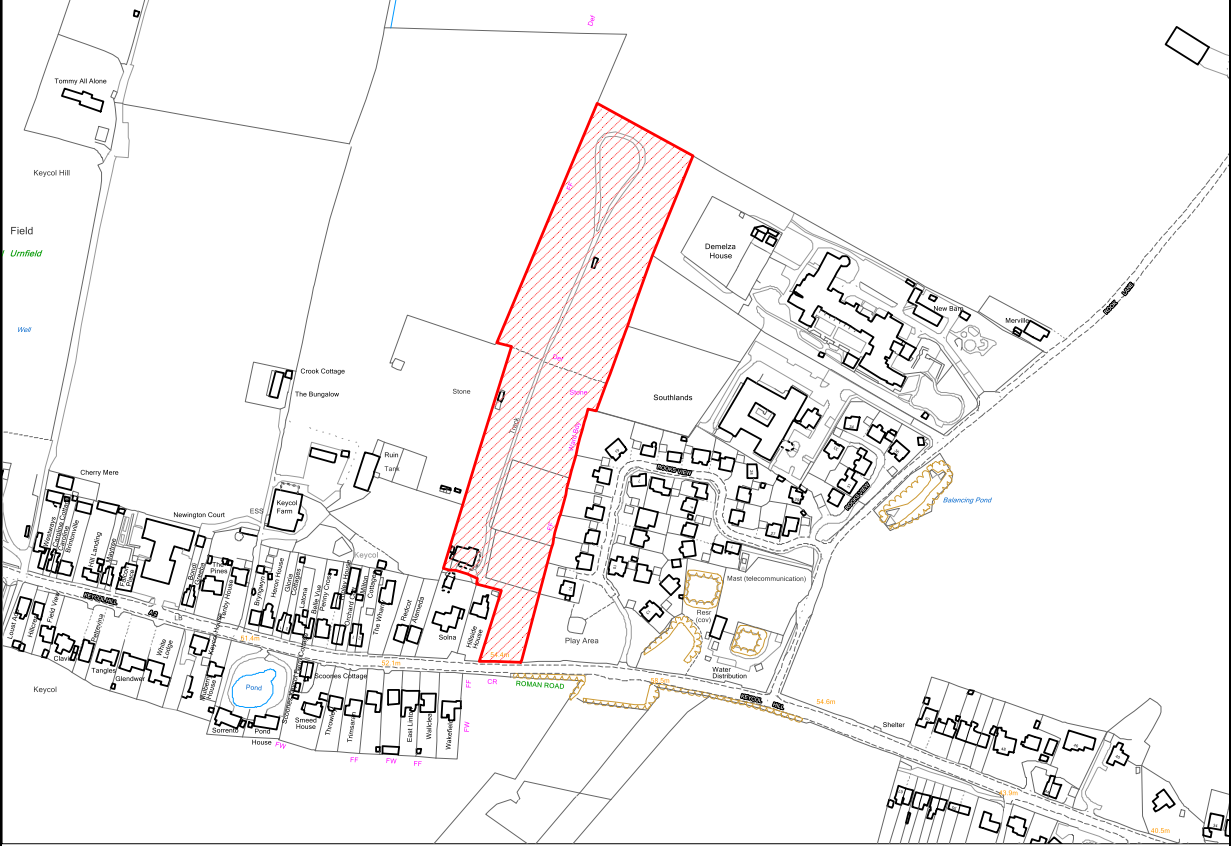
Timescale for delivery:	5 years
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Assessment Outcome:

Suitable and deliverable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/166	Land Rear of Solna, Keycol Hill	Newington



Site Assessment

Current/Previous Use:	Open countryside	Gross Site Area (ha):	2.7
Site Type:	Greenfield	Developable Area (ha):	2.7

Site Description:

The site is situated within the Parish of Newington but approximately 1km outside of the east of the built up area boundary of the main village and 1km to the west of the settlement confines of Sittingbourne. It is also adjacent to the parish of Bobbing. The site fronts the A2 which features pockets of mainly ribbon development, and to the rear, the site is surrounded by open countryside/agricultural land.

Suitability:

The site is not subject to any high level constraints but is remote from the settlement confines of both Newington and Sittingbourne. In terms of access to services, the site is in a relatively unsustainable location due to the distance from the range of amenities in nearby settlements although there is a bus service to both settlements along the A2. The site is considered to be in an unsustainable location and therefore unsuitable.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented relevant permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	0 (85)
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Potential Employment Area (ha):	0
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Potential Other Use Area (ha):	0
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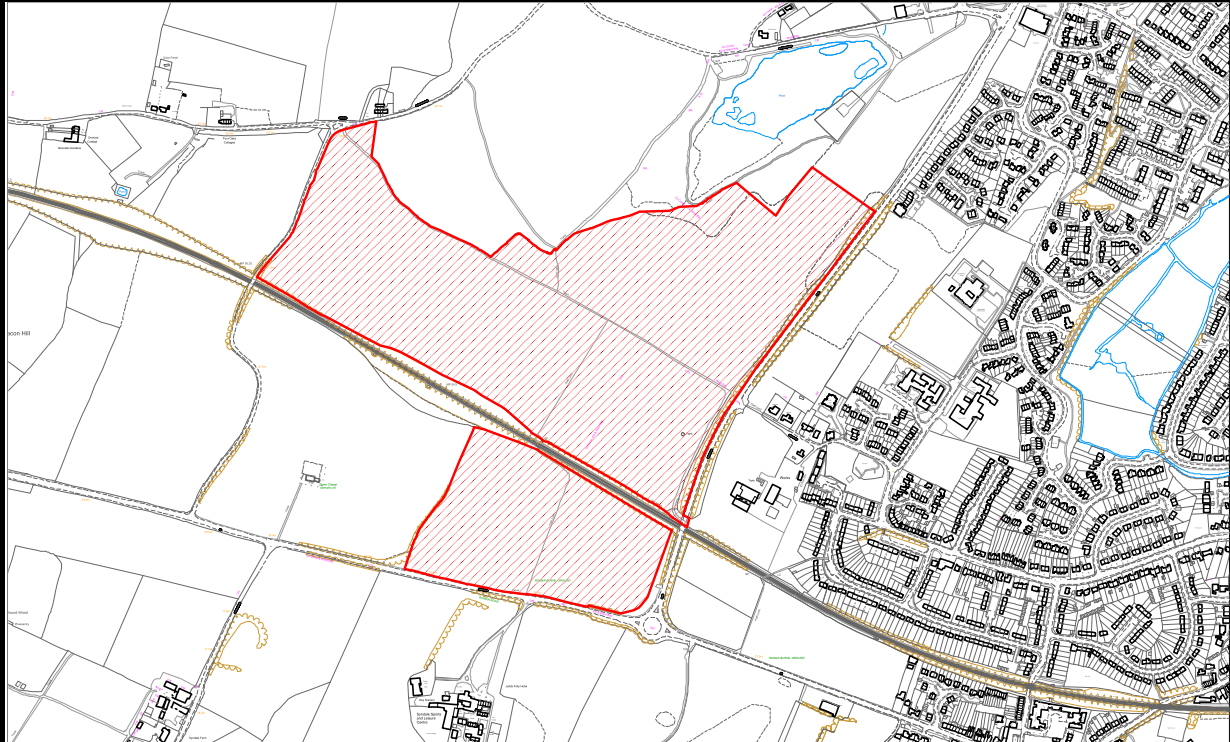
Timescale for delivery:	0
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Assessment Outcome:

Unsuitable

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/167	Land west of Western Link	Faversham



Site Assessment

Current/Previous Use:	Agricultural land	Gross Site Area (ha):	35.6
Site Type:	Greenfield	Developable Area (ha):	35.6

Site Description:

The site is made up of two separate but adjacent parcels of land. The larger land parcel sits to the north of the railway line, extends westwards to Bysingwood Road, eastwards to the Western Link Road and north to the extent of the field boundary and the woodland area. The southern part of the site is rectangular in shape and sits between the railway line, the Western Link Road and the A2 London Road. The western boundary is marked by a line of trees and hedgerow that thins out in places and marks the boundary between the site and the next field.

Suitability:

The site is located adjacent to the settlement confines of Faversham. The site is not subject to any high level constraints although falls entirely within an area of high landscape value (Kent level) and large parts of both sites are within the safeguarded area for brickearth. In terms of access to services, the site is in a reasonably sustainable location. To the south of the sites, beyond the A2 London Road, is the Syndale conservation area and the site may have an impact on its setting. An archaeological assessment would also be required given the site's proximity to the Faversham Stone Chapel. A number of public rights of way cross the site. The site is considered suitable.

Availability:

The site is in single ownership and has been promoted by the owners who have a willing developer. The site is considered to be available.

Achievability:

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be achievable. Consideration will need to be given to the impact of the site on the conservation area and the scheduled ancient monument to the south of the A2 and to the west of the site's southern parcel of land. This may impact on the overall yield for the site. The site is considered to be achievable although it would have a significant impact on the local landscape, being in an area identified as having high landscape value (Kent level).

Potential Residential Yield (units):

600

Potential Employment Area (ha):

0

Potential Other Use Area (ha):

0

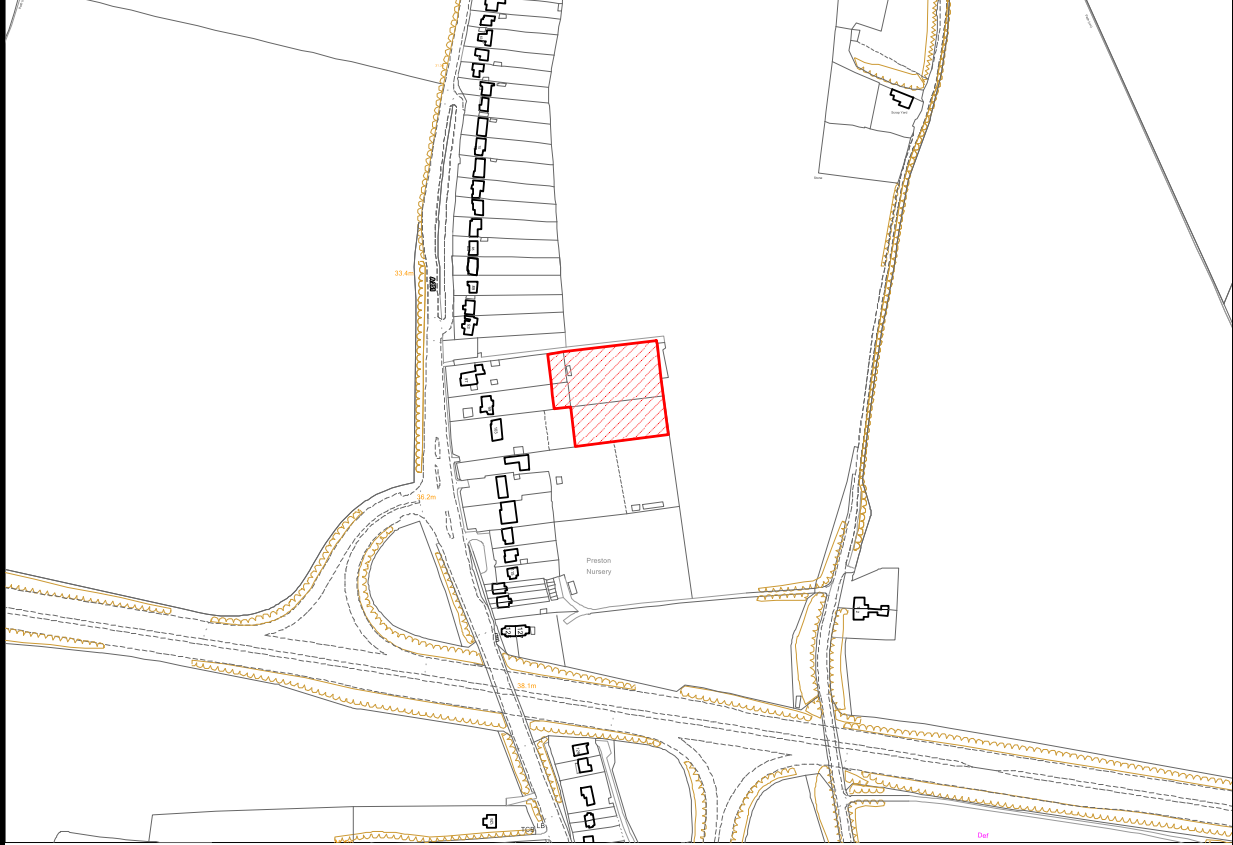
Timescale for delivery:

6-10 years

Assessment Outcome:**Suitable and deliverable**

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/169	97-103 Ashford Road	Faversham



Site Assessment

Current/Previous Use:	Residential gardens	Gross Site Area (ha):	0.32
Site Type:	Greenfield	Developable Area (ha):	0.32

Site Description:

The site is situated to the rear of dwellings in Ashford Road, just off junction 6 of the M2 and adjacent to the built-up area boundary of Faversham. To the south of the M2, development is sporadic and the area comprises mainly open countryside/agricultural land. To the north, there is linear residential development along Ashford Road before reaching the main town. To the east is an existing Local Plan allocation, and to the west is another allocation which now has planning permission. The site forms the residential gardens to 3 dwellings in Ashford Road.

Suitability:

The site is not subject to any high level constraints and is adjacent to the settlement confines of Faversham. In terms of access to services and facilities, the site is approximately 1km away from Faversham town centre. However, the existing Local Plan allocations to the west and east of the site will provide closer access to shops and employment opportunities, with enhances links to the main town. The site is therefore considered to be in a sustainable location and therefore suitable. .

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units): 20

Potential Employment Area (ha): 0

Potential Other Use Area (ha): 0

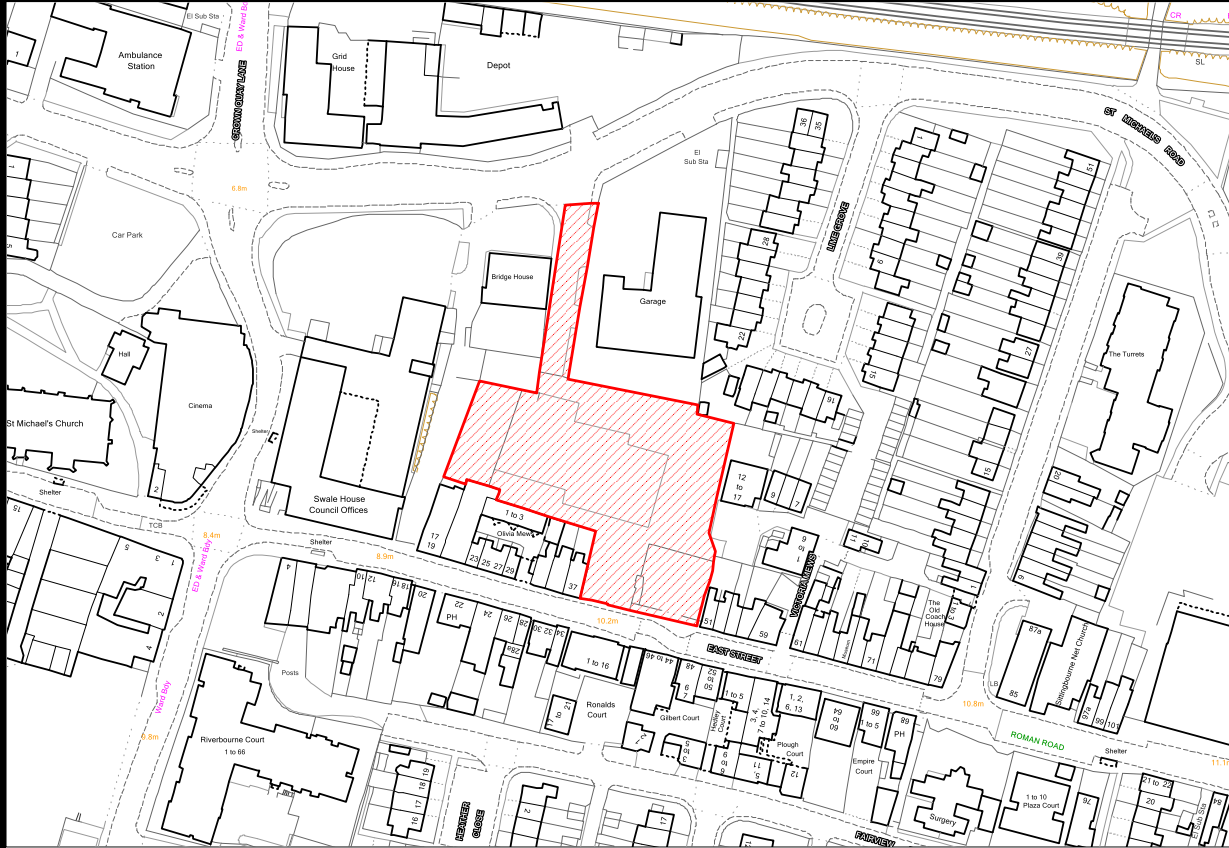
Timescale for delivery: 5 years

Assessment Outcome:

Suitable and deliverable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/170	Former Bus Depot, East Street	Sittingbourne



Site Assessment

Current/Previous Use:	Commercial	Gross Site Area (ha):	0.46
Site Type:	Brownfield	Developable Area (ha):	0.46

Site Description:

The site is within Sittingbourne town centre, formerly a bus depot now used for parking by a vehicle dealership. The site is surrounded by a mixture of commercial, leisure and residential development. The site is close to a conservation area and listed building.

Suitability:

The site is not subject to any high level constraints and is within the existing settlement boundary for Sittingbourne town centre. The site is within a reasonable walking distance of a wide range of shops, a GP's surgery, leisure facilities, open space, a primary school and a range of employment opportunities. Additionally, it is close to bus stops and a train station with regular services around and out of the town. The site is considered to be in a sustainable location suitable for residential development.

Availability:

The site is owned by the Local Authority, but is currently leased to a vehicle dealership for use as storage. The site is not considered to be available at this time.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units): 0

Potential Employment Area (ha): 0

Potential Other Use Area (ha): 0

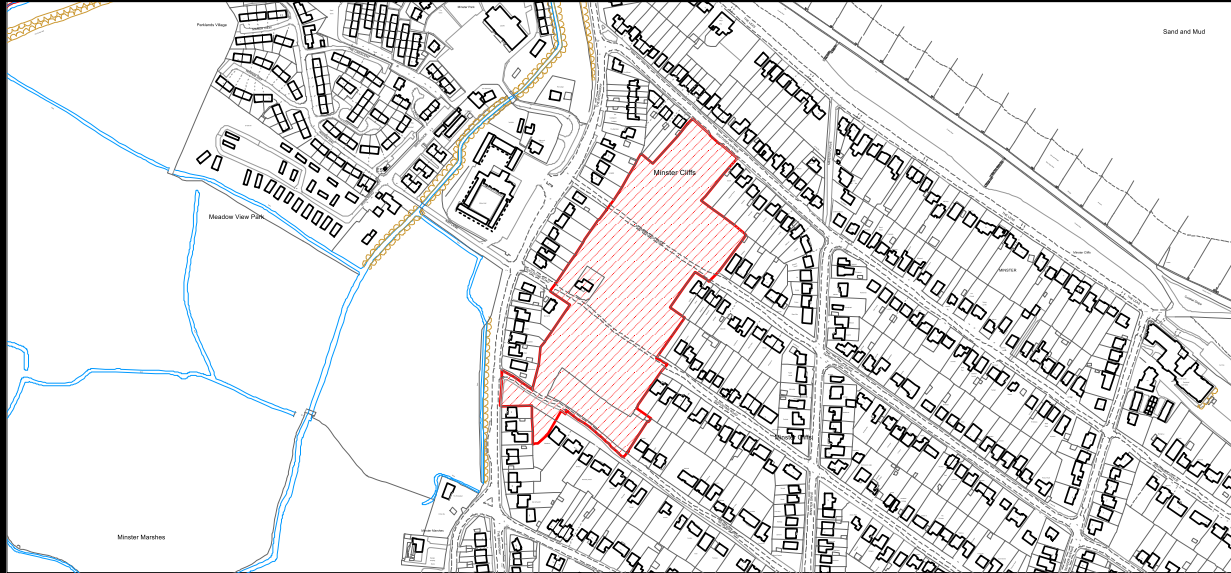
Timescale for delivery: 0

Assessment Outcome:

Suitable but undeliverable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/171	Between 11 & Sunset, Southsea Avenue	Minster



Site Assessment

Current/Previous Use:	Scrubland	Gross Site Area (ha):	3.39
Site Type:	Greenfield	Developable Area (ha):	3.39

Site Description:

This large undeveloped parcel of land straddles 4 residential streets in the north west of Minster. The topography of the site has a downward gradient from west to east. The site is characterised by dense undergrowth and trees.

Suitability:

The closest schools, shops and services are further away than the 800 metre marker used to assess sustainability in terms of access to services. Nevertheless, the site is within the settlement confines and is not subject to any high level constraints with the exception of the very western edge of the site. The site is therefore considered to be suitable.

Availability:

The site has been promoted by the landowners for development and is being marketed. The site is therefore considered to be available.

Achievability:

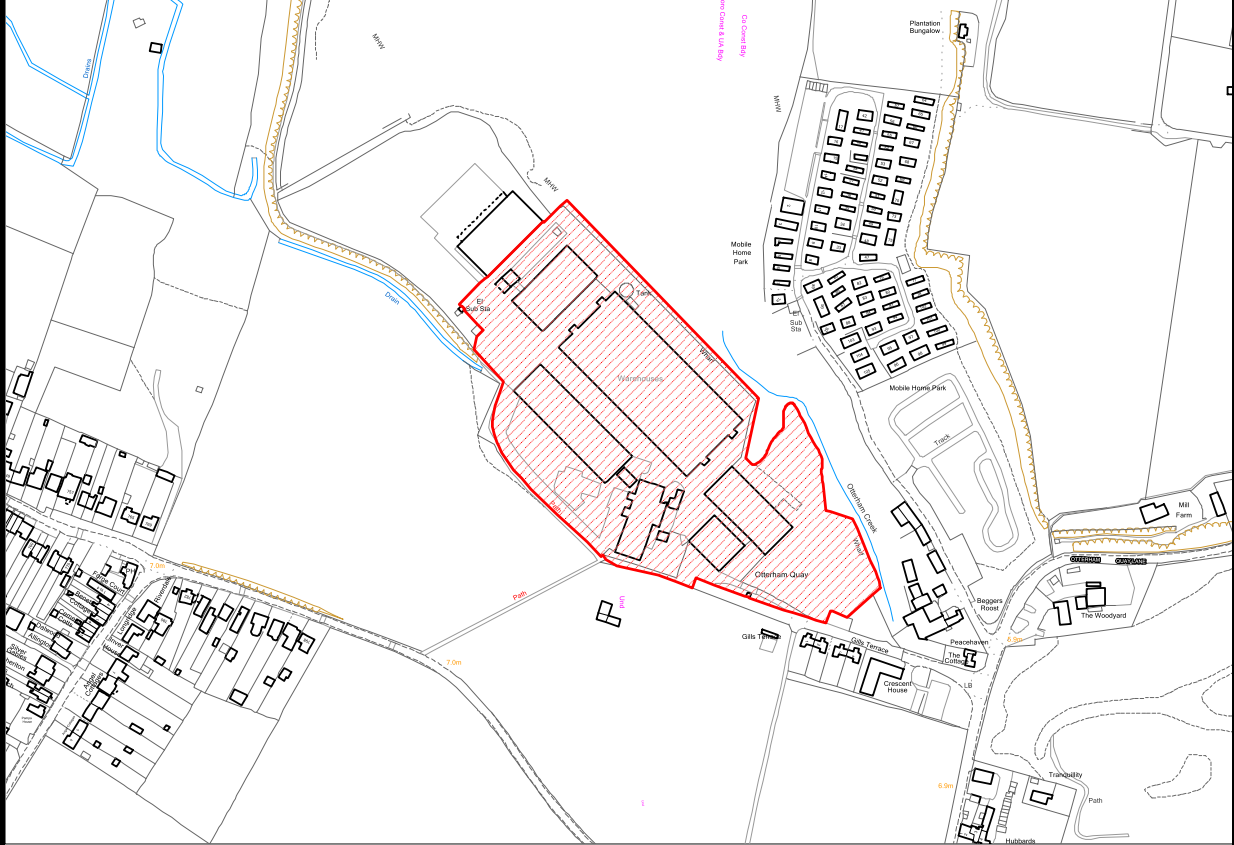
Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be achievable. Topography, access and biodiversity are all issues that will need to be given particular consideration. The site was previously an allocation in the 2008 local plan but did not come forward. With renewed interest in the site, it is now likely that the site could come forward. The site is considered to be achievable.

Potential Residential Yield (units):	50
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Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	6-10 years
Assessment Outcome:	
Suitable and deliverable.	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/172	Otterham Quay, Otterham Quay Lane	Upchurch



Site Assessment

Current/Previous Use:	Warehousing	Gross Site Area (ha):	4.4
Site Type:	Brownfield	Developable Area (ha):	0

Site Description:

The site is within the Upchurch area but separated from the built-up area boundary of the main village. To the north is the river Medway, to the south and west is some open land before reaching Rainham, to the east is a caravan park, and the south east a golf course. The centre of Rainham is some 2.22km away.

Suitability:

The site is almost entirely covered by flood zone 3 and is therefore subject to a high level constraint. The remaining area would not be big enough for residential development. The site is considered to be unsuitable for residential development.

Availability:

The site has been taken from the Council's Employment Land Review. The site is not entirely vacant and not considered to be available at this time.

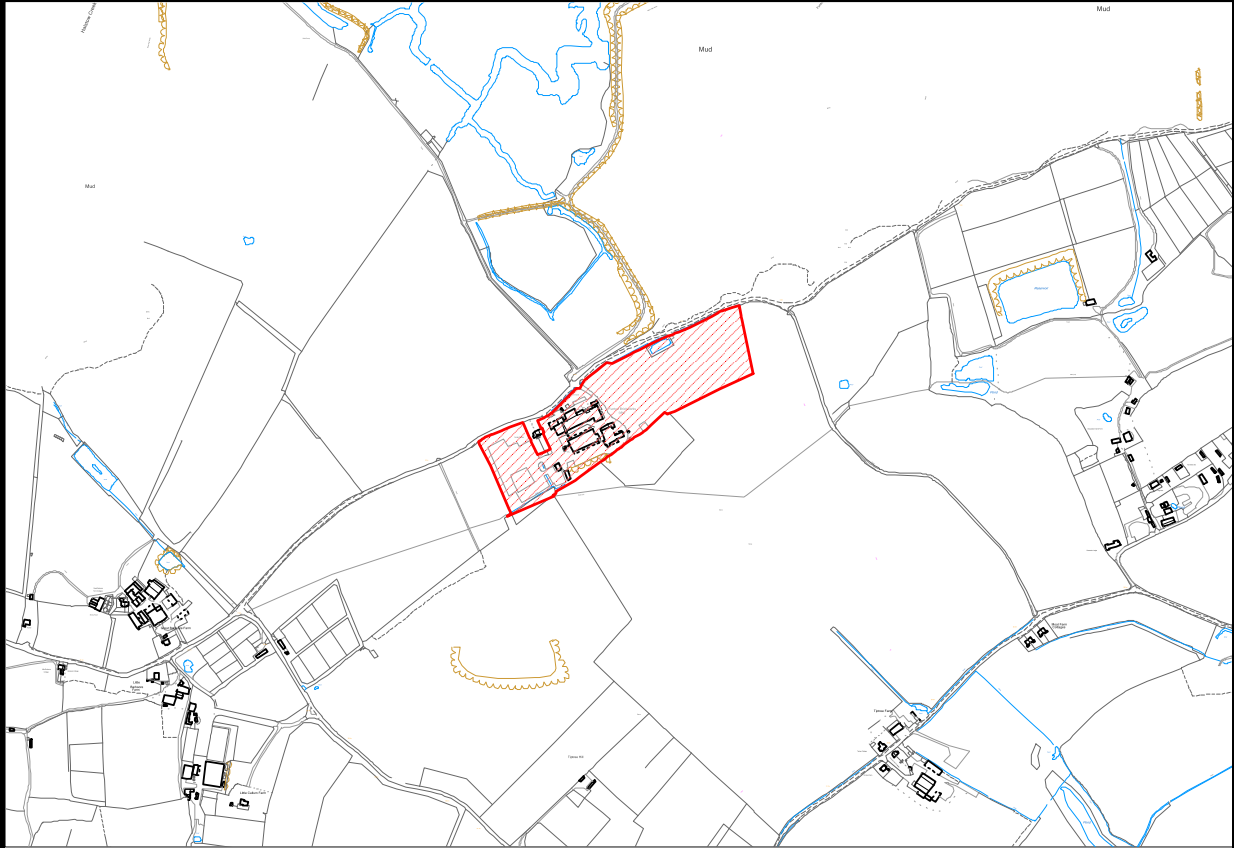
Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	0
Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	0
Assessment Outcome:	
Unsuitable.	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/173	Former Funton Brickworks	Lower Halstow



Site Assessment

Current/Previous Use:	Industrial	Gross Site Area (ha):	6.59
Site Type:	Brownfield	Developable Area (ha):	0

Site Description:

The site is within the Lower Halstow area but is separated from any settlement boundary. The Swale is to the north, with the villages of Iwade and Lower Halstow to the east and west respectively. The immediate surroundings are rural in nature, with mainly agricultural land and open countryside. The site is partially covered by a minerals safeguarding area and is within an area of high landscape value.

Suitability:

A small part of the site is covered by flood zone 3 but this could be removed from the developable area. However, the site is remote from any settlement confines and there are no services, facilities or employment opportunities close by. There are no bus stops and development of the site would result in an isolated, car reliant scheme. The site is considered to be in an unsustainable location which is not suitable for residential development.

Availability:

The site has been taken from the Council's Employment Land Review but is being actively promoted for residential development and is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):

0

Potential Employment Area (ha):

0

Potential Other Use Area (ha):

0

Timescale for delivery:

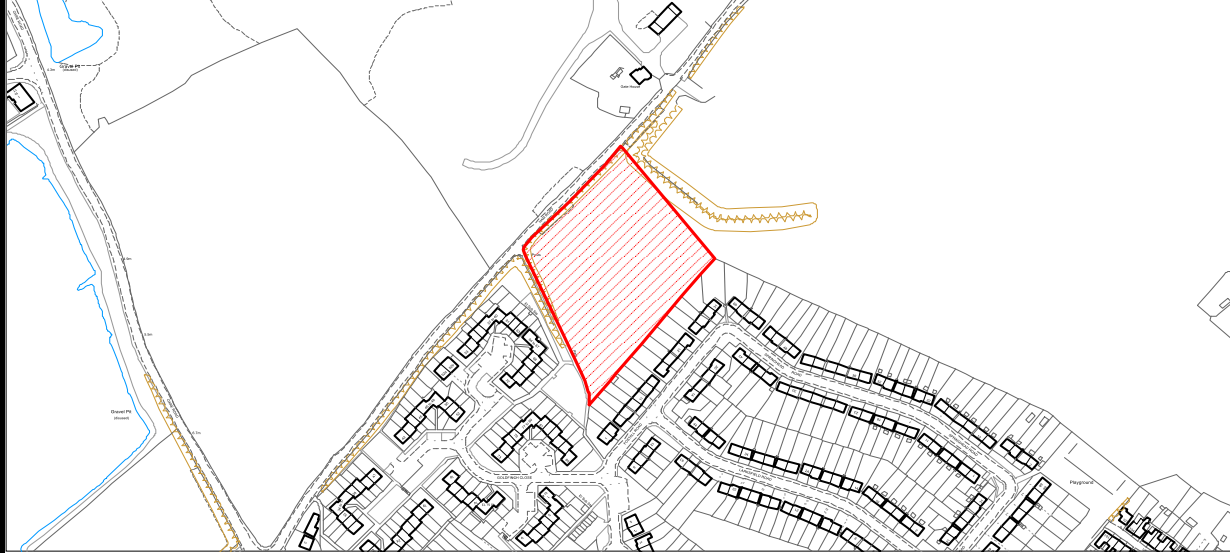
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Assessment Outcome:

Unsuitable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/174	Land at Ham Farm, Ham Road	Faversham



Site Assessment

Current/Previous Use:	Agricultural land	Gross Site Area (ha):	1.17
Site Type:	Greenfield	Developable Area (ha):	1.17

Site Description:

This site is located within the settlement confines of north Faversham. With open countryside to the north, its most recent use was workings for gravel extraction. The site is flat and set below the level of Ham road that runs along the north west boundary of this kite shaped site.

Suitability:

The site is in a sustainable location in terms of access to a primary school, shop and bus service. The site is not subject to any high level constraints. Access for the site may impact on the rural character of Ham Road. The site is considered to be suitable.

Availability:

The site has been promoted on behalf of the landowner (single ownership) and is therefore considered to be available. It is also allocated for residential development in the 2017 Local Plan, Bearing Fruits.

Achievability:

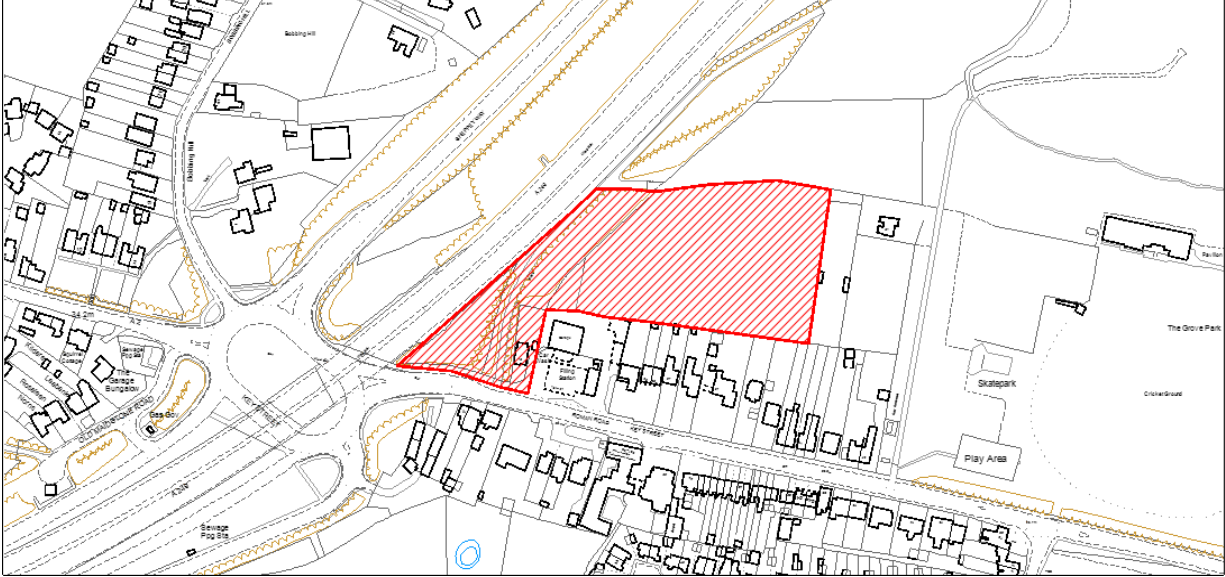
Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low and the site is considered to be achievable subject to satisfactory access that would be agreed at planning application stage. The site is considered to be achievable.

Potential Residential Yield (units):	35
Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0

Timescale for delivery:	0-5 years
Suitable and deliverable.	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/175	Land north of Key Street, Sittingbourne	



Site Assessment

Current/Previous Use:	Commercial	Gross Site Area (ha):	1.56
Site Type:	Greenfield	Developable Area (ha):	1.56

Site Description:

The site is located on the western periphery of Sittingbourne, adjacent to the junction of the A2 and A249. It is a flat greenfield parcel set at a lower level than the surrounding properties to the south of the site, the A249 to the west and the woodland to the north (that is covered with TPO) giving it an enclosed character that is well screened in wider views.

Suitability:

The site is within the settlement confines of Sittingbourne. The site is not subject to any high level constraints although ground water flooding is a potential issue. In terms of access to services, the site is in a sustainable location with access to a shop and regular bus services on Key Street and schools. The site is considered to be suitable.

Availability:

The site has been promoted by the landowner and is therefore considered to be available.

Achievability:

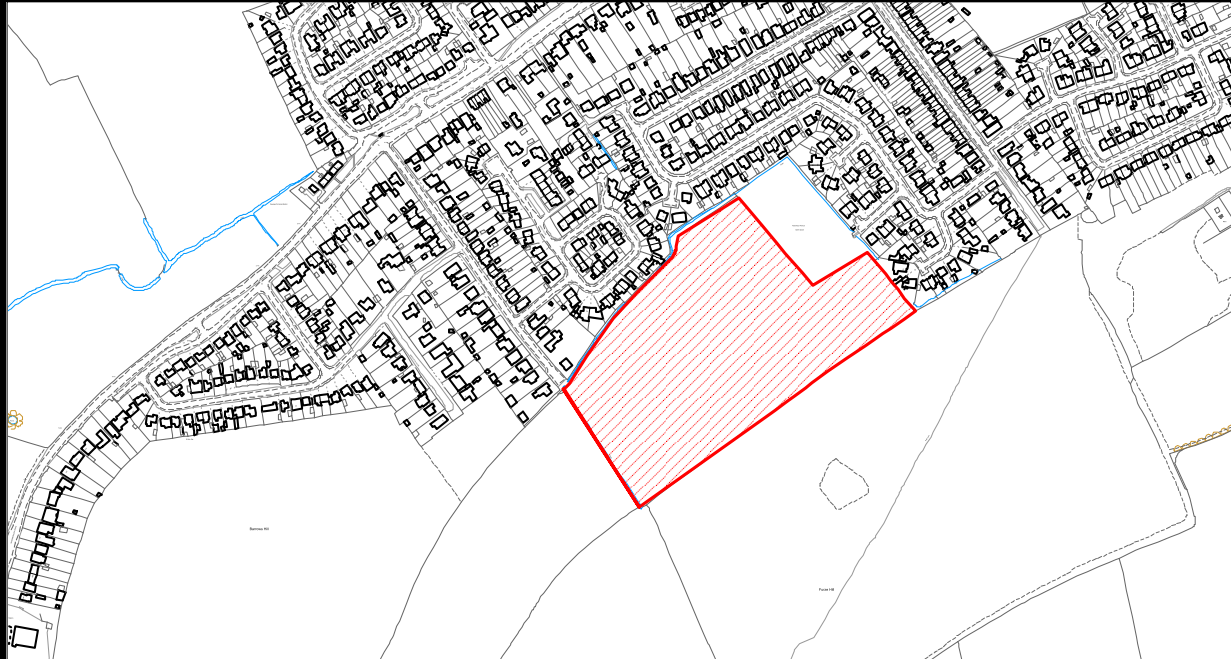
There is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low and the site is considered to be achievable although it has remained undeveloped despite previously being allocated for residential development in the 2008 local plan and there are no extant planning permission for the site. The site is considered achievable in the longer terms

Potential Residential Yield (units):	30
Potential Employment Area (ha):	N/A

Potential Other Use Area (ha):	N/A
Timescale for delivery:	Years 11 to 16
Assessment Outcome:	
Suitable and deliverable.	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/176	Land at Belgrave Road	Minster



Site Assessment

Current/Previous Use:	Agricultural land	Gross Site Area (ha):	5
Site Type:	Greenfield	Developable Area (ha):	5

Site Description:

The site is generally flat, rising to the south at the base of Furze hill and is currently in use for agricultural purposes. The site's northern boundary runs along the rear of the properties on Ashley Close and Emary Avenue. An area of open space is located to the north east of the site with residential development beyond at Rosemary Avenue. The site is bounded a discontinuous line of hedgerow and trees.

Suitability:

The site is within the settlement confines of Minster and is not subject to any high level constraints although the tree line extending along the north of the site and part of the eastern boundary is subject to a TPO. This site is considered to be suitable.

Availability:

The site is Crown owned and was promoted for development by the landowner's agent. The site is therefore considered to be available. The site is also allocated for residential development in the 2017 adopted Local Plan, Bearing Fruits.

Achievability:

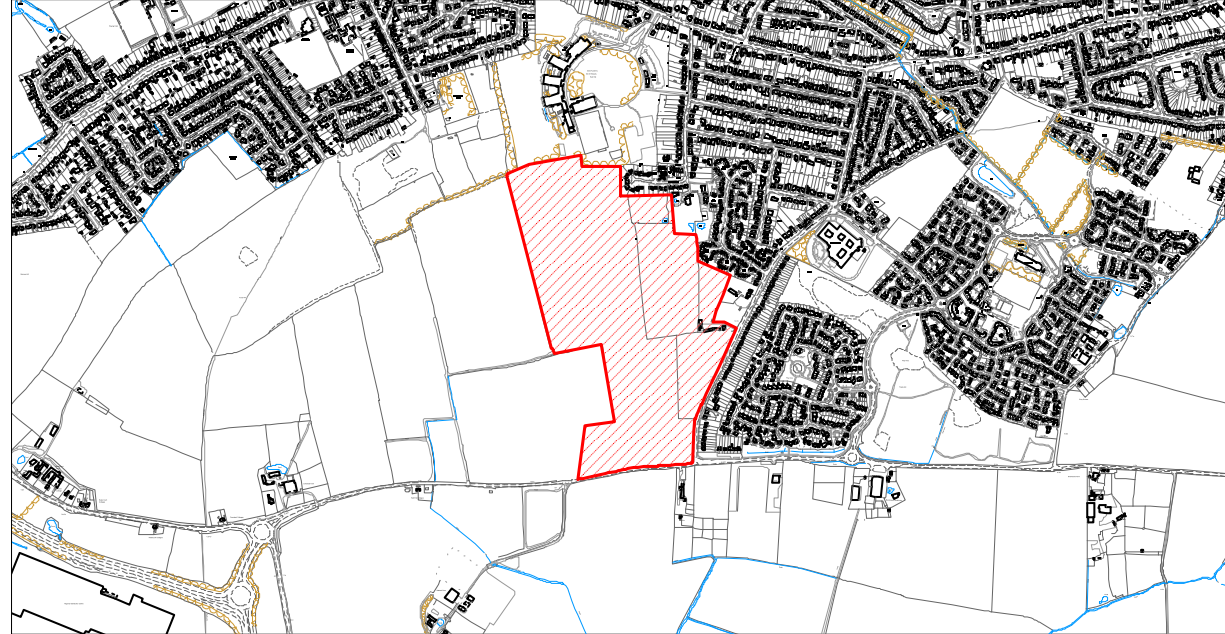
There is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low and the site is considered to be achievable.

Potential Residential Yield (units):	140
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Potential Employment Area (ha):	N/A
Potential Other Use Area (ha):	N/A
Timescale for delivery:	0-5 years
Assessment Outcome:	
Suitable and deliverable.	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/177	Land at Cowstead Farm, Lower Road (Barton Hill Drive)	Minster



Site Assessment

Current/Previous Use:	Agricultural land	Gross Site Area (ha):	25
Site Type:	Greenfield	Developable Area (ha):	25

Site Description:

The site represents a significant greenfield parcel of land to the south of Minster. It is a prominent hillside location with residential development to the east and north of the site. The Oasis Academy is to the north of the site with arable farmland to the south and west. The A2500 runs along the southern boundary of the site.

Suitability:

The site is not subject to any high level constraints and is located within the settlement confines of Minster. In terms of access to services, the site is in a relatively unsustainable location in itself although local facilities are planned at nearby Thistle Hill and a development of this scale would generate some of its own services and facilities. Therefore, the site is considered to be suitable.

Availability:

The site has a willing landowner who is prepared to see the site developed having applied for planning permission. The site is considered to be available.

Achievability:

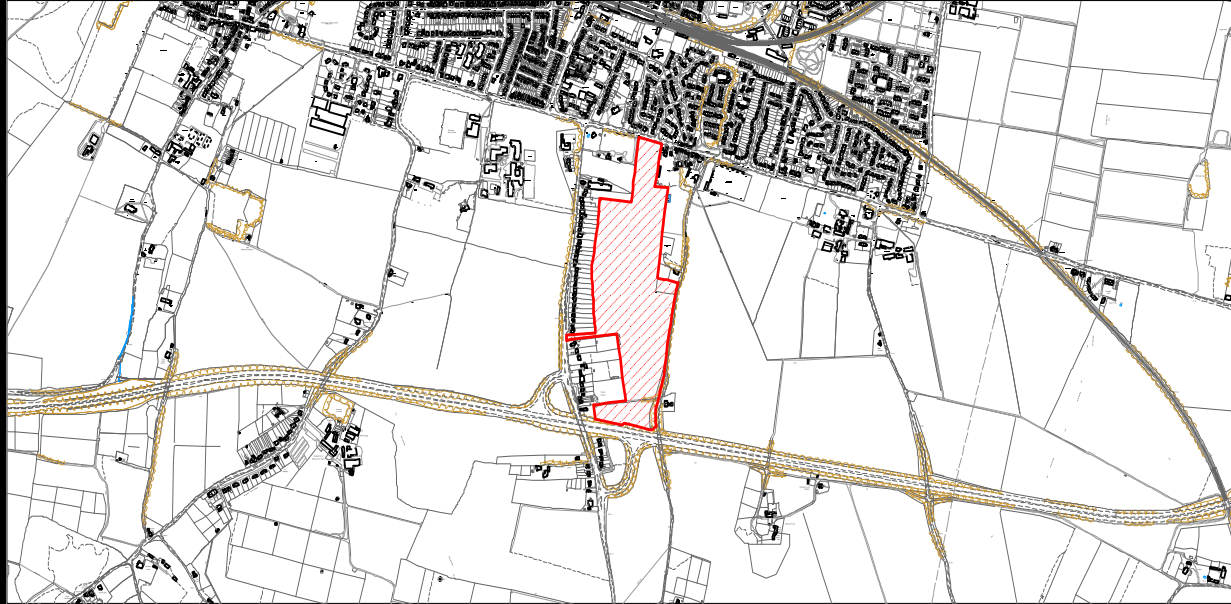
There is a good prospect that development on the site could be provided subject to the provision of additional and improved infrastructure that would be needed to provide for any new community and mitigate the impacts any development could have on the local road network. The site is considered achievable.

Potential Residential Yield (units):	620
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Potential Employment Area (ha):	N/A
Potential Other Use Area (ha):	N/A
Timescale for delivery:	0-5 years
Assessment Outcome:	
Suitable and deliverable	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/178	Preston Fields, Canterbury Road, Faversham	Faversham



Site Assessment

Current/Previous Use:	Agricultural land	Gross Site Area (ha):	14
Site Type:	Greenfield	Developable Area (ha):	1.6

Site Description:

The site is broadly rectangular in shape and sites behind the line of properties on Ashford Road to the west and Salters Lane to the east. It is bounded by the M2 to the south and the A2 Canterbury Road to the north excluding the KCC highway depot that sites to the north east corner. The site is formed by a shallow valley providing rural views from the A2, the valley rising moderately up to Salters Lane and to Ashford Road.

Suitability:

The site is not subject to any high level constraints, the northern half of the site falling within the settlement confines of Faversham. In terms of access to services, the site is in a relatively sustainable location, within 800 metres of a train station and 800 metres of a primary school. A convenience store and GP surgery is further away at 835m and 1.1km respectively. Overall, the part of the site that falls within the settlement confines is suitable.

Availability:

The site has been promoted by the landowner and is an allocation in the adopted Local Plan, Bearing Fruits for housing. The site is considered available.

Achievability:

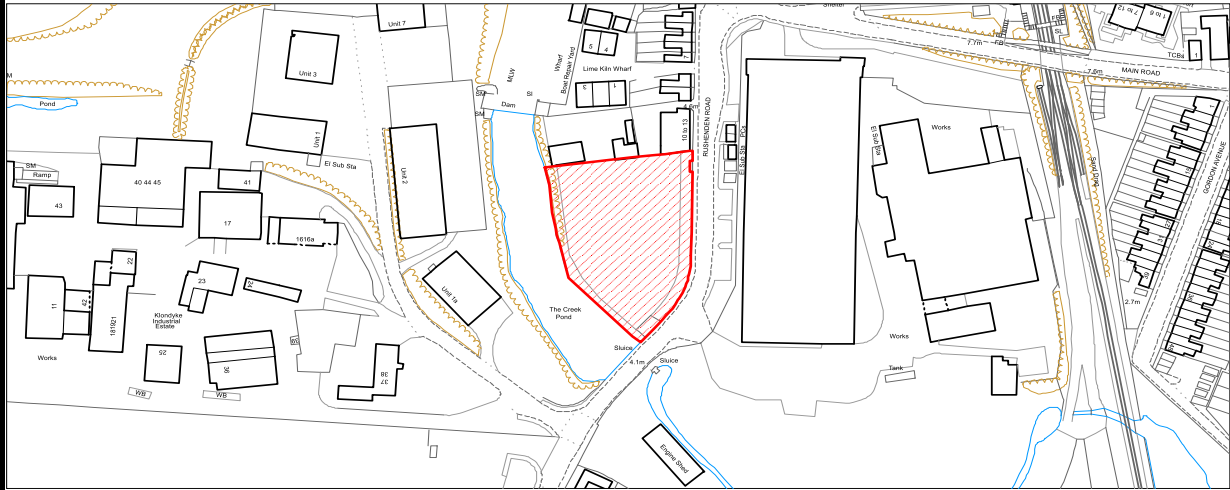
The site has outline planning permission for housing development, including highway improvements at the A2/A251 and the S106 agreement is due to be completed in due course. The site is considered achievable.

Potential Residential Yield (units):	250
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Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	1-5 years
Assessment Outcome:	
Suitable and deliverable	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/179	The Foundry, Rushenden Road	Queenborough



Site Assessment

Current/Previous Use:	Industrial	Gross Site Area (ha):	0.37
Site Type:	Brownfield	Developable Area (ha):	0.37

Site Description:

A flat, open site, the Foundry is part of the wider regeneration area of Queenborough, surrounded to the west and east by industrial and/or commercial premises in a prominent position on Rushenden Road.

Suitability:

The site is not subject to any high level constraints other than flood risk. It is likely that the land would have some contamination issues given its most recent use. With regards to flood risk, the site has already passed the exceptions test of the NPPF given the wider regeneration benefits of bringing forward this site that is, in terms of access to services, in a sustainable location, within the settlement confines of Queenborough. The site is considered to be suitable.

Availability:

The site is within single ownership with no tenancy or lease agreements on the site. A local plan allocation in Bearing Fruits, the site forms part of the wider Queenborough and Rushenden regeneration area. The site is considered to be available.

Achievability:

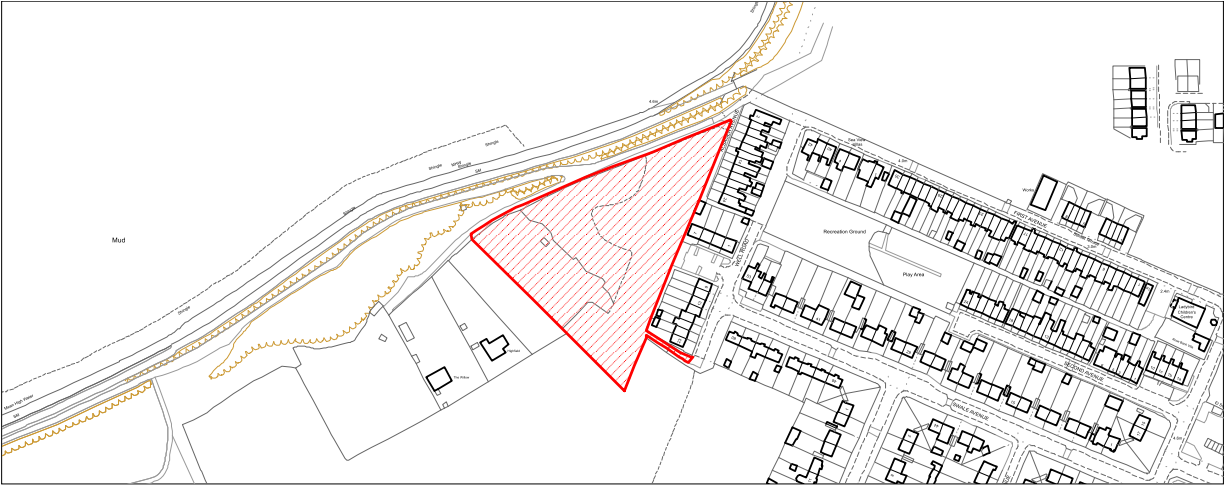
The site offers a suitable location for housing/mixed use development. The regeneration uplift in land values within the wider regeneration area supports a mixed use scheme in this location. There is a good prospect that development will come forward on the site subject to the costs associated with the decontamination and infrastructure required to support the development.

Potential Residential Yield (units):	37
Potential Employment Area (ha):	0.13

Potential Other Use Area (ha):	0
Timescale for delivery:	6-10 years
Assessment Outcome:	
Suitable and deliverable	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/180	Nil Desperandum, Alsager Avenue	Queenborough



Site Assessment

Current/Previous Use:	Open land	Gross Site Area (ha):	0.75
Site Type:	Greenfield	Developable Area (ha):	0.75

Site Description:

This triangular shaped site sits on the western edge of RUSHENDEN within 40 metres of the Medway Estuary and Marshes SPA, SSSI and Ramsar sites. It has a considerable gradient sloping south to north.

Suitability:

Set within the settlement confines, the site is within land at high risk of flooding and adjacent to land that is sensitive in terms of biodiversity. Nevertheless, it is within a wider regeneration area and the benefits of developing the site pass the exceptions test of the NPPF. Although in terms of access to services the site is not currently in a sustainable location, the regeneration proposals for the wider area address this as new facilities including a school and health centre are planned. There are a number of minor constraints to the site. These are access difficulties, utility provision, overhead power lines, archaeological potential, topography, flood risk, trees and the requirement to protect the amenity of existing residents. These minor issues are considered to be capable of resolution within the context of the regeneration plans for the wider area. The site is therefore considered to be suitable.

Availability:

The site is in single ownership with developer interest for housing purposes and is allocated in Bearing Fruits for residential development. The site is considered to be available.

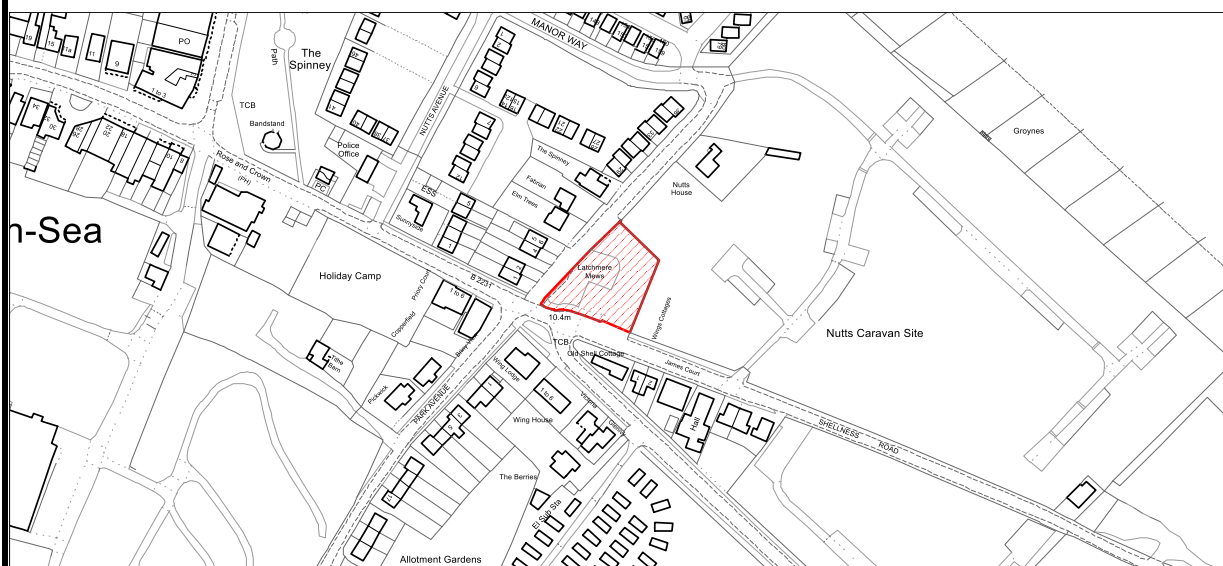
Achievability:

The site is a suitable option for housing development but is constrained by a number of small factors that are not considered to be unsurmountable, particularly in light of the rising land values in the wider area. There is a good prospect that development will come forward on the site subject to the necessary mitigation and infrastructure needed to support the development. The site is therefore considered to be achievable.

Potential Residential Yield (units):	22
Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	6-10 years
Assessment Outcome:	
Suitable and deliverable	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/181	Shellness Road & Park Avenue	Leysdown



Site Assessment

Current/Previous Use:	Car park (informal)	Gross Site Area (ha):	0.25
Site Type:	Brownfield	Developable Area (ha):	

Site Description:

This site sits on the corner of Shellness Road and Park Avenue. It forms part of a large hard standing currently in use as an informal car park having been used previously as a road haulage and bus depot and squash club. The Nutts Caravan site fronts the site on the east and north boundary with residential development located to the west and south.

Suitability:

The site is not subject to any high level constraints and sits within the settlement confines of Leysdown. In terms of access to services, the site is in a sustainable location. The site is considered as suitable.

Availability:

This site has been earmarked for development for a number of years. It is in single ownership and there are no apparent legal issues affecting the site nor lease or tenancy agreements. The site is considered available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over time. With no developer interest in the site (no extant planning permissions), development of the site is uncertain.

Potential Residential Yield (units):

10

Potential Employment Area (ha):

0

Potential Other Use Area (ha):

0

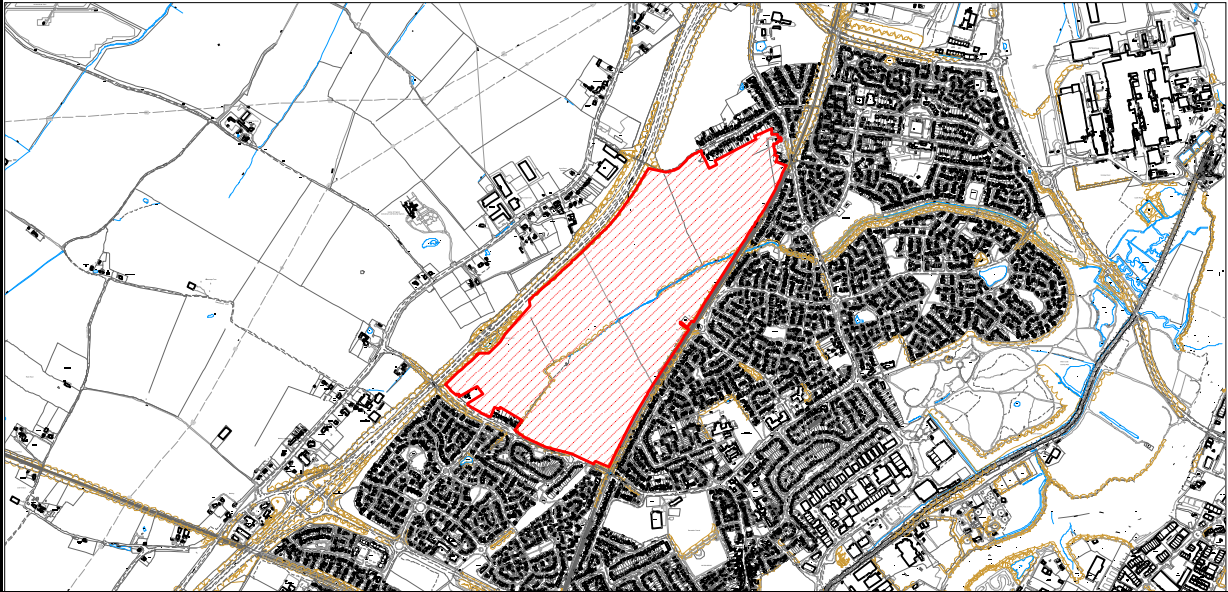
Timescale for delivery:

6-10 years

Assessment Outcome:**Suitable but undeliverable**

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/182	Land north of Quinton Road	Sittingbourne



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	61
Site Type:	Greenfield	Developable Area (ha):	

Site Description:

This substantial greenfield site is located to the north of Quinton Road between the A249 to the west and the railway line to the east. The site fronts the residential development along Bramblefield Lane, Bramblefield Medical Centre and Kemsley Railway Station to the north east. There is a small drain that roughly divides the site in half, entering towards the north east and terminating at the small coppice of poplar trees towards the centre of the site. The western boundary of the site is formed by the embankment of the A249.

Suitability:

The site is not subject to any high level constraints and is within the settlement confines of Sittingbourne. In terms of access to services, the site is in a sustainable location with additional facilities planned. The site is considered as suitable.

Availability:

The site has been promoted for development and a planning application has been submitted. The site is considered as available.

Achievability:

Planning permission is sought for this site and includes proposals for the infrastructure necessary to support existing and new communities. The site is considered to be achievable.

Potential Residential Yield (units):	1,000
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Potential Employment Area (ha):	0
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Potential Other Use Area (ha):	Secondary School
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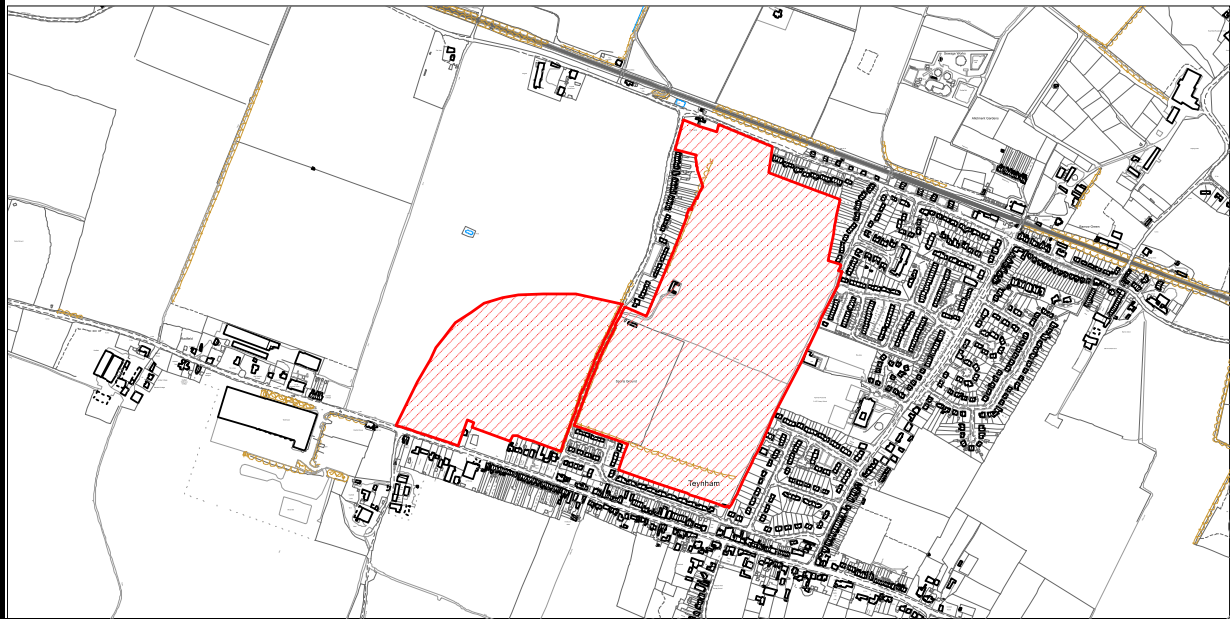
Timescale for delivery:	1 to 5 years; 6 to 10 years
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Assessment Outcome:

Suitable and devlierable

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/183	Land at Frogmal Lane	Teynham



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	30.5
Site Type:	Greenfield	Developable Area (ha):	

Site Description:

The site is formed of two parcels of land. The first is the area between the rear of the properties on the northern side of Frogmal Gardens, the east of Frogmal Lane, south of Lower Road and west of Cherry Gardens, Orchard View and Teynham primary school. The site comprises sports pitches to the north west and arable land to the east. It is relatively level, open in character with mature hedgerow at Frogmal Lane to the west. The second parcel of land sits to the west of Frogmal Lane and the north of the rear of the properties on London Road and includes some frontage with London Road itself. The northern, curved boundary of the site forms part of a larger field, open countryside extending to the north.

Suitability:

The site is not subject to any high level constraints. The rectangular site falls within the settlement confines of Teynham. In terms of access to services, the site is in a sustainable location. Additional

employment land is promoted as well as residential and open space provision. The site is considered as suitable.

Availability:

The main site is in single ownership and has been promoted for development by a developer. The site is considered to be available.

Achievability:

Capacity for additional traffic on Frogmal Lane will need to be addressed. Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):

260

Potential Employment Area (ha):

32,850 sq. m.

Potential Other Use Area (ha):

0

Timescale for delivery:

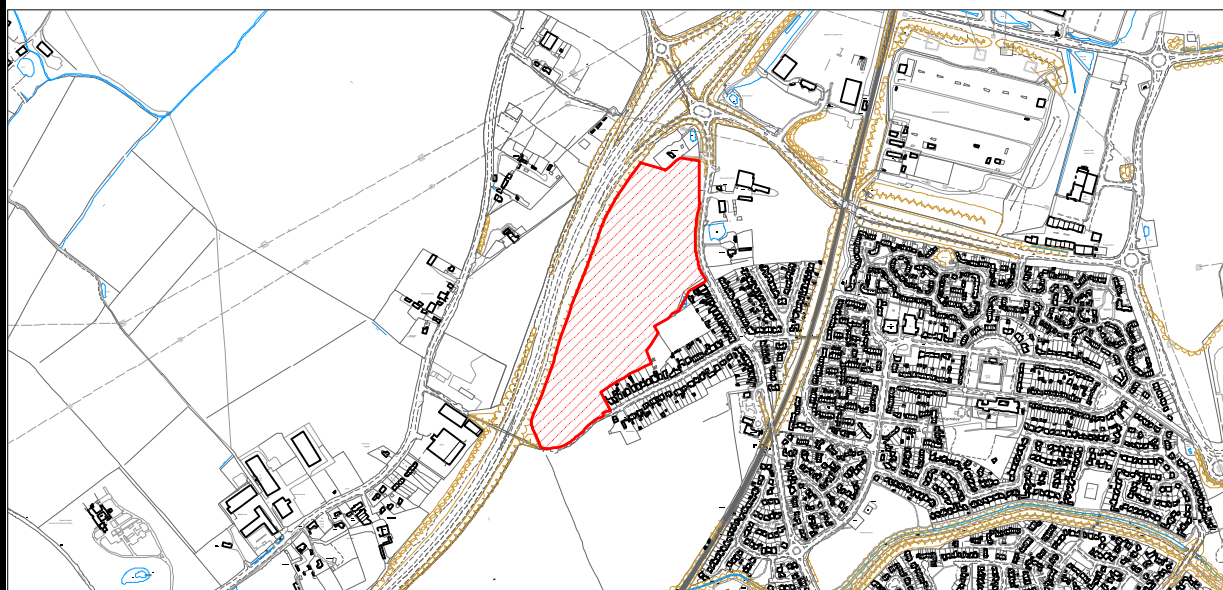
1 to 5 years; 6 to 10 years

Assessment Outcome:

Suitable and deliverable

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/184	Land at Pheasant Farm, East of Sheppey Way	Bobbing



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	10.4
Site Type:	Greenfield	Developable Area (ha):	

Site Description:

This greenfield site is located at the north western edge of Sittingbourne. The site generally rises from south to north, occupying a prominent elevated location overlooking Sittingbourne (having previously received spoil from the construction of the A249 in the 1990s). The site fronts Grovehurst Road to the north east, Bramblefield Lane to the south and the ribbon of residential development extending along the western boundary with the B2005 junction located to the north of the site. The land to the south has also been promoted for development (See 18/182).

Suitability:

The site is not subject to any high level constraints and is within the settlement confines of Sittingbourne. In terms of access to services, the site is in a sustainable location. The site is considered suitable.

Availability:

The site is in single ownership, it has been promoted for development and is part of an allocation in the adopted Local Plan, Bearing Fruits with land to the south. A planning application has been submitted/is expected. The site is considered to be available.

Achievability:

Access to the site has been considered within the context of the wider area. Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):

80

Potential Employment Area (ha):

0

Potential Other Use Area (ha):

0

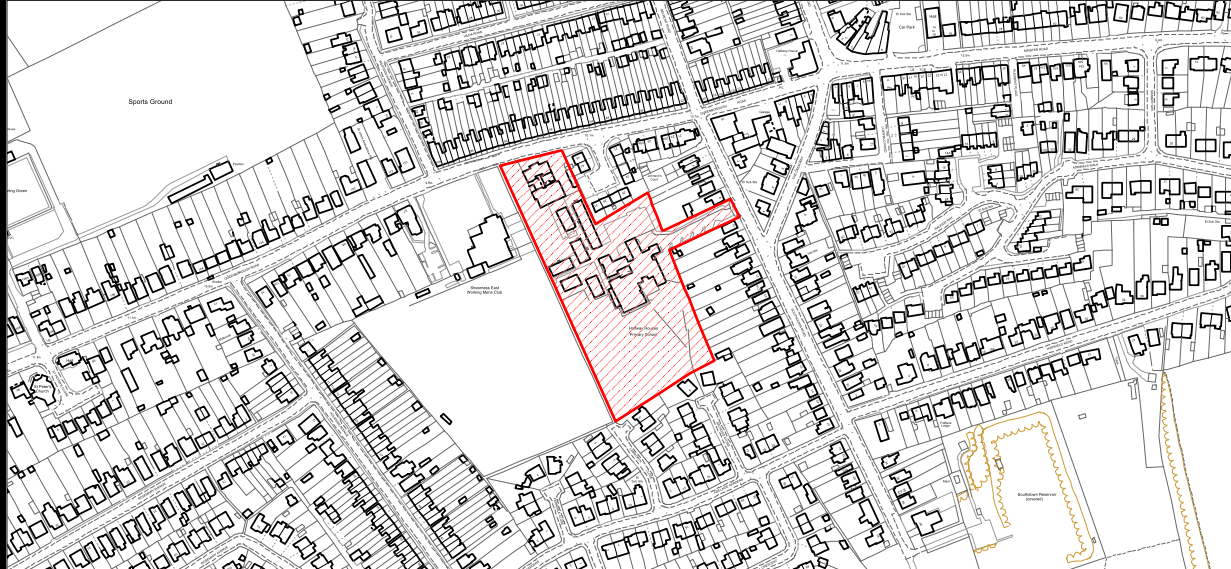
Timescale for delivery:

6 to 10 years

Assessment Outcome:**Suitable and deliverable**

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/186	Halfway Houses Primary School, Southdown Rd	Minster



Site Assessment

Current/Previous Use:	Former primary school	Gross Site Area (ha):	1.5
Site Type:	Brownfield	Developable Area (ha):	1.5

Site Description:

The site is a mix of brownfield and urban greenfield. The southern part of the site is a small grassed playing area and the brownfield portion to the north consists of former school buildings, car parking and playground. The site is largely flat although there is a slight gradient from north to south. The surrounding land is predominantly residential to the north, east and south with Minster recreation ground and working men's club to the west. There is a broken line of trees and hedgerow extending along parts of the western boundary.

Suitability:

The site is not subject to any high level constraints although an archaeological investigation would and is located within the settlement confines of Halfway Houses. In terms of access to services, the site is in a relatively sustainable location although the nearest primary school is 3.7km away. However, this is a brownfield site within the settlement confines and the site is therefore considered to be suitable.

Availability:

The site is in single ownership, (Kent County Council) although the marketing of the site has been withdrawn. There is uncertainty regarding the availability of the site. The site is considered unavailable.

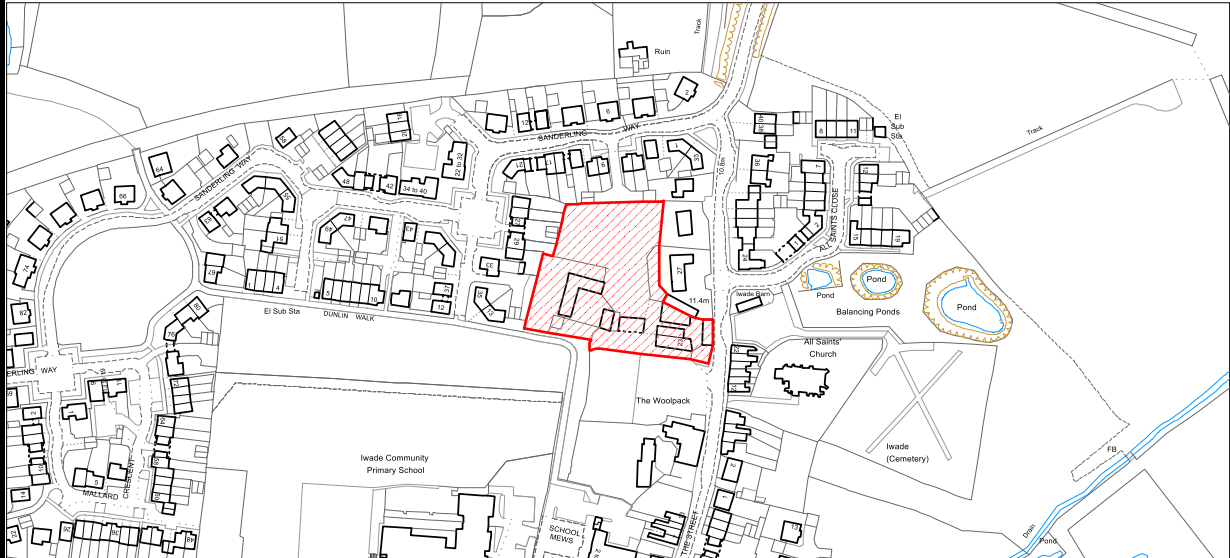
Achievability:

The site is a suitable option for housing development and is allocated for this use in the adopted Local Plan, Bearing Fruits. However, considering the uncertainty around its availability, the site is unlikely to be delivered in the foreseeable future. The site is therefore unachievable.

Potential Residential Yield (units):	60
Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	6-10 years
Assessment Outcome:	
Suitable but undeliverable	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/187	Iwade Fruit & Produce	Iwade



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	0.46
Site Type:	Greenfield	Developable Area (ha):	0.46

Site Description:

The site is situated within the built-up area boundary of Iwade which is a local service centre. It has an existing residential allocation in the adopted Local Plan but has not yet come forward. It is surrounded by a mixture of residential, commercial and education development.

Suitability:

The site remains free from high level constraints and is close to the range of services and facilities provided in Iwade, including a convenience store, primary school, GP surgery, public house, church and village hall. There are some local employment opportunities here but with bus stops and fairly regular services into Sittingbourne where there is a greater range of services and facilities as well as further transport links. The site remains in a sustainable location which is suitable for residential development.

Availability:

The landowner previously promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

Achievability:

It is likely that suitable connections and access can be gained to the site and it is considered to be achievable.

Potential Residential Yield (units):

21

Potential Employment Area (ha):

0

Potential Other Use Area (ha):

0

Timescale for delivery:

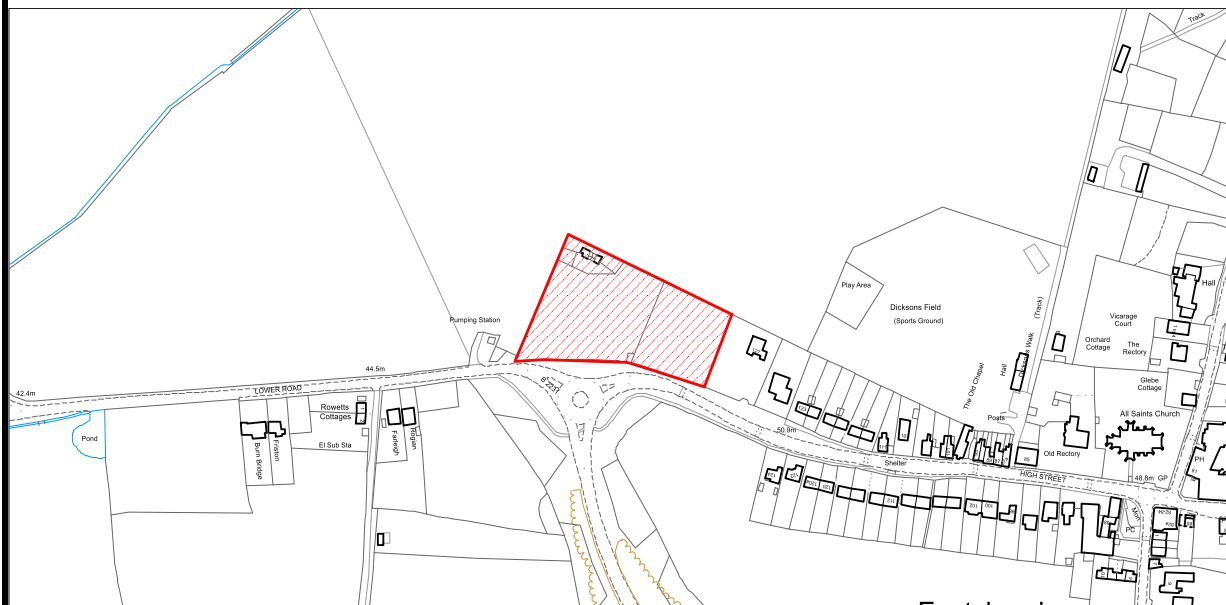
5 years

Assessment Outcome:

Suitable and deliverable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/189	Land north of High Street	Eastchurch



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	0.76
Site Type:	Greenfield	Developable Area (ha):	

Site Description:

The site is a flat parcel of land within the settlement confines of Eastchurch. It is largely open but with a discontinuous hedgerow extending along the southern boundary. There is a small disused building towards the north of the site. The western and northern boundaries of the site is made up of field boundaries with open countryside beyond. The south of the site is bounded by the High Street, a Local Green Space extending beyond to the south.

Suitability:

The site is not subject to any high level constraints and falls within the settlement confines of Eastchurch. In terms of access to services, the site is in a sustainable location. The site is considered suitable.

Availability:

The site is in single ownership and has been promoted for development by the landowner. The site is considered to be available.

Achievability:

Access to the site would be via the High Street. Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):

15

Potential Employment Area (ha):

0

Potential Other Use Area (ha):

0

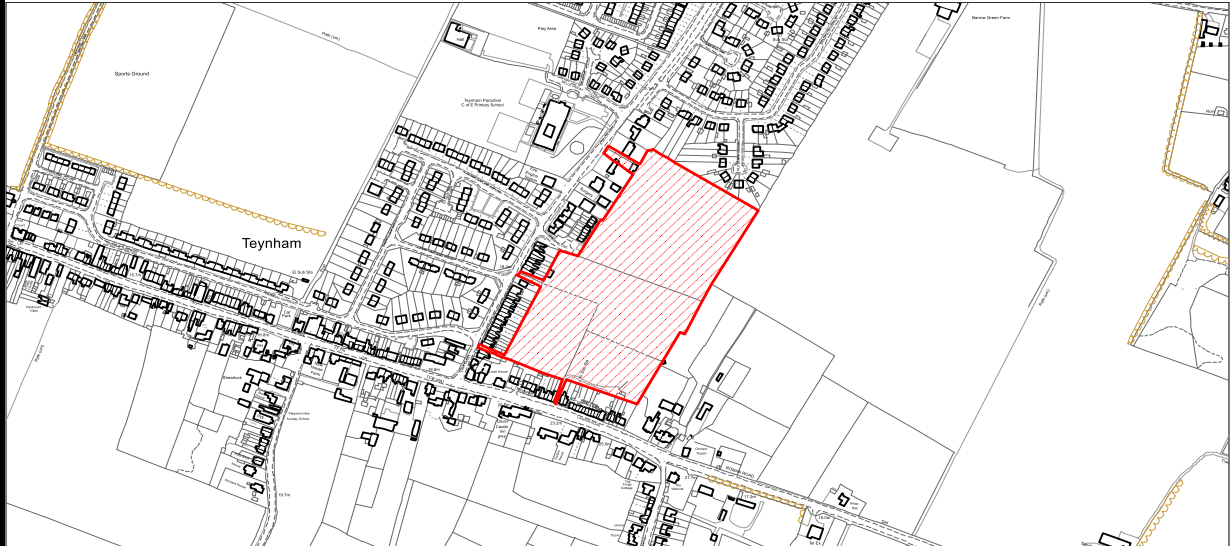
Timescale for delivery:

1 to 5 years

Assessment Outcome:**Suitable and deliverable**

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/190	Land East of Station Road	Teynham



Site Assessment

Current/Previous Use:	Open land and former orchard	Gross Site Area (ha):	4.3
Site Type:	Greenfield	Developable Area (ha):	4.3

Site Description:

This rectangular shaped site is surrounded by residential development to the north, west and south with a shallow valley of agricultural land to the east beyond the mature trees and hedgerow that screen and contain the site.

Suitability:

The site is located within the settlement confines of Teynham. It is not subject to any high level constraints and in terms of access to services, is located in a sustainable location. The site is considered as suitable.

Availability:

The site is in single ownership and is an allocation for housing in the adopted local plan, Bearing Fruits. The site is considered as available.

Achievability:

Information from Southern Water confirms that improvements to the waste water treatment works will be required and that these are programmed for its next investment plan, meaning that development is unlikely to begin until that investment is complete (not before 2020-21). Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. The site is considered achievable.

Potential Residential Yield (units):	107
Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0

Timescale for delivery:

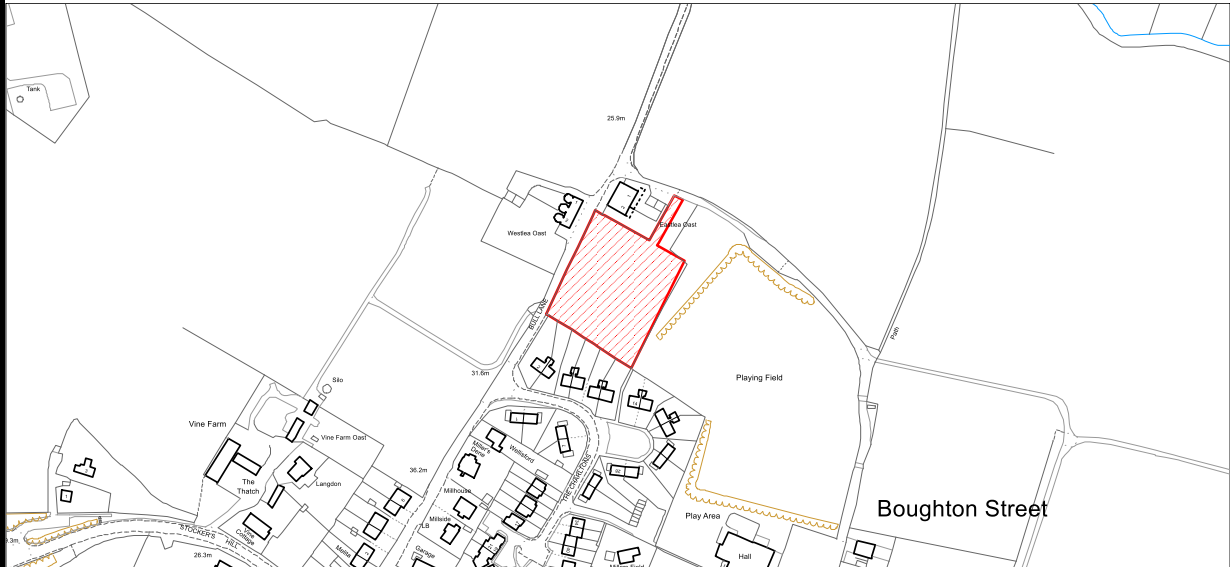
6-10 years

Assessment Outcome:

Suitable and deliverable

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/191	Bull Lane	Boughton



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	0.5
Site Type:	Greenfield	Developable Area (ha):	

Site Description:

This flat greenfield site adjoins the playing fields to the north of Boughton on the eastern side of Bull Lane. A public right of way runs north/south along the eastern boundary of the site. The site fronts residential development to the south and a number of converted oast houses to the north west. It is bounded by mature hedgerow to the west but is open in appearance to the east and north where agricultural land is the predominant land use. Access is shared with the community hall, playing fields and Eastlea Oast which lie alongside.

Suitability:

The site is not subject to any high level constraints and sits within the settlement confines of Boughton Street. In terms of access to services, the site is in a relatively sustainable location. The is considered to be suitable.

Availability:

The site is in single ownership and has been promoted for development by the landowner. The site is allocated in the adopted local plan, Bearing Fruits. The site is considered to be achievable.

Achievability:

Access would be via Bull Lane. Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):

16

Potential Employment Area (ha):

0

Potential Other Use Area (ha):

0

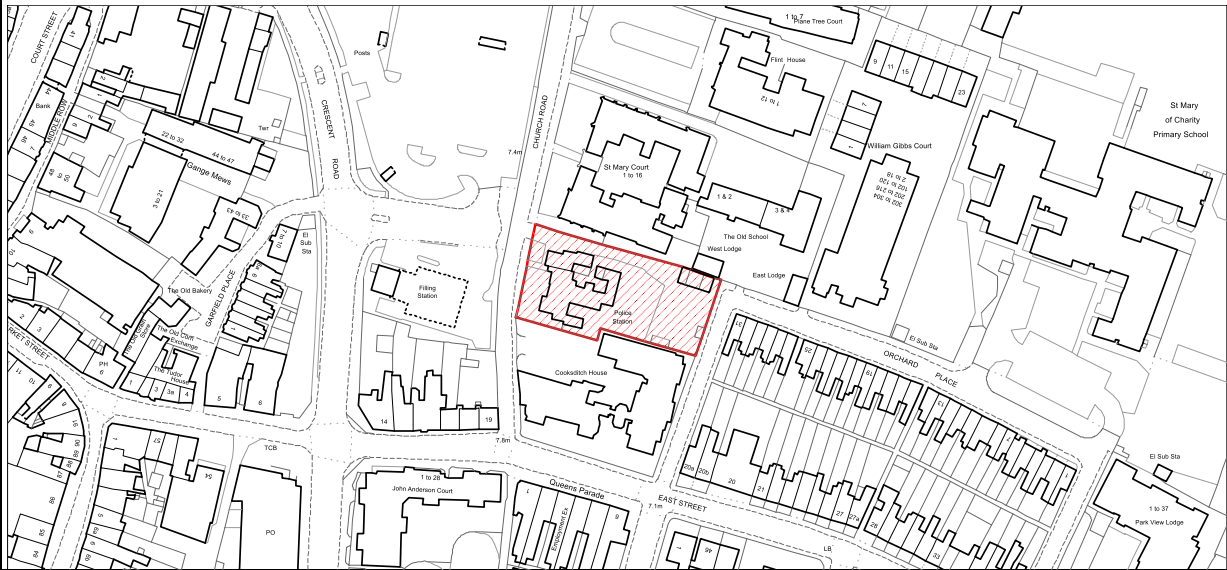
Timescale for delivery:

1 to 5 years

Assessment Outcome:**Suitable and deliverable**

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/192	Faversham Police Station, Church Road	Faversham



Site Assessment

Current/Previous Use:	Police Station	Gross Site Area (ha):	0.25
Site Type:	Brownfield	Developable Area (ha):	

Site Description:

This rectangular shaped site comprises a 1904 red brick Police Station (with additions) and yard, within the Faversham conservation area. The site adjoins the Grade II* listed Cooksditch House to the south and the Grade II listed St Mary's Court to the north. The site has existing access onto Church Road that runs north/south on the its western boundary.

Suitability:

The site is not subject to any high level constraints (but falls within Faversham conservation area) and is within the settlement confines of Faversham. In terms of access to services, the site is in a sustainable location. The Police Station building itself is not listed but considered to be an attractive and important local building. Any development proposals will need to consider the impacts on the setting of the adjacent listed buildings. The site is considered to be suitable.

Availability:

The site has been promoted for development although it is currently in use as a Police Station and alternative accommodation would need to be secured before the site would be available for development. The availability of the site in the short to medium term is uncertain and the site is likely to become available in the later years of the plan. Overall, the uncertainty impacts the site and it is considered to be unavailable.

Achievability:

The site will require sensitive treatment bearing in mind its proximity to the listed buildings and conservation area setting. This may impact its overall viability but overall, and subject to further consideration if any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed in the longer term. The site is considered to be achievable.

Potential Residential Yield (units):

12

Potential Employment Area (ha):

0

Potential Other Use Area (ha):

0

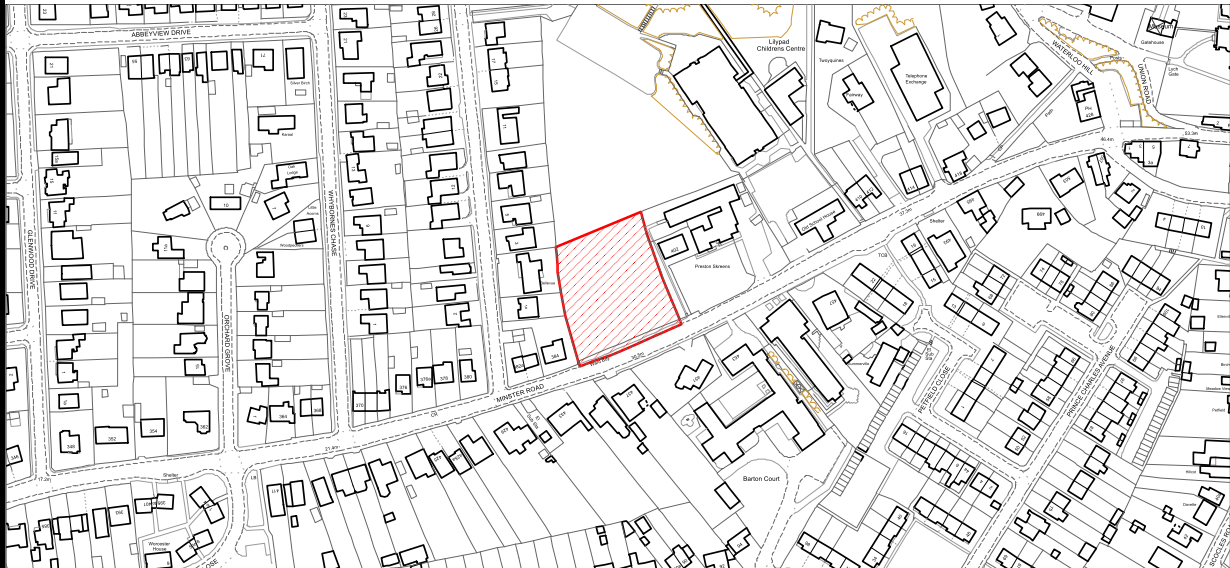
Timescale for delivery:

Years 16+

Assessment Outcome:**Suitable but undeliverable**

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/193	Land at Minster County Primary School, Preston Skreens, Minster Road	Minster



Site Assessment

Current/Previous Use:	School grounds	Gross Site Area (ha):	0.3
Site Type:	Greenfield	Developable Area (ha):	

Site Description:

This relatively square shaped site forms a small part of unused/vacant and densely overgrown school grounds associated with Minster-in-Sheppey County Primary School. It is generally flat but with a gentle gradient down towards Minster Road on the southern boundary of the site. The site has residential development on both the western and eastern boundaries and the school grounds and the school itself to the north.

Suitability:

The site is not subject to any high level constraints and is within the settlement confines of Minster. In terms of access to services, the site is in a sustainable location. The site is considered to be suitable.

Availability:

The site is in multiple ownership and was initially part of a larger site incorporating the land to the east that has now been developed for 12 dwellings, Kings Court. This site has been promoted for development through the adopted local plan process and is considered to be available.

Achievability:

Although the site is allocated for housing development in the adopted local plan, Bearing Fruit, a planning permission has yet to be submitted suggesting the site's development may have a longer timeframe. Access would be directly on to Minster Road or via Kings Court. Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):

12

Potential Employment Area (ha):

0

Potential Other Use Area (ha):

0

Timescale for delivery:

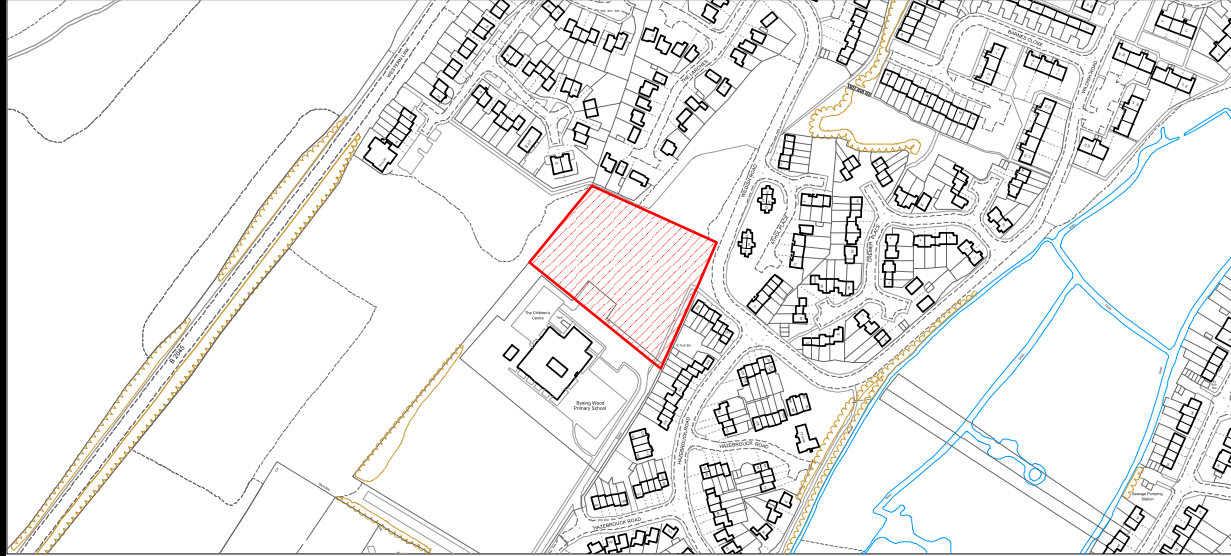
Years 6 to 10

Assessment Outcome:

Suitable and deliverable

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/194	Bysingwood Primary School, Hazebrouck Road	Faversham



Site Assessment

Current/Previous Use:	Former school grounds	Gross Site Area (ha):	0.7
Site Type:	Urban greenfield	Developable Area (ha):	0.7

Site Description:

The majority of this site comprises former school grounds which have been fenced off and are currently unused. The site is on the edge of a residential development and has a wooded appearance with footpaths on three sites. To the west of the site, residential development is underway on the land fronting the Western Link Road.

Suitability:

The site lies within the settlement confines of Faversham and is not subject to any high level constraints. In terms of access to services, the site is in a relatively sustainable location with good access to a convenience store, school and bus stops. There is no GP surgery in the area.

Availability:

The site is in single ownership and there are no apparent legal issues or lease/tenancy agreements affecting its availability. The disposal of the site will depend on the timing of KCC's school building programme and this is likely to be during the mid to later years of the plan period. The site is considered available.

Achievability:

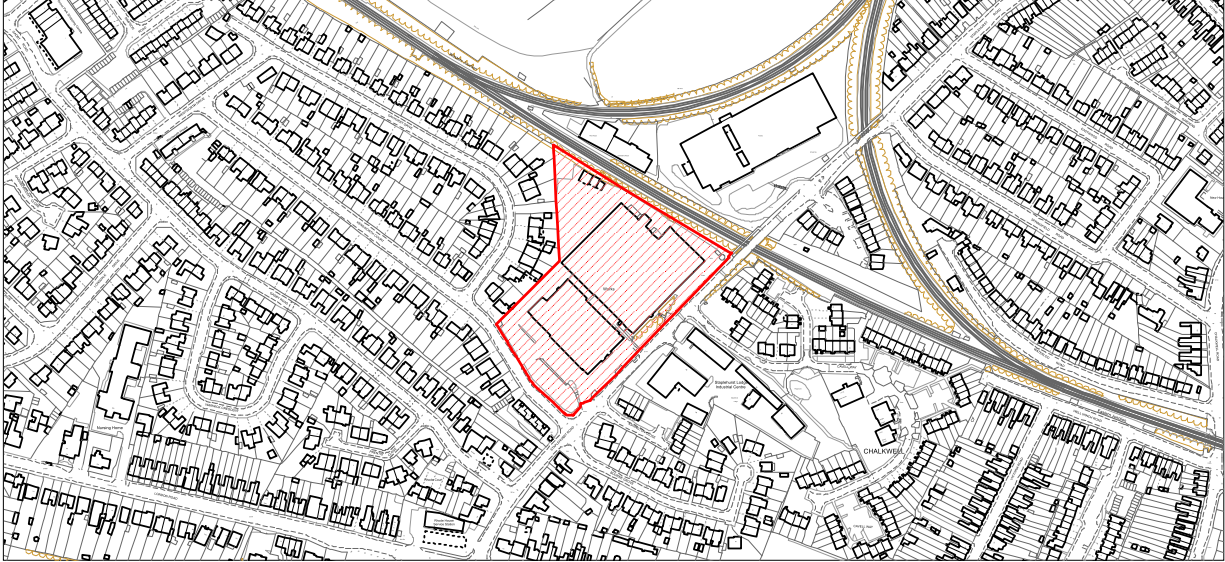
Access to the site is currently via the school and potential access would need to be assessed. It is unlikely that there will be any abnormal development costs and the site is considered achievable.

Potential Residential Yield (units):	15
Potential Employment Area (ha):	0

Potential Other Use Area (ha):	0
Timescale for delivery:	6-10 years
Assessment Outcome:	
Suitable and deliverable	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/195	152 Staplehurst Road	Sittingbourne



Site Assessment

Current/Previous Use:	Industrial/commercial	Gross Site Area (ha):	1.8
Site Type:	Brownfield	Developable Area (ha):	1.8

Site Description:

This site is located between the railway line along its northern boundary and Kenilworth Court to the south. To the east is Staplehurst Road that sits at a higher level than the rest of the site and provides access to the site.

Suitability:

The site is located within the settlement confines of Sittingbourne and is considered to be in a sustainable location in terms of access to services although the closest GP practice is over the ideal distance. The site is not subject to any high level constraints although there are likely to be constraints in terms of potential contamination and hazardous materials. The site is considered to be suitable.

Availability:

The site is still in B2 use and will continue to be operational until the relocation of the current businesses is complete. The current owners are investigating potential alternatives and this is likely to place development of the site at the middle/late years of the plan period.

Achievability:

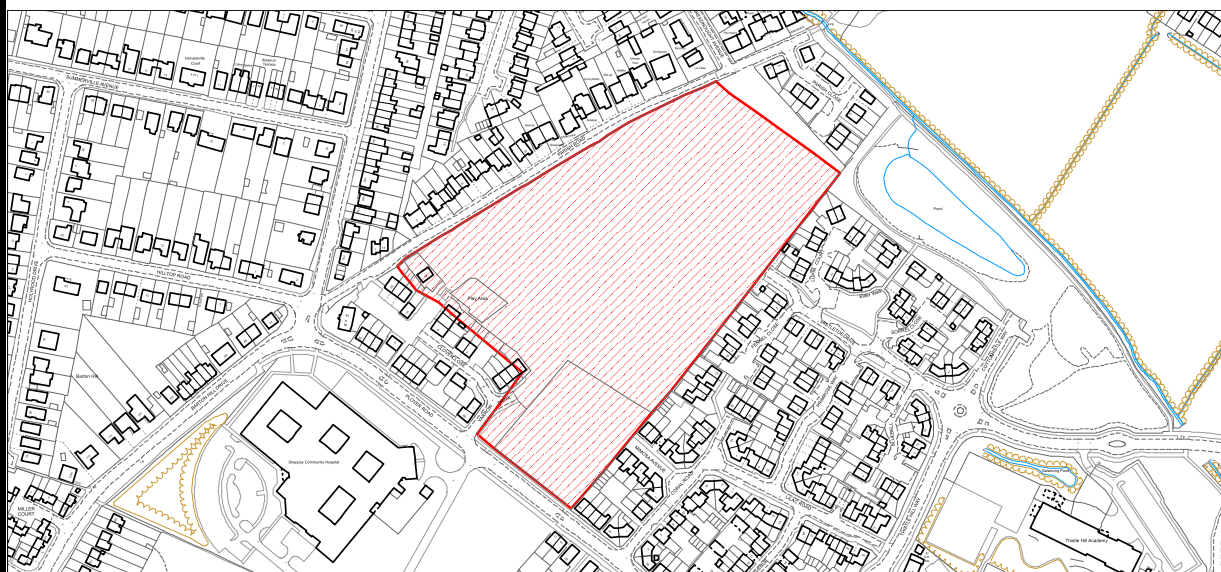
It is unlikely that there will be any abnormal development costs and the site is considered achievable.

Potential Residential Yield (units):	75
Potential Employment Area (ha):	0

Potential Other Use Area (ha):	0
Timescale for delivery:	6-10 years
Assessment Outcome:	
Suitable and deliverable	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/198	Plover Road (Thistle Hill)	Minster



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	3.8
Site Type:	Greenfield	Developable Area (ha):	

Site Description:

This site sits to the south east of Parish Road, north east off Plover Road and north west of the earlier phase of Thistle Hill. It has a significant gradient from north to south. Along the north west boundary of the site there is a mature hedgerow and to the south is a drainage ditch.

Suitability:

The site is not subject to any high level constraints and is within the settlement confines of Minster. In terms of access to services, the site is in a sustainable location. The site is considered suitable.

Availability:

The land is in the control of two separate landowners, both parties promoting the site for development. This site has been allocated for residential development in adopted local plans for 2008 and 2017. The site is considered to be available.

Achievability:

Access could be provided via Plover Road and/or Parish Road. The site has outline planning permission and an application for Reserved Matters has been submitted suggesting the development of the site is likely in the short to medium term. The planning application for Reserved Matters considers utility and infrastructure requirements and there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):

96

Potential Employment Area (ha):

0

Potential Other Use Area (ha):

0

Timescale for delivery:

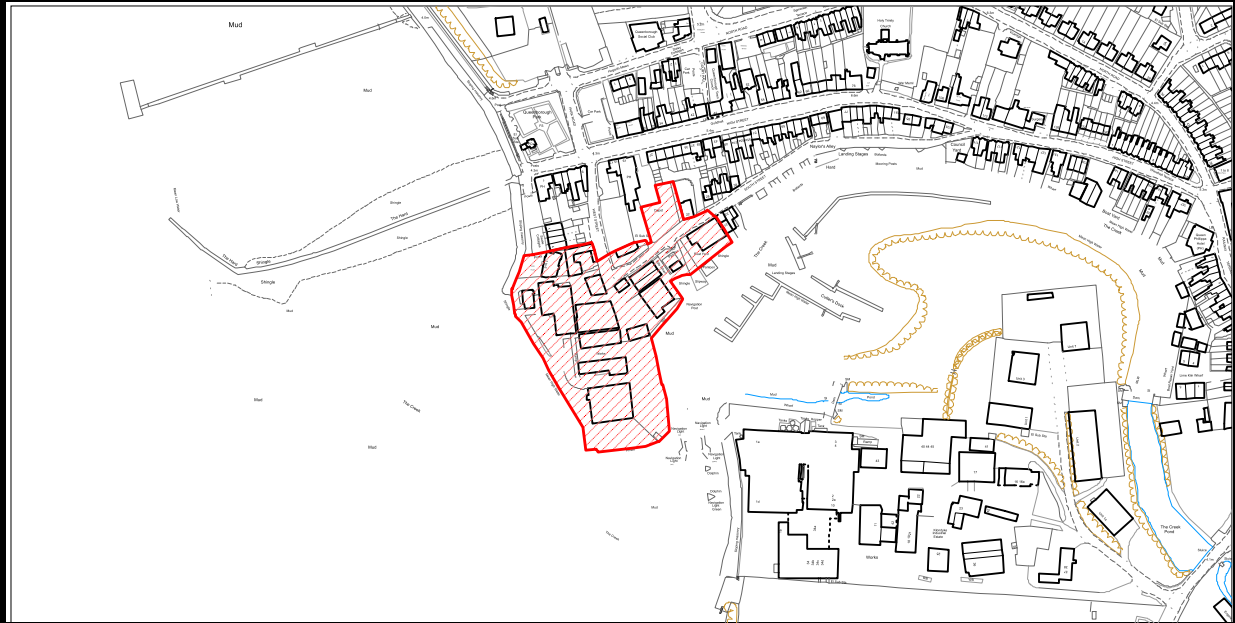
1 to 5 years

Assessment Outcome:

Suitable and deliverable

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/199	West Street	Queenborough



Site Assessment

Current/Previous Use:	Commercial/industrial	Gross Site Area (ha):	1.45
Site Type:	Brownfield	Developable Area (ha):	

Site Description:

This site consists of an area of business premises and vacant land and buildings, a number of wharfs and dockyard buildings together with small pockets of residential. It is an allocation in the adopted local plan, Bearing Fruits as part of the wider Queenborough regeneration area. It is an attractive Creekside location surrounded by water on the west, south and east sides, bounded to the north by residential and commercial buildings.

Suitability:

The eastern half of the site is land at high risk of flooding, the western half being land at medium risk of flooding, the whole area being part of the wider Queenborough and Rushenden regeneration area. There is a listed building in the top left hand corner of the site and a public right of way that cuts across to the north of the listed building down from the Swale's edge across to East Street. The boundary with the Swale also marks the Special Protection Area. The site is within the settlement

confines of Queenborough and is in a sustainable location in terms of access to services. The site is considered to be suitable.

Availability:

The site has been promoted by the landowners for development through the local plan process (Bearing Fruits) and is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):

80

Potential Employment Area (ha):

0

Potential Other Use Area (ha):

0

Timescale for delivery:

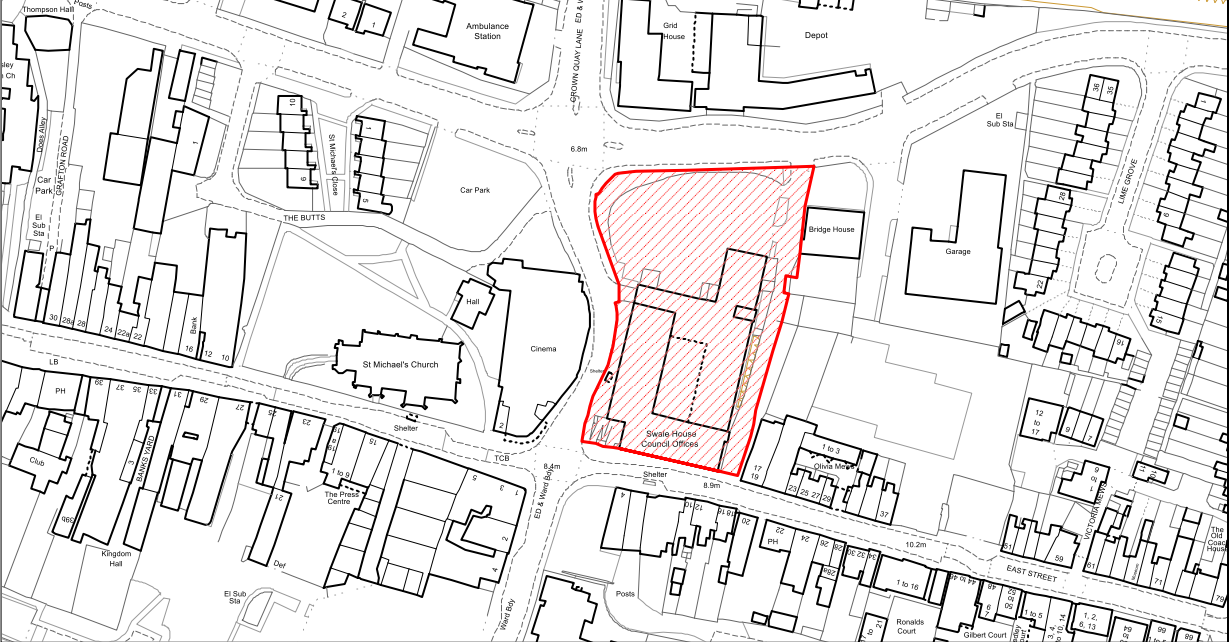
6 to 10 years

Assessment Outcome:

Suitable and deliverable

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/200	Swale House, East Street	Sittingbourne



Site Assessment

Current/Previous Use:	Offices	Gross Site Area (ha):	0.58
Site Type:	Brownfield	Developable Area (ha):	0.58

Site Description:

The site is within Sittingbourne town centre, currently used by the Local Authority for its offices. The site is surrounded by a mixture of commercial, leisure and residential development. The site is close to a conservation area and listed building.

Suitability:

The site is not subject to any high level constraints and is within the existing settlement boundary for Sittingbourne town centre. The site is within a reasonable walking distance of a wide range of shops, a GP's surgery, leisure facilities, open space, a primary school and a range of employment opportunities. Additionally, it is close to bus stops and a train station with regular services around and out of the town. The site is considered to be in a sustainable location suitable for residential development.

Availability:

The site is owned by the Local Authority, but currently in use as its base with no immediate prospect for re-location. The site is not considered to be available at present.

Achievability:

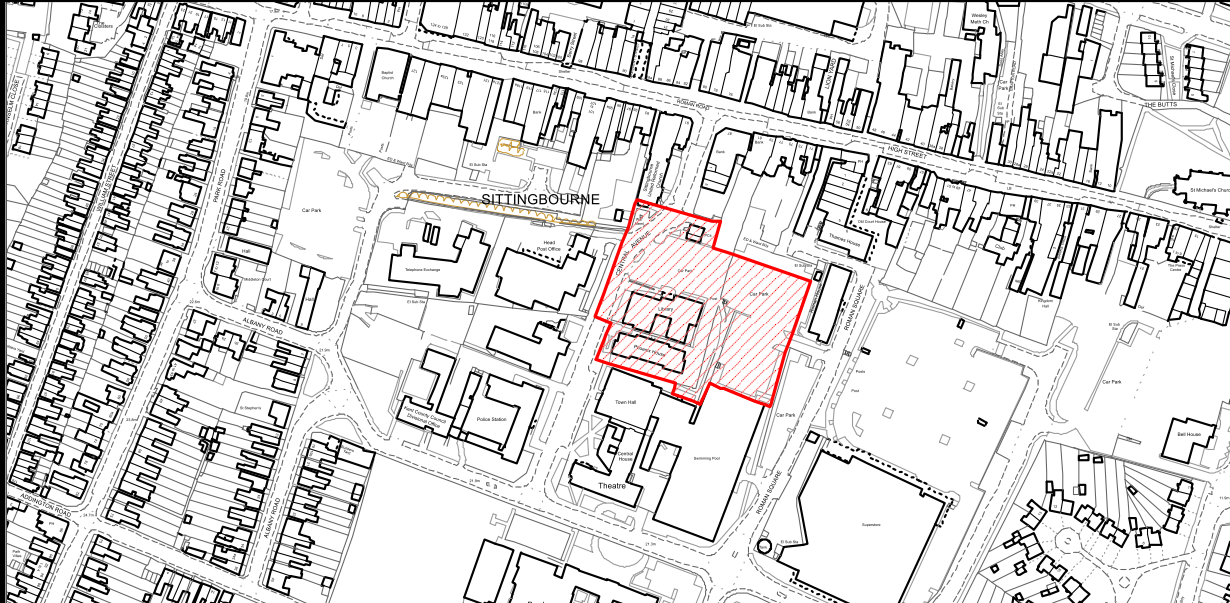
Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	0
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Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	0
Assessment Outcome:	
Suitable but undeliverable.	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/201	Land at Central Avenue	Sittingbourne



Site Assessment

Current/Previous Use:	Library and car park	Gross Site Area (ha):	0.92
Site Type:	Brownfield	Developable Area (ha):	0

Site Description:

The site is within Sittingbourne town centre, currently used by Sittingbourne library and a car park. The site is surrounded by a dense mixture of commercial, leisure and residential development. It is close to a conservation area and a number of listed buildings.

Suitability:

The site is not subject to any high level constraints and is within the existing settlement boundary for Sittingbourne town centre. The site is within a reasonable walking distance of a wide range of shops, a GP's surgery, leisure facilities, open space, a primary school and a range of employment opportunities. Additionally, it is close to bus stops and a train station with regular services around and out of the town. The site is considered to be in a sustainable location suitable for residential development.

Availability:

The site is Council owned, but currently used for Sittingbourne library and car parking. There is no current prospect of the site being vacated and it is not considered to be available at this time.

Achievability:

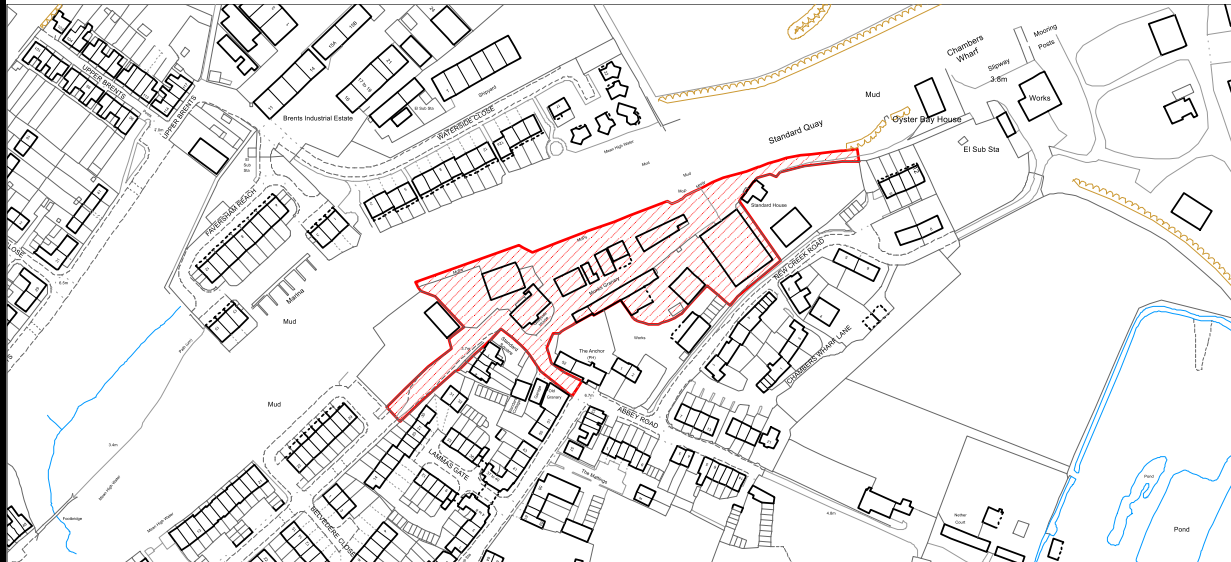
Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	0
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Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	0
Assessment Outcome:	
Suitable but undeliverable.	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/203	Provender Mill, New Creek Road	Faversham



Site Assessment

Current/Previous Use:	Commercial/industrial	Gross Site Area (ha):	0.95
Site Type:	Brownfield	Developable Area (ha):	

Site Description:

This former commercial site is located on the southern side of Standard Quay in the Creek area of Faversham. It is bounded to the south by New Creek road and Abbey Road, the former Standard House to the east and residential buildings to the west. The site is identified for development in the Faversham Creek Neighbourhood Plan that seeks to promote the appropriate redevelopment of vacant sites in this location.

Suitability:

Most of the site falls within land at high risk of flooding (the southern edge being land at medium risk of flooding) and is within the settlement confines of Faversham. A public right of way runs along the north of the site along the Creek. In terms of access to services, the site is in a sustainable location. The site is considered unsuitable.

Availability:

The site has been promoted for development through the local plan and neighbourhood plan process and is considered as available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time having recently secured planning permission for 6 residential units on one part of the site and 10 on another part. The site is considered to be achievable.

Potential Residential Yield (units):

25

Potential Employment Area (ha):

0

Potential Other Use Area (ha):

0

Timescale for delivery:

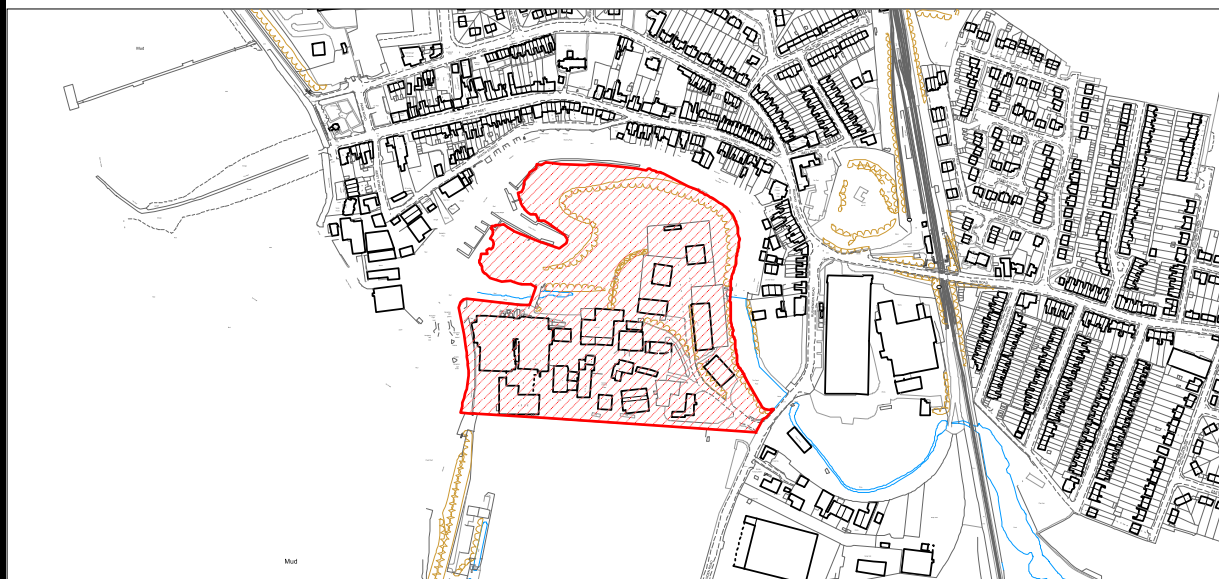
1 to 5 years

Assessment Outcome:

Unsuitable

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/207	South of Queenborough Creek	Queenborough



Site Assessment

Current/Previous Use:	Commercial/Industrial	Gross Site Area (ha):	7
Site Type:	Brownfield	Developable Area (ha):	

Site Description:

This parcel of land to the south of Queenborough Creek falls, in part, within the Queenborough conservation area. It is part of the wider regeneration area for Queenborough and Rushenden and is surrounded by water to the east, north and west, The Swale to the west being a Special Protection Area. The site is generally in employment use with some small industrial units and older industrial buildings some of which are now vacant.

Suitability:

The northern part of the site falls within the Queenborough conservation area and is within land to the south at high risk of flooding and to the east at medium risk of flooding. The site is brownfield and within the wider regeneration area of Queenborough and Rushenden, within the settlement confines. In terms of access to services, it is in a sustainable location. The site is considered as suitable.

Availability:

The site has been promoted for development via the local plan, Bearing Fruits and is part of the wider regeneration area where the development of other sites is a priority. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units): 300

Potential Employment Area (ha): 0

Potential Other Use Area (ha): 0

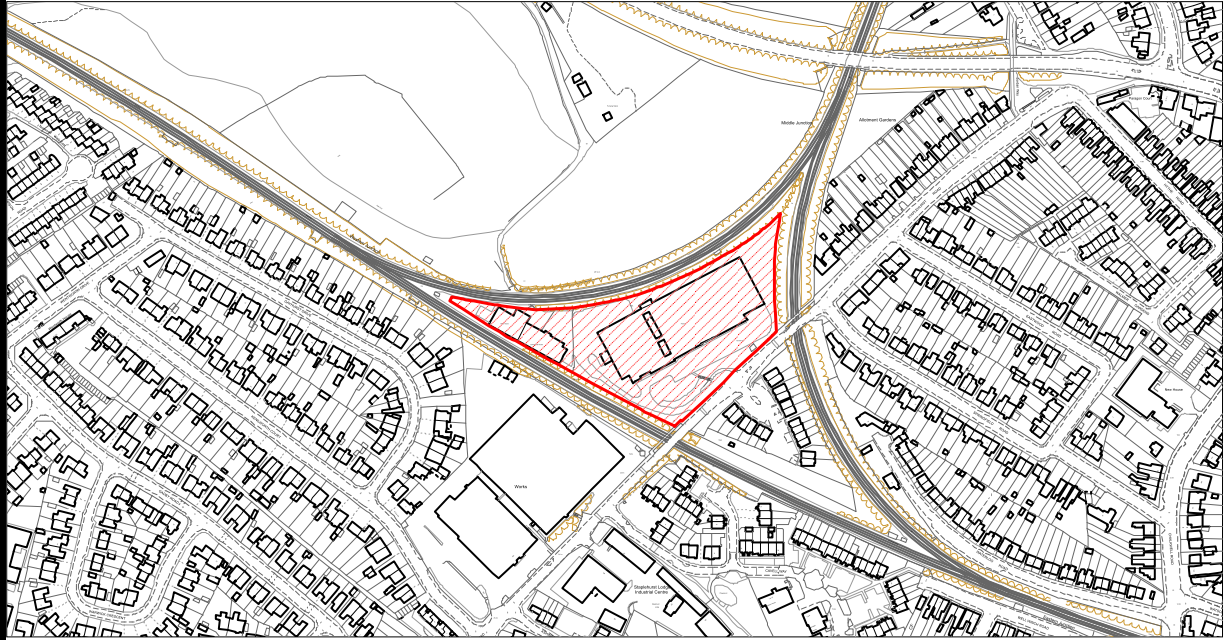
Timescale for delivery: 6 to 10 years

Assessment Outcome:

Suitable and deliverable

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/208	Staplehurst Road	Sittingbourne



Site Assessment

Current/Previous Use:	Industrial	Gross Site Area (ha):	1.5
Site Type:	Brownfield	Developable Area (ha):	1.5

Site Description:

The site is generally flat and is bounded on three sides by railway lines, Staplehurst Road running along the forth boundary. The site is occupied by large commercial premises and has direct access to Staplehurst Road via a steep ramp with a sharp turn onto the road itself.

Suitability:

The site is located within the settlement confines of Sittingbourne but is not set within the desired distances from services and community facilities. Nevertheless, this is a brownfield site within the urban area. The site is considered suitable.

Availability:

The site is in single ownership, although with two smaller independent units in the far western corner. The site is allocated for development in the adopted local plan, Bearing Fruits. Subject to replacement premises being found, the site is available for development.

Achievability:

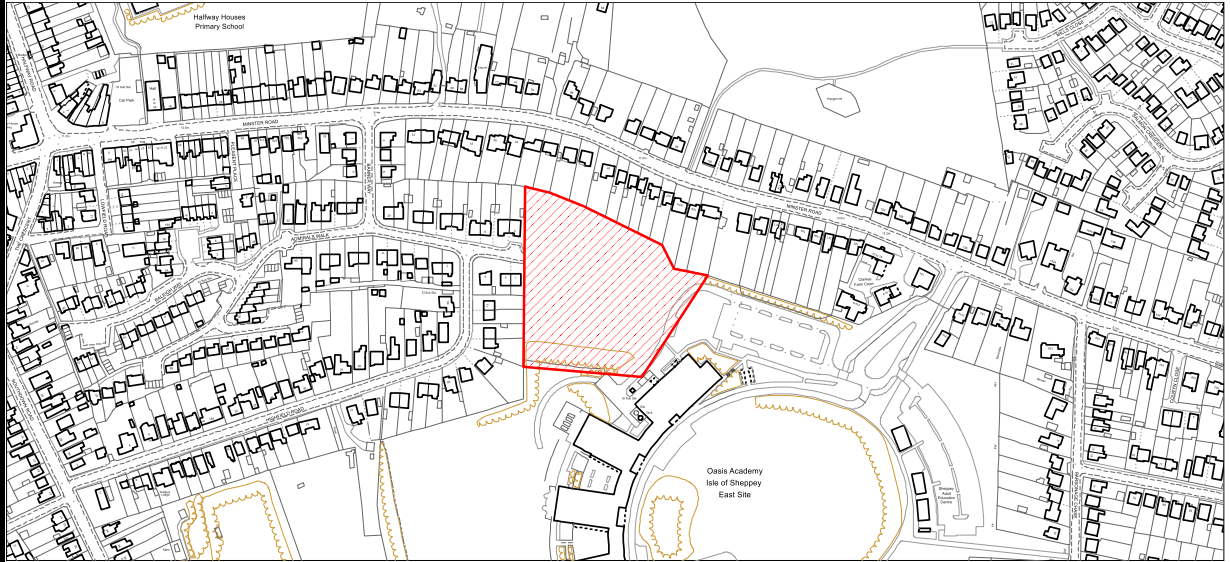
The site is situated within the settlement confines on a brownfield site with a local plan allocation. It is an attractive development option, similar sites in the vicinity have already come forward. It is unlikely that there will be any abnormal development costs and the site is considered achievable.

Potential Residential Yield (units):	60
Potential Employment Area (ha):	0

Potential Other Use Area (ha):	0
Timescale for delivery:	11-15 years
Assessment Outcome:	
Suitable and deliverable	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/209	Land at Minster Academy, Admiral Walk,	Minster



Site Assessment

Current/Previous Use:	Open land (former reservoir)	Gross Site Area (ha):	1.28
Site Type:	Brownfield	Developable Area (ha):	1.28

Site Description:

This site is part of the grounds of the Oasis Academy close to the turning head in Admiral Walk which has a footpath link into the School grounds. The site is grassed with the northern section set at a raised level reflecting its former use as a reservoir. The northern and western boundaries of the site adjoin the rear gardens of the properties on Minster Road and Admiral Walk respectively.

Suitability:

The site is situated within the settlement confines of Minster and is not subject to any high level constraints. In terms of access to services, the site is in a sustainable location. The site is considered to be suitable.

Availability:

The site is promoted for development by KCC (as it is surplus to requirements) and is an allocation in the adopted local plan, Bearing Fruits for housing. The site is considered available.

Achievability:

There are unlikely to be any abnormal costs to developing this site. It is in a popular location although delivery is expected to take place in the later years of the adopted plan due to the planned release of the site by KCC. The site is considered achievable.

Potential Residential Yield (units):	20
Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0

Timescale for delivery:

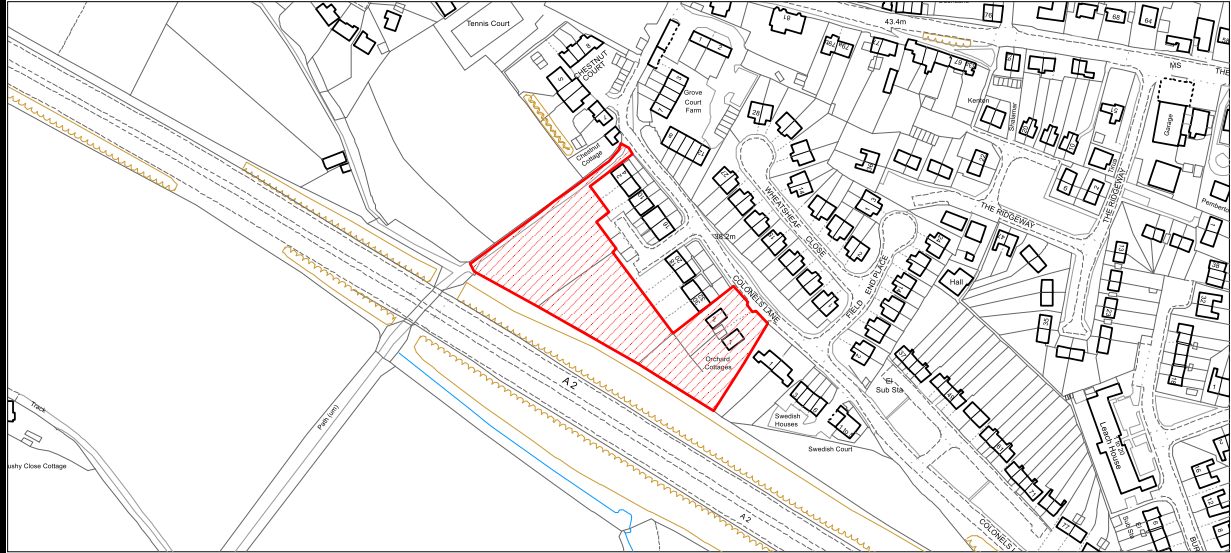
11-15 years

Assessment Outcome:

Suitable and deliverable

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/210	Land off Colonels Lane, Boughton	Boughton



Site Assessment

Current/Previous Use:	Open land/residential	Gross Site Area (ha):	0.75
Site Type:	Greenfield/Brownfield	Developable Area (ha):	0.75

Site Description:

The site is located between the High Street and the A2 Broughton bypass. It slopes gently downwards towards the bypass. The site is mostly scrubland but includes a pair of link-detached 1970s properties. The north eastern boundary of the site adjoins the boundaries of the rear gardens to nos. 2 to 32 Colonels Lane. The site is adjacent to the conservation area to the north west.

Suitability:

The site is located within the settlement confines of Boughton. In terms of access to services, the site is in a sustainable location and it is not subject to any high level constraints although due consideration would need to be given to noise from the A2 and the site's proximity to the conservation area. The site is considered suitable.

Availability:

There are no legal issues or lease and tenancy agreements affecting this site. It is an allocation in the adopted local plan, Bearing Fruits for residential development. The site is considered available.

Achievability:

Subject to satisfactory access to the site from the High Street, likely to require the demolition of 1 and 2 Orchard Cottages. There is unlikely to be abnormal development costs associated with the development of this site, it is therefore considered to be achievable.

Potential Residential Yield (units):	15
Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0

Timescale for delivery:

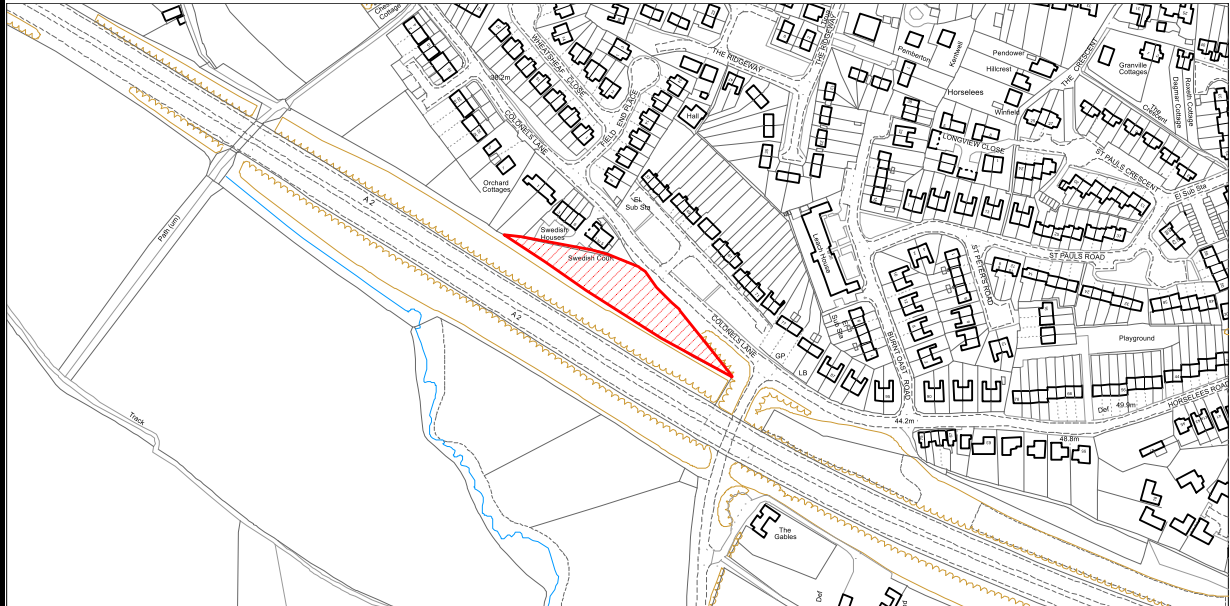
0-5 years

Assessment Outcome:

Suitable and deliverable

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/211	Land South of Colonels Lane.	Boughton



Site Assessment

Current/Previous Use:	Open land	Gross Site Area (ha):	0.31
Site Type:	Greenfield	Developable Area (ha):	0.31

Site Description:

The site is a shallow, triangular parcel of land set below the A2 Broughton bypass that runs along its southern boundary. To the north of the site is Colonel's Lane and residential properties beyond. There is a TPO oak located on adjoining land at the front of the site.

Suitability:

The site is located within the settlement confines of Boughton and is not subject to any high level constraints. In terms of access to services, the site is in a sustainable location. The site is considered suitable.

Availability:

There are no legal issues or lease/tenancy agreements affecting this site. The site is identified in the adopted local plan, Bearing Fruits, for residential development. The site is considered available.

Achievability:

There is unlikely to be abnormal development costs associated with the development of this site, it is therefore considered to be achievable.

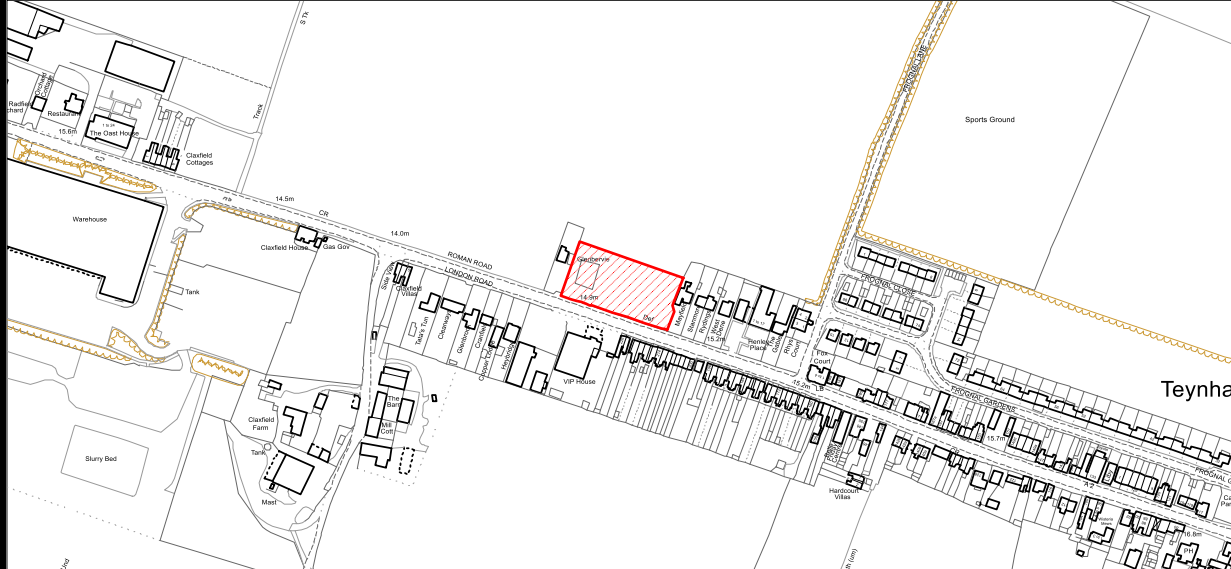
Potential Residential Yield (units):	6
Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	0-5 years

Assessment Outcome:

Suitable and deliverable

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/212	Land Adjoining Mayfield, London Road, Teynham	Teynham



Site Assessment

Current/Previous Use:	Open land/former allotments	Gross Site Area (ha):	0.33
Site Type:	Greenfield	Developable Area (ha):	0.33

Site Description:

This rectangular shaped site sits is relatively flat and level on the western side of the settlement of Teynham fronting on to the A2 along its southern boundary behind substantial hedgerow planting.

Suitability:

The site is within the settlement confines of Teynham and is not subject to any high level constraints. In terms of access to services, the site is in a relatively sustainable locations with shops, primary school and bus stop within 800 metres. The site is considered suitable.

Availability:

The site is allocated in the adopted local plan, Bearing Fruits. It is in single ownership and would be best developed with the allocated site a Frogmal Lane to maximise a more suitable access arrangement. The site is considered available.

Achievability:

Development demand in this location is good and its location to services and transport makes it an attractive proposition. There is unlikely to be abnormal development costs associated with the development of this site, it is therefore considered to be achievable.

Potential Residential Yield (units):	13
Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0

Timescale for delivery:

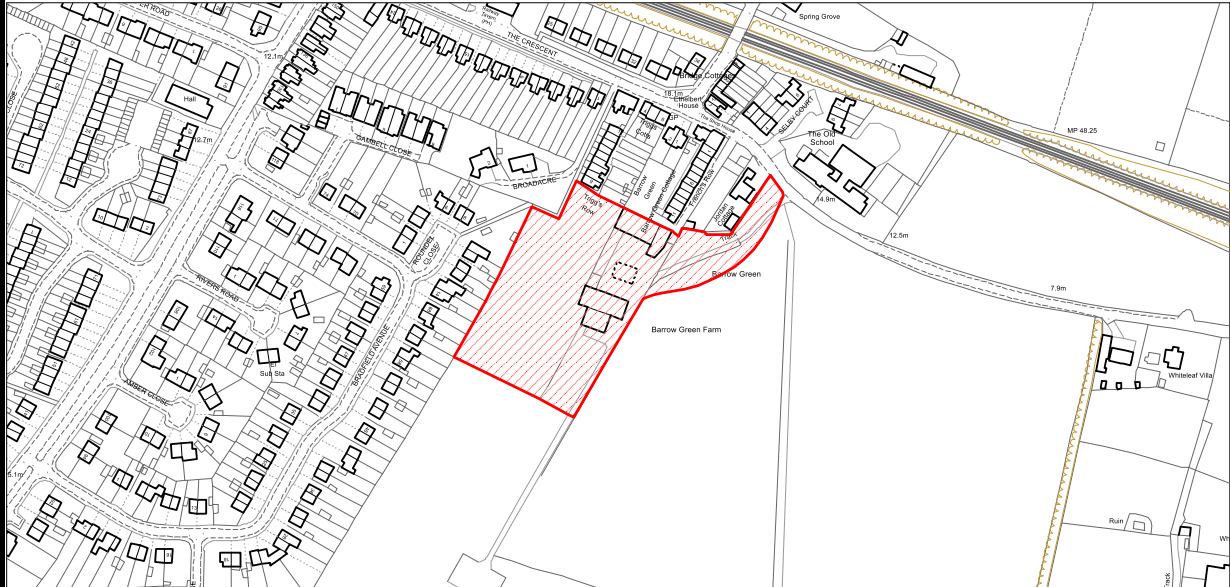
6-10 years

Assessment Outcome:

Suitable and deliverable

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/213	Barrow Green Farm, Barrow Green, Teynham	Teynham



Site Assessment

Current/Previous Use:	Agricultural land	Gross Site Area (ha):	1.1
Site Type:	Greenfield	Developable Area (ha):	1.1

Site Description:

This rectangular shaped site with arm to the north-east corner is located on the eastern fringes of Teynham off the Lower Road. The site comprises former farm buildings and arable land and is bounded by residential properties on the western and northern sides with open countryside to the south and east. The site includes a track that connects the site to the Lower Road which is a Rural Lane.

Suitability:

The site is not subject to any high level constraints and in terms of access to services is in a relatively sustainable location. Access to the site may be difficult due to the winding nature of Lower Road and the incline of the existing access point but overall the site is suitable.

Availability:

The site has a willing landowner and is available for development. The site is therefore considered to be available.

Achievability:

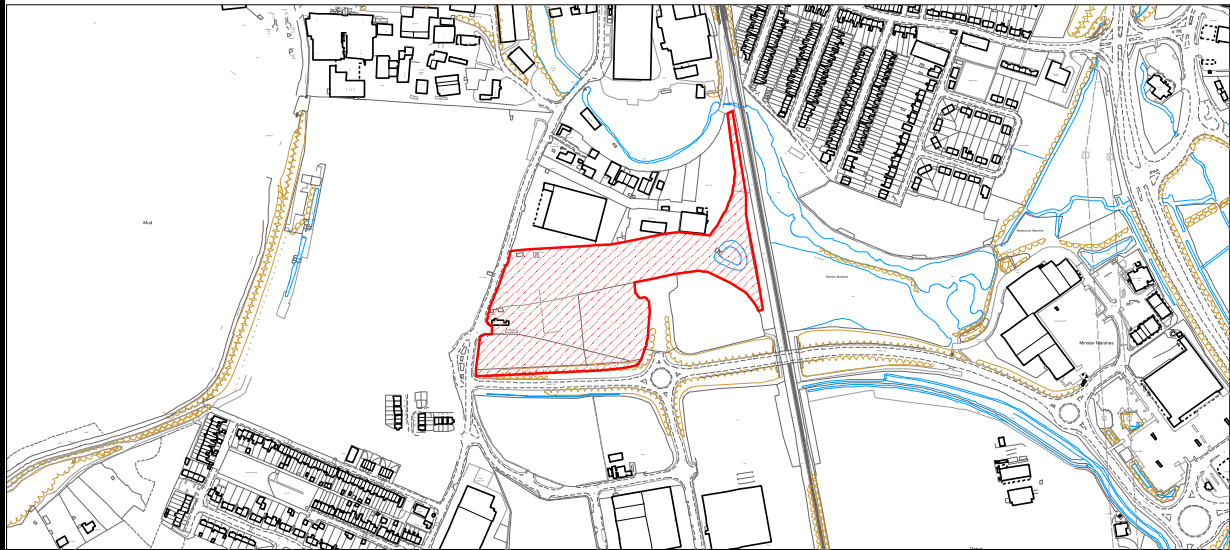
The site is in a good location for housing, it being able to access local services and transport connections. There is unlikely to be abnormal development costs associated with the development of this site, it is therefore considered to be achievable.

Potential Residential Yield (units):	30
Potential Employment Area (ha):	0

Potential Other Use Area (ha):	0
Timescale for delivery:	6-10 years
Assessment Outcome:	
Suitable and deliverable	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/214	Former Istil site, Rushenden Road/ Thomsett Way	Queenborough



Site Assessment

Current/Previous Use:	Industrial/commercial	Gross Site Area (ha):	4
Site Type:	Brownfield	Developable Area (ha):	

Site Description:

This site is a former steel rolling/industrial processing site that has been redundant for a number of years. The site sits between Rushenden Road on the west and the railway line on the east. The site is part of the wider Queenborough and Rushenden regeneration area and is part of long term regeneration proposals.

Suitability:

The site falls entirely within land at high risk of flooding and is part of the wider regeneration area for Queenborough and Rushenden. It is a brownfield site and is not subject to any other high level constraints. It is within the settlement confines of Queenborough. In terms of access to services, it is in a sustainable location. The site is considered to be sustainable.

Availability:

The site is owned by Homes England and is part of a wider regeneration scheme. The site has been promoted for residential development through the local plan processes and is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable

Potential Residential Yield (units): 100

Potential Employment Area (ha): 0

Potential Other Use Area (ha): 0

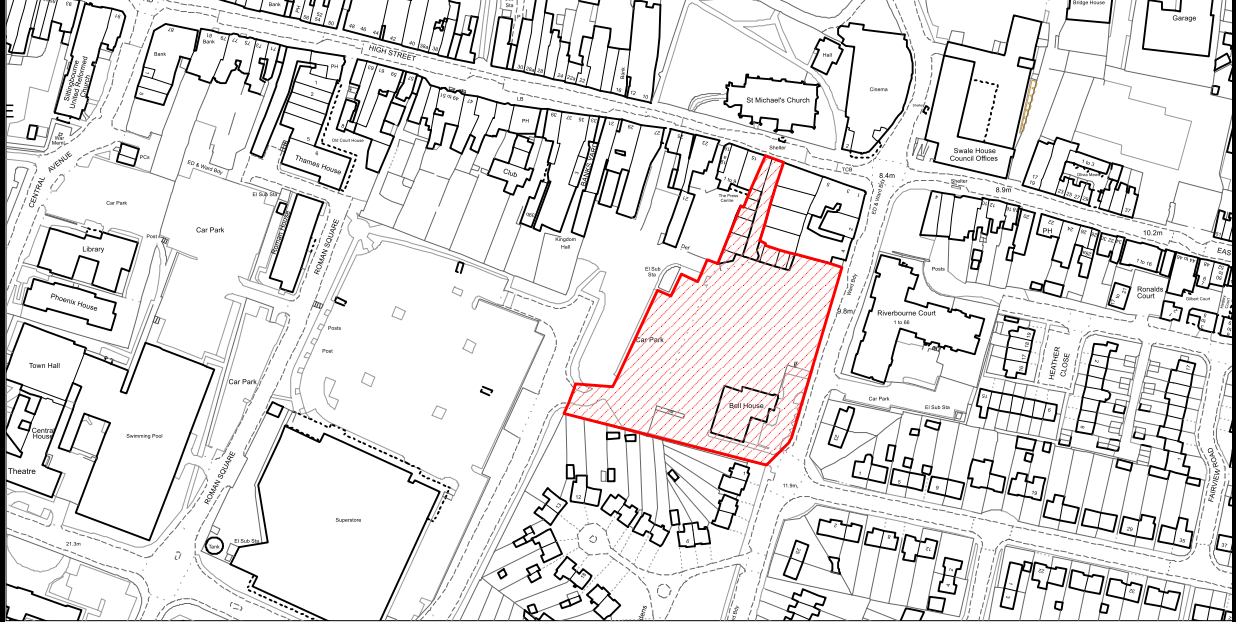
Timescale for delivery: Years 6 to 10

Assessment Outcome:

Suitable and deliverable

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/216	Bell House, Bell Road	Sittingbourne



Site Assessment

Current/Previous Use:	Commercial	Gross Site Area (ha):	0.8
Site Type:	Brownfield	Developable Area (ha):	0.8

Site Description:

The site is within Sittingbourne town centre, towards the eastern end of the High Street close to the junction with Crown Quay Lane. The site is surrounded by a dense mixture of residential, commercial and leisure development. The site is close to a number of listed buildings and partly within a conservation area.

Suitability:

The site is not subject to any high level constraints and is within the existing settlement boundary for Sittingbourne town centre. The site is within a reasonable walking distance of a wide range of shops, a GP's surgery, leisure facilities, open space, a primary school and a range of employment opportunities. Although slightly outside the reach of a walking distance to the train station, the site is close to bus stops with regular services in this direction. The site is considered to be in a sustainable location suitable for residential development.

Availability:

The site is an existing local plan allocation, an application for which is pending decision following a resolution to grant planning permission subject to a Section 106 agreement. The site is considered to be available.

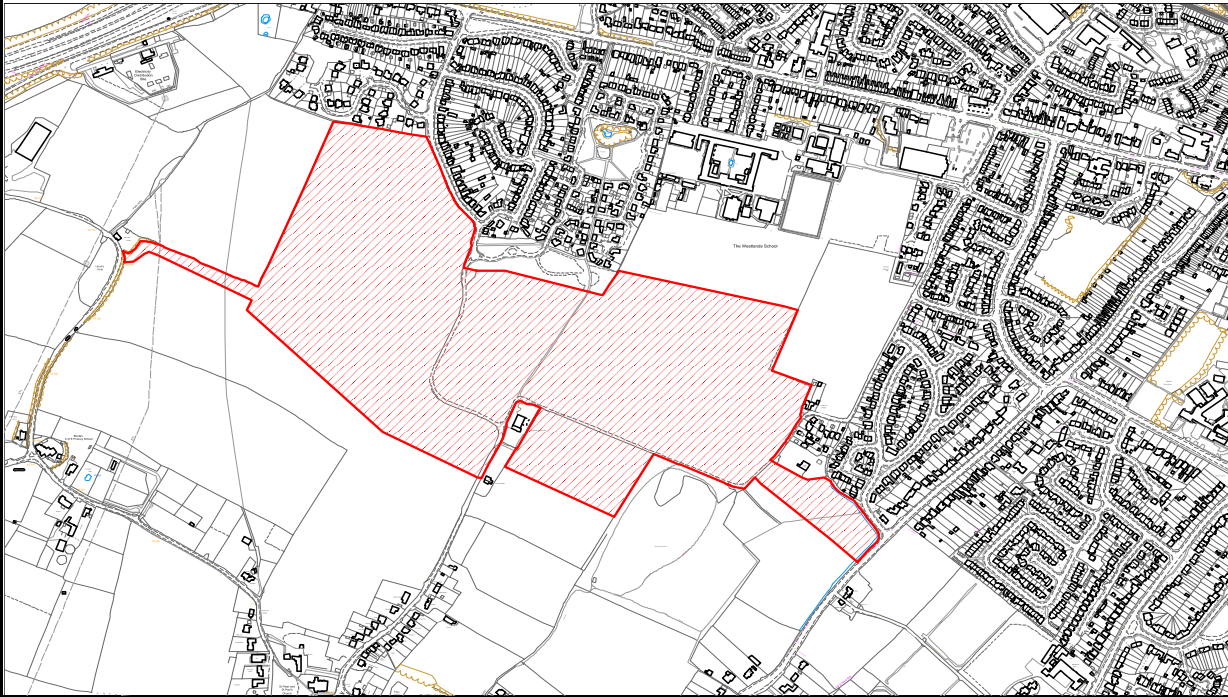
Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	165
Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	5 years
Assessment Outcome:	
Suitable and deliverable.	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/217	Land west of Wises Lane	Borden



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	33.7
Site Type:	Greenfield	Developable Area (ha):	

Site Description:

This site extends from Borden Lane in the east to Wises Lane and further west to School Lane. To the north, the site extends to south of the grounds of The Westlands School, the rear of Maylam Gardens, Wises Lane itself for a stretch and the rear gardens of the properties on Dental Close. The site is relatively flat, sloping gently from south to north.

Suitability:

The site is not subject to any high level constraints and falls within the settlement confines of Sittingbourne. Cryalls Farmhouse is grade II listed and sits adjacent the narrow section of the site near to Borden Lane, directly adjacent to the site. In terms of access to services, the site is in a

relatively sustainable location but, as would be required by development of this scale, additional services and facilities are expected. The site is considered as suitable.

Availability:

The site has been promoted by the landowners for development through the local plan process, securing an allocation in the adopted local plan, Bearing Fruits. The site is considered to be available.

Achievability:

The allocation, as it stands cannot be delivered as it would result in unacceptable highway impacts and therefore, additional land for development is required to make the scheme viable as a result of the necessary infrastructure provision. A planning application for this site (plus additional land to the west of the site) was submitted to the Council and is now the subject of a planning appeal, decision pending. The achievability of the site as per the local plan allocation is uncertain and the site is considered unachievable.

Potential Residential Yield (units):

564

Potential Employment Area (ha):

Potential Other Use Area (ha):

Primary school, sports ground, open space, sports facilities.

Timescale for delivery:

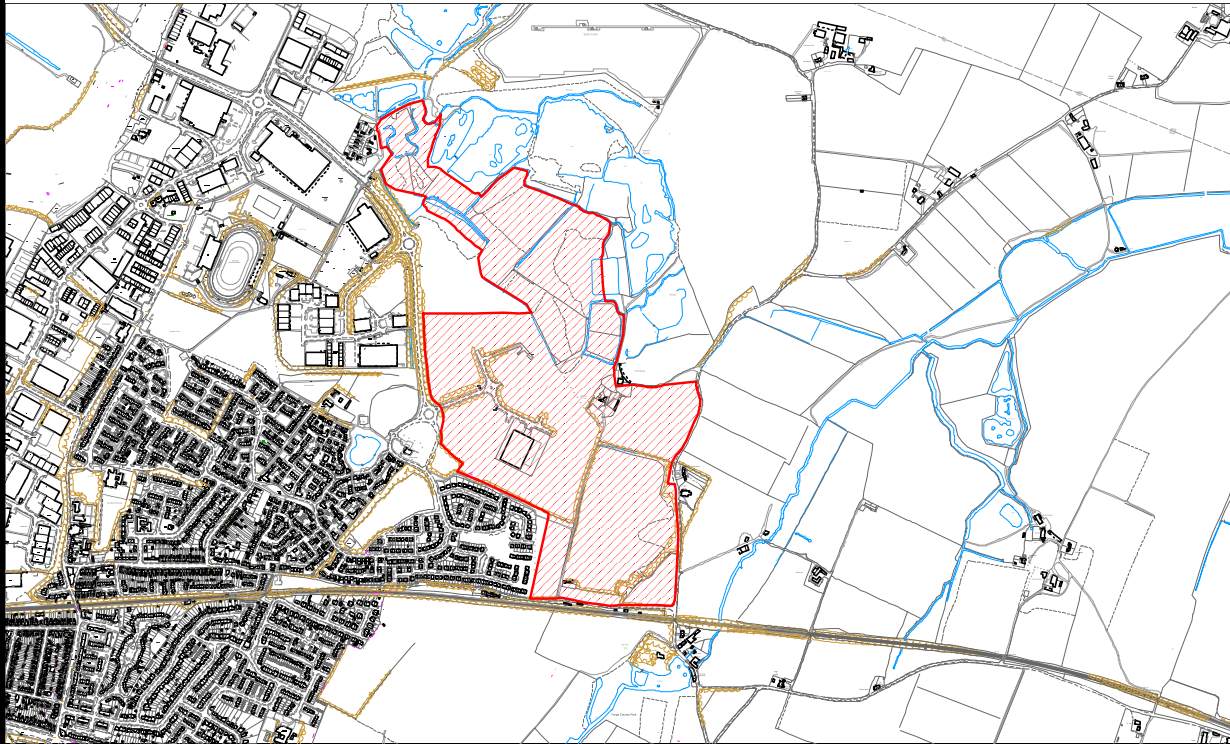
Dependent on outcome of planning application appeal

Assessment Outcome:

Suitable but undeliverable

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/218	North east Sittingbourne	Sittingbourne



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	5.9
Site Type:	Greenfield	Developable Area (ha):	

Site Description:

This site to the north east of Sittingbourne is allocated in the adopted local plan, Bearing Fruits for mixed use development. It incorporates Eurolink 5 for commercial development and a swath of land along a north eastern arc that includes land that is within the area of search for the Northern Relief Road. Overall, it is relatively level land that undulates gently from the south and south west to the east.

Suitability:

The eastern most extent of the site falls within land at medium risk of flooding and a public right of way runs across and southwards in the south western corner. The site western part of the site is within the settlement confines of Sittingbourne, the eastern part outside the settlement confines to

provide public open space. Part of the site falls within a minerals safeguarding area (brickearth). The site is considered to be suitable.

Availability:

The site has promoted through the local plan process and part of the site (Eurolink 5) is under construction. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):

106

Potential Employment Area (ha):

43,000 sq. m.

Potential Other Use Area (ha):

31.1 open space

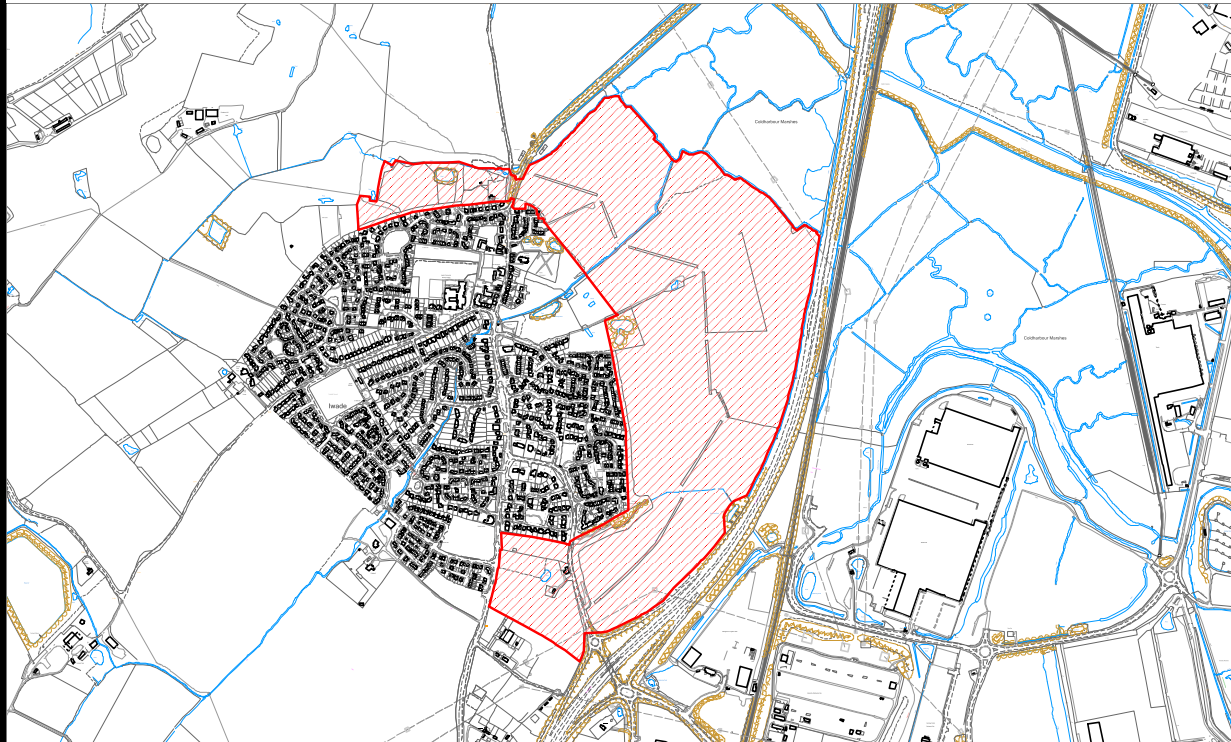
Timescale for delivery:

Assessment Outcome:

Suitable and deliverable

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/219	Land east of Iwade	



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	66.52
Site Type:	Greenfield	Developable Area (ha):	

Site Description:

The site is an existing residential allocation within the adopted local plan, and the built-up area boundary of Iwade has been expanded to include the residential elements of it. It is surrounded by the A249 to the south and east, marshland to the north and the main village to the west. A planning application has been submitted for the biggest element of the allocation.

Suitability:

The site remains free from high level constraints and is close to the range of services and facilities provided in Iwade, including a convenience store, primary school, GP surgery, public house, church and village hall. There are some local employment opportunities here but with bus stops and fairly regular services into Sittingbourne where there is a greater range of services and facilities as week as

further transport links. The site remains in a sustainable location which is suitable for residential development.

Availability:

A planning application has been submitted for the largest part of the site which indicates its remaining available. There are multiple ownerships which can be dealt with via a masterplan.

Achievability:

The site presents infrastructure issues which are being considered as part of the current planning application.

Potential Residential Yield (units): 572

Potential Employment Area (ha): 0

Potential Other Use Area (ha): 0

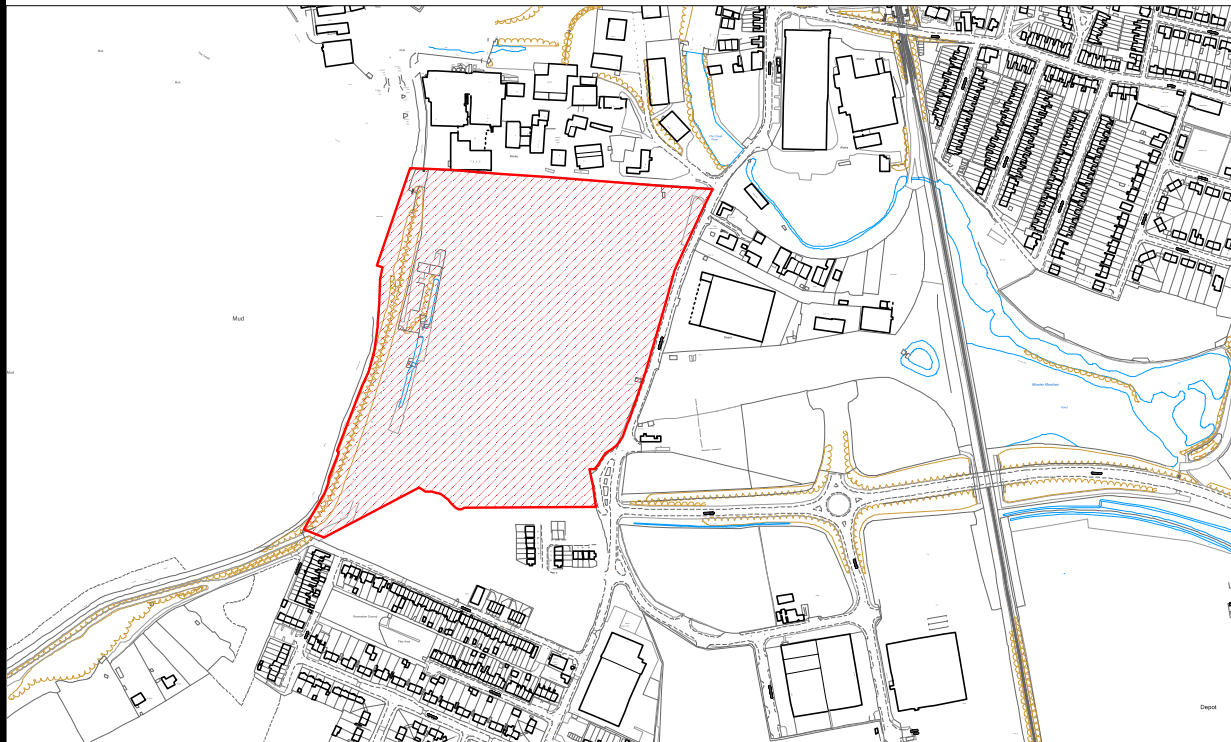
Timescale for delivery: 15 years

Assessment Outcome:

Suitable and deliverable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/220	West of Rushenden Road	Queenborough



Site Assessment

Current/Previous Use:	Commercial/industrial	Gross Site Area (ha):	10.5
Site Type:	Brownfield	Developable Area (ha):	

Site Description:

This site comprises part of the mixed use allocation to the south of Queenborough Creek and west of Rushenden Road in the adopted local plan, Bearing Fruit. Land to the south is now residential. To the west of the site is the Swale (and a designated Special Protection Area), the north is an industrial area. Rushenden Road runs north/south along the eastern boundary of the site with more commercial/industrial units on the eastern side of the road.

Suitability:

This site forms part of a wider regeneration area within the settlement confines of Queenborough. The site falls within land at high risk of flooding but the regeneration benefits of developing the site justify its development and remedial works are being carried out to decontaminate the site. The site

adjoins the Swale SPA. In terms of access to services, the site is in a sustainable location. The site is considered suitable.

Availability:

The site is in the ownership of Homes England and has been the subject of major investment (remedial work) to make the site available for redevelopment. Subject to the satisfactory completion of this work, the site is considered available.

Achievability:

Access to the site would likely be via Rushenden Road. Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

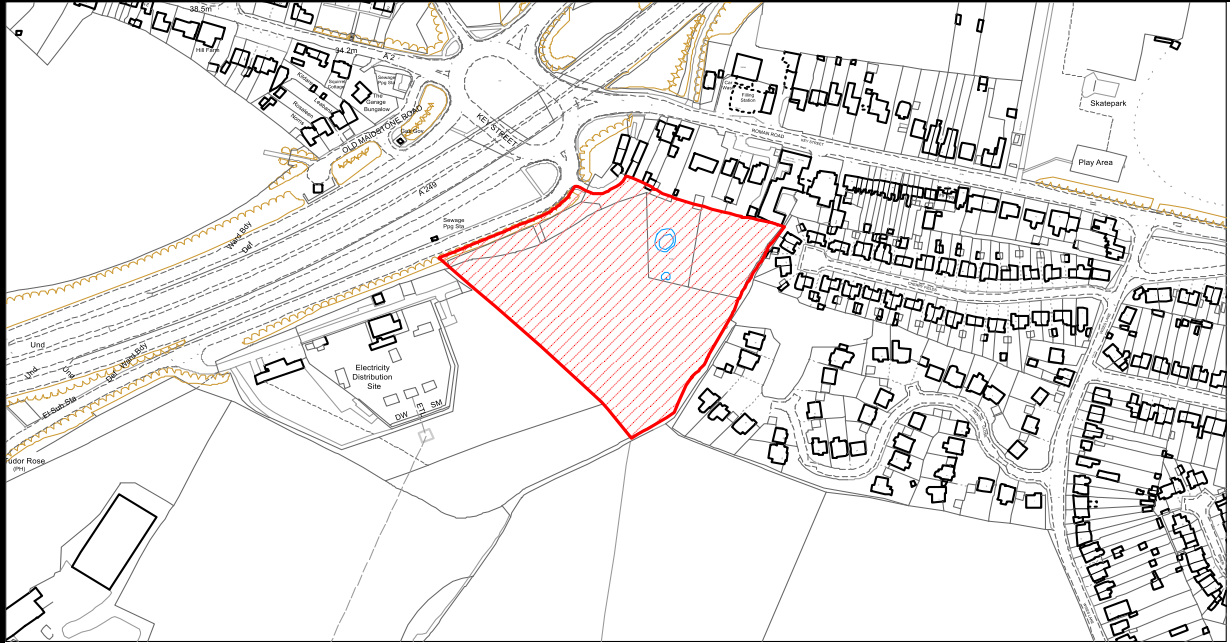
Potential Residential Yield (units):	Circa 600
Potential Employment Area (ha):	tbc
Potential Other Use Area (ha):	tbc
Timescale for delivery:	Years 6 to 10

Assessment Outcome:

Suitable and deliverable

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/222	Land at Manor Farm, Key Street	Borden



Site Assessment

Current/Previous Use:	Orchards/farm land	Gross Site Area (ha):	2.29
Site Type:	Greenfield	Developable Area (ha):	2.29

Site Description:

This site is located just off the Key Street roundabout to the rear of the properties on the A2, Cherryfields and Dental Close. A public footpath crosses the site leading from steps down from the road. Within the site the land rises to the east. The rough ground has some tree coverage, mostly old orchard trees and the western boundary of the site is covered by tall trees and hedgerows obscuring views into the site from the west. To the south is open countryside. The land dips down towards the east then rises up.

Suitability:

This site is not subject to any high level constraints or local level constraints and is adjacent to the settlement confines of Sittingbourne at its northern and eastern boundaries. In terms of sustainability, the site is in a relatively sustainable location. The site falls within a minerals safeguarding area. There is an existing gated access from Chestnut Street. The site is considered as suitable.

Availability:

The site has been promoted on behalf of the landowners and developer and a planning application to develop the site has been submitted. It is therefore considered to be available.

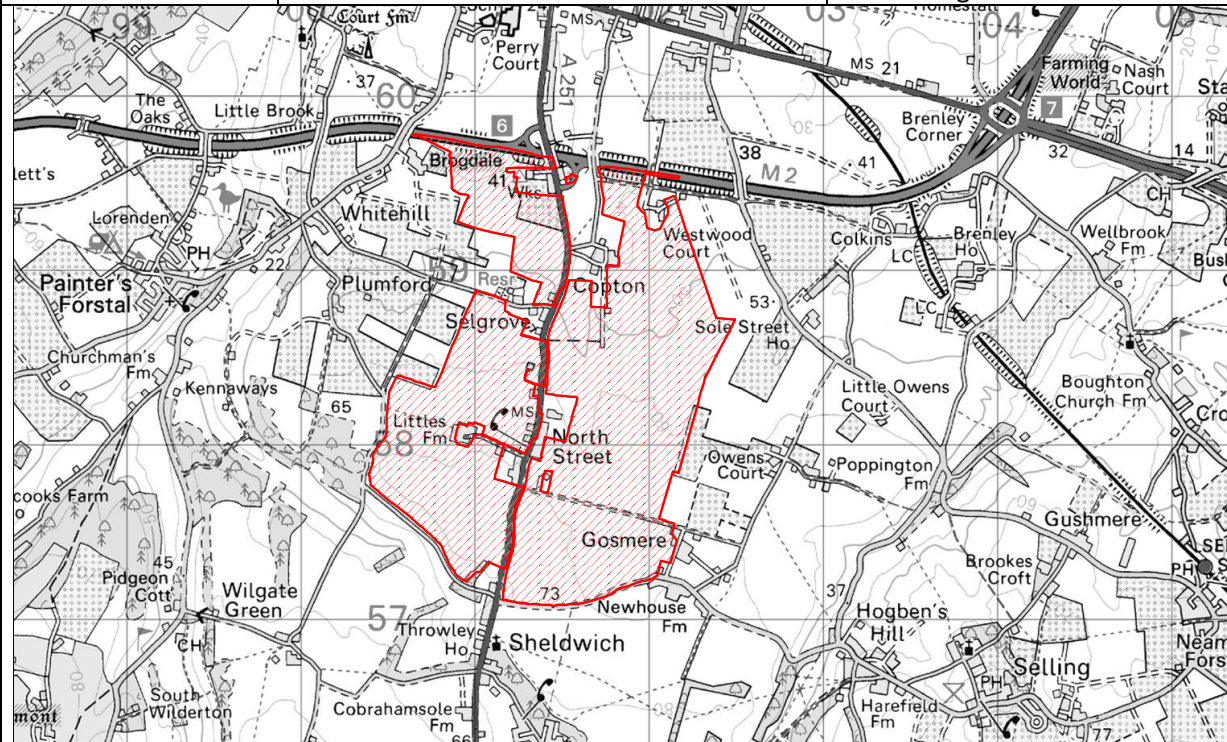
Achievability:

Subject to further consideration of the infrastructure required to support development there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low and the site is considered to be achievable subject to satisfactory access.

Potential Residential Yield (units):	64
Potential Employment Area (ha):	N/A
Potential Other Use Area (ha):	N/A
Timescale for delivery:	0-5 years
Assessment Outcome:	
Suitable and deliverable	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
SLA18/223	Land at Ashford Road, North Street, Sheldwich.	The site spans two parishes: Faversham and Sheldwich and includes very small areas within the parishes of Ospringe and Selling.



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	309
Site Type:	Greenfield	Developable Area (ha):	309

Site Description:

The site lies to the south of Faversham and to the south of the M2. The A251 Ashford Road passes through the centre of the site along which lies the village of North Street. The village of Sheldwich lies further south outside of the site boundary.

The site itself falls within the designation 'High Landscape Value – Kent Level' (HLV-KL) and surrounding the site, abutting in the south is the 'Kent Downs Area of Outstanding Natural Beauty' (KD-AONB).

There are listed buildings within the site and the impact of the development on them is identified as low. However, the impact of the setting of the listed building and the setting of conservation area must also be considered.

Suitability:

The New Garden Communities are undergoing detailed assessment by consultants on behalf of Swale Borough Council. The assessment includes: national and local policy, highways infrastructure, utilities infrastructure, landscape character, design, heritage and viability.

There are concerns regarding transport impact of the proposed scale of development with the suggestion that the development could be reduced in scale; the M2 Junction 7 is currently operating at capacity, the M2 Junction 6 is at 98% capacity and the A2/A251 is at 90% capacity. Further work to mitigate these concerns is required.

The North Downs AONB unit have expressed significant concern about the impact of the development on the setting of the AONB and there is a risk that they may submit objections.

Availability:

The site is under the control of four principal landowners and is being promoted by a land promoter.

Achievability:

There are challenges with this project specific to mitigation of the AONB setting and transport issues related to junction capacity.

Potential Residential Yield (units):	4,500 dwellings and an assumption of 40% affordable has been made.
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Potential Employment Area (ha):	Business area
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Potential Other Use Area (ha):	Re-alignment of the A251 through the site is indicated, together with improvements at M2 Junction 6; Retirement communities; Retail and leisure high street; Allotments; Health centre; Village sports club; Youth centre; Leisure centre; Medical centre; Secondary school and two primary schools.
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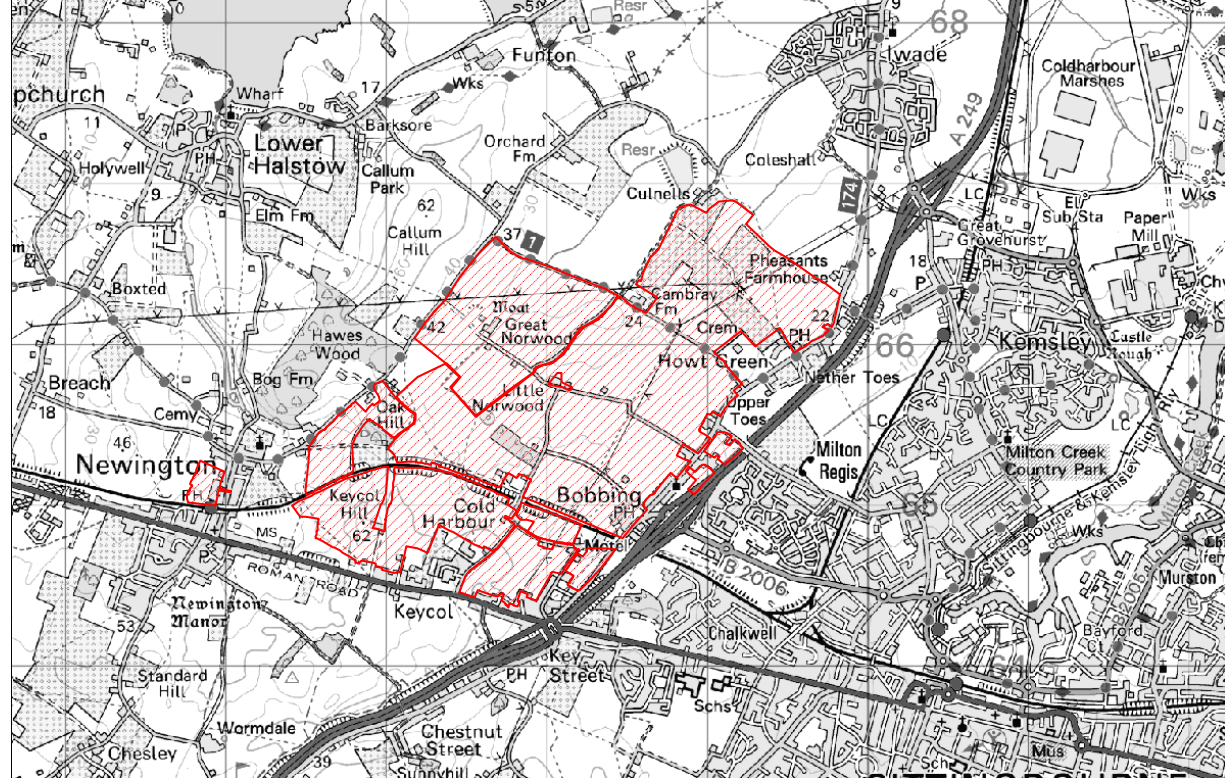
Timescale for delivery:	20 years
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Assessment Outcome:

Not suitable.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
SLA18/224	Land at Bobbing, west of Sittingbourne.	The site spans three parishes: Bobbing, Iwade and Newington



Site Assessment

Current/Previous Use:	Agricultural	Gross Site Area (ha):	410.5
Site Type:	Greenfield	Developable Area (ha):	410.5

Site Description:

The site west of Sittingbourne is bound by the A2 in the south-west and Sheppey Way, the old route to the Isle of Sheppey, along which lies the village of Bobbing bounds the south-east. The A249 runs roughly parallel with Sheppey Way and forms a junction with the A 249 and B2006 leading to Sittingbourne. The main London to Margate/Dover railway line runs through the site in the south. The large village of Newington lies to the south-west. The expanding village of Iwade lies to the north-east.

The site is bound by visually prominent hills known as the Iwade Ridge including Bobbing Hill, Keycol Hill, Oak Hill, Callum Hill and Tiptree Hill in the south-west and west but the itself site is relatively flat gently rising from the north-east towards the south-west descending from 60m AOD in the south to 20m AOD in the north. Wardell Wood and Hawes Wood, both ancient woodland, partially cover the southern hills. The site is visible from Sheppey Way and from within the site there are distant views towards Sheppey Crossing.

The site itself is not within any national or local landscape designations. However directly west of the site is an area of 'High Landscape Value – Swale Level' (HLV-SL) encompassing the hills and an area of 'High Landscape Value – Kent Level' (HLV-KL) encompassing the marshes beyond the hills.

There are no heritage assets within the site therefore there are no direct impacts however there are a number of assets which would require consideration of the setting or which may benefit from enhancement. A power line runs through the site.

Suitability:

The New Garden Communities are undergoing detailed assessment by consultants on behalf of Swale Borough Council. The assessment includes: national and local policy, highways infrastructure, utilities infrastructure, landscape character, design, heritage and viability.

The findings set out that there are no impediments to delivering the scheme although there is much work to be done to ensure a satisfactory scheme. However, KCC have expressed concerns regarding possible limitations of the A249 / Sheppey Way and means to mitigate concerns have yet to be established.

Availability:

There are a small number of landowners across the site. Appin Land Ltd and Crabtree Ltd currently has a promotion agreement in place for all the land falling within the red line.

Achievability:

Development of the site is achievable subject to further transport study.

Potential Residential Yield (units):

3,000 dwellings of which there is a commitment to deliver up to 40% affordable homes.

Potential Employment Area (ha):

Flexible employment space covering 9.4 hectares which could accommodate A2, A3, B1, B2, B8 but also promote pop up enterprise units and /or space for arts and culture.

Potential Other Use Area (ha):

A new health centre;
 One 3FE primary school;
 Improved parking facilities for Bobbing Primary School;
 A new Village Hall, Community Centre and Nursery, pub/restaurant and local retail centre;
 A new village green set to incorporate the new and improved Bobbing Cricket Club and the Gore Court Sports Facility subject to further discussion;
 Multi-functional public open spaces covering 100 ha including new parklands, greens allowing for public events, public art, playgrounds, community gardens and allotments and retained agricultural land amounting to a minimum of 50% of the land as required by the New Garden Communities Prospectus.

Timescale for delivery:

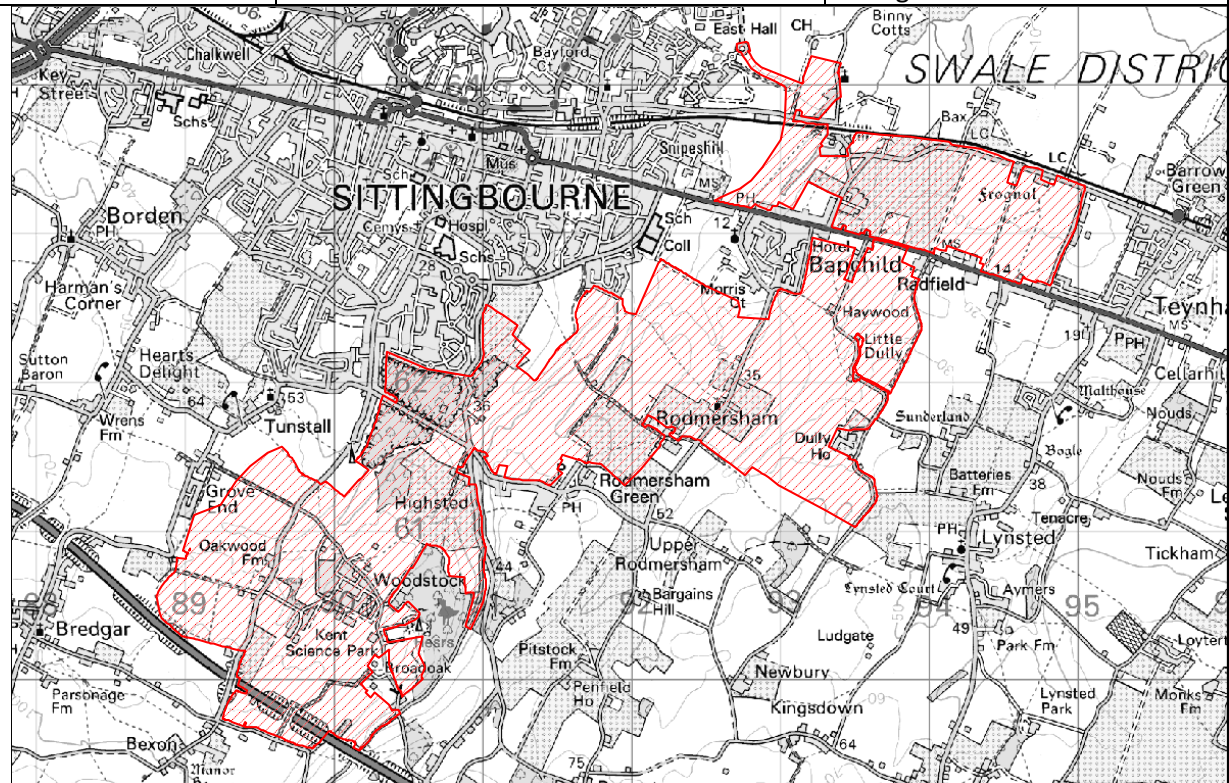
15 years

Assessment Outcome:

Suitable but delivery subject to further transport studies.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
SLA18/225	South East Sittingbourne	The site spans a number of parishes: Bapchild, Tonge, Rodmersham, Tunstall, Teynham, Milstead and Bredgar.



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	800.7
Site Type:	Greenfield	Developable Area (ha):	800.7

Site Description:

The site to the east and south of Sittingbourne stretches, in the north, from the London to Margate/Dover railway line, crossing the A2, skirts Bapchild and Highsted, encompassing the Kent Science Park and bound by the M2 in the south taking in a small area beyond the M2. The site abuts the south-east of Sittingbourne in the centre and the west of Teynham in the north. The site also encompasses a number of lanes which pass through the site.

An area in the far south of the site is within the 'Kent Downs Area of Outstanding Natural Beauty' (KD-AONB). In addition, an extensive part of the site falls within the designation 'High Landscape Value – Kent Level' (HLV-KL) which follows a dry valley.

There are a number of heritage assets in the wider area but none within the site. The setting of listed buildings and conservation areas in proximity require consideration for mitigation and enhancement.

Suitability:

The New Garden Communities are undergoing detailed assessment by consultants on behalf of Swale Borough Council. The assessment includes: national and local policy, highways infrastructure, utilities infrastructure, landscape character, design, heritage and viability.

There are concerns regarding the impact on the local landscape designations and the AONB of the proposed highway and motorway junction which will require mitigation. There are also concerns about the viability of the scheme's ability to deliver the highway infrastructure as well as the required policy and social infrastructure as the project is sensitive to even small increases in costs of transport infrastructure.

Availability:

The promoted land is within the promotor's control.

Achievability:

There are challenges with this project.

Potential Residential Yield (units):	9,250 dwellings and a provision of 20% affordable has been made.
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Potential Employment Area (ha):	120,000- 158,000 sqm new commercial space
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Potential Other Use Area (ha):	New motorway junction (M2 Junction 5A), completion of the Sittingbourne north bypass and implementation of Sittingbourne south bypass linking the A2 with the M2; Retail centre; Sports pitches; One secondary school and four primary schools; Nursery; Community facilities; Sports and leisure hub.
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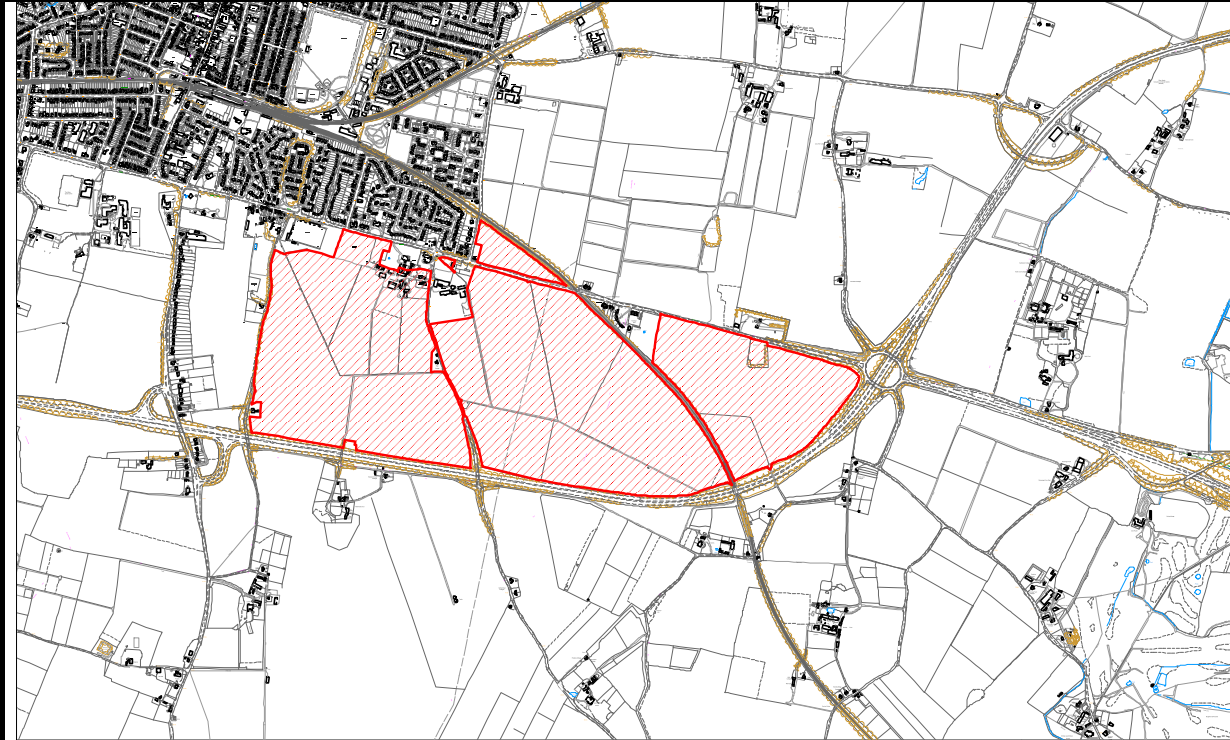
Timescale for delivery:	20 years
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Assessment Outcome:

Suitable but delivery subject to further understanding of the mitigation against the AONB and landscape impacts.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
SLA18/226	South-east Faversham	The site spans three parishes; Faversham, Selling and Boughton-under-Blean.



Site Assessment

Current/Previous Use:	Agriculture ranging from grade 1 to Grade 3B.	Gross Site Area (ha):	130.7
Site Type:	Greenfield	Developable Area (ha):	130.7

Site Description:

The site in south-east Faversham is bound by the A2 in the north, the M2 in the south, the M2/A2 junction to the east and the Salters Lane to the west. The Selling Road and Faversham to Canterbury and Dover railway line both cross the site running roughly north-west to south-east.

The site itself is not within any national or local landscape designations. However directly south of the site, south of the M2 is an Area of 'High Landscape Value – Kent Level' (HLV-KL) and to the south-east, beyond the HLV-KL, is the 'Kent Downs Area of Outstanding Natural Beauty' (KD-AONB). Although the KD-AONB is not actually adjunct to the site it is considered that the site is within the 'setting' of the KD-AONB as it is visible from the KD-AONB.

Despite the site being in close proximity to Faversham there are few heritage assets in the locality therefore there are no direct impacts only settings have to be considered.

Suitability:

The New Garden Communities are undergoing detailed assessment by consultants on behalf of Swale Borough Council. The assessment includes: national and local policy, highways infrastructure, utilities infrastructure, landscape character, design, heritage and viability.

The key finding is that currently the only impediment to delivering the scheme is that the M2 Junction 7 is currently operating at capacity. The role of the site in conjunction with not only other sites within Swale but also sites in other Borough Councils in mitigating these concerns have yet to be established.

Availability:

The site is wholly owned by the Duchy and was put forward in response to Swale Borough Council's New Garden Communities Prospectus.

Achievability:

Development of the site is achievable subject to resolution of the transport issues.

Potential Residential Yield (units):	2,500 homes of which the landowner has committed to providing 40% as affordable housing.
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Potential Employment Area (ha):	15,000-20,000 sqm of business/commercial/retail space.
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Potential Other Use Area (ha):	The New Garden Communities require 50% green space although also this includes private gardens; 1.6 ha cricket grounds; 1.4 ha sports hub; Community spaces; Health facility; Kent County Council education department have identified the need for a 6-8FE secondary school (10 ha) and two 2/3FE primary schools to serve the population for the development. Currently the site has allocated land for one primary school so further work to deliver education is required.
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Timescale for delivery:	15 years
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Assessment Outcome:

Suitable but delivery subject to further transport studies.

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/228	Land adj Newington Manor, Bull Lane	Hartlip



Site Assessment

Current/Previous Use:	Woodland/open land	Gross Site Area (ha):	0.28
Site Type:	Greenfield	Developable Area (ha):	0.28

Site Description:

This greenfield parcel of land forms a substantial part of the grounds to the (grade II*) listed manor house, Newington Manor and is within the conservation area. The site is level with wooded areas and abuts the settlement confines of Newington on its western and southern boundaries.

Suitability:

The site is not subject to any high level constraints although due consideration would need to be given to the conservation area and the setting of the listed building. It is adjacent to the settlement confines of Newington, which has a range of shops and services. The site is within 800m of a train station, bus services and a convenience store. The local primary school is 1Km away and there is a GP surgery in Newington. The site is therefore considered to be in a sustainable location. The site is considered suitable.

Availability:

The site has been promoted by the landowners' agent for residential development. The site is therefore considered to be available.

Achievability:

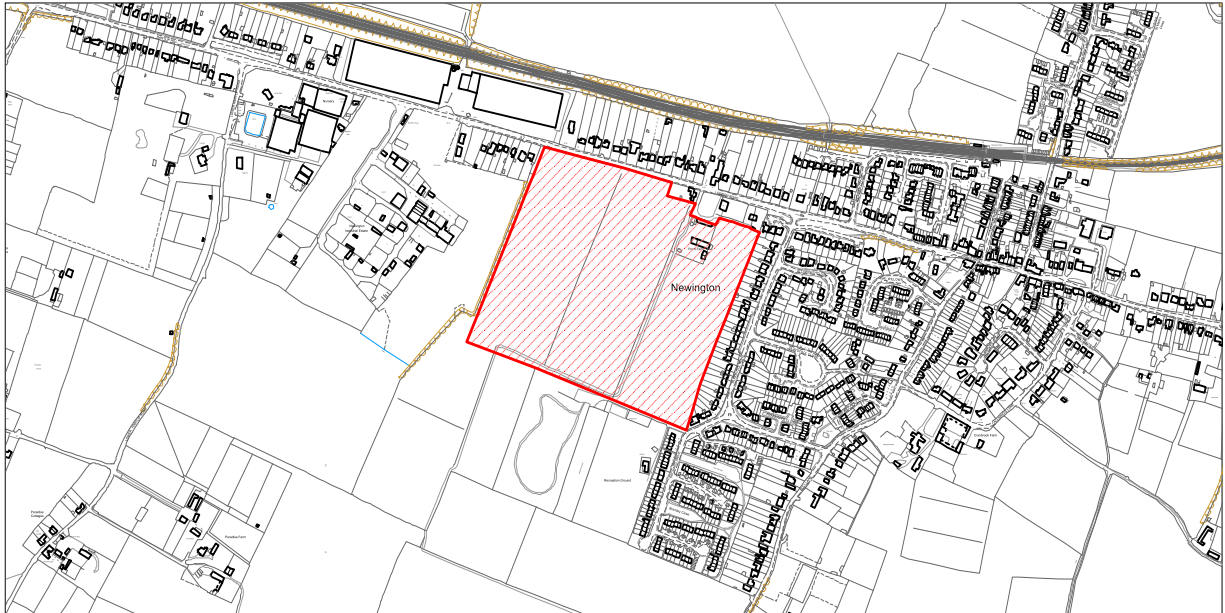
Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided, with access via Bull Lane. Site preparation/abnormal costs are likely to be low although due consideration will need to be given to any impacts on the AQMA in the centre of Newington and the effects of any development on the conservation area and the setting of the listed building. The site is considered achievable.

Potential Residential Yield (units):	6
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Potential Employment Area (ha):	N/A
Potential Other Use Area (ha):	N/A
Timescale for delivery:	0-5 years
Assessment Outcome:	
Suitable and deliverable	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/229	Land at Pond Farm	Newington



Site Assessment

Current/Previous Use:	Farmland	Gross Site Area (ha):	12
Site Type:	Greenfield	Developable Area (ha):	12

Site Description:

This large, flat, open greenfield site to the west of Newington is currently in use for fruit production. There is a small farmstead, Pond Farm (grade II listed building) in the north east corner of the site. To the north west is Newington Industrial Estate and a small pocket of residential development along the A2 to the north. The eastern boundary of the site adjoins the rear gardens of the residential properties on the western side of Playstool Road. To the south is a recreation ground, allotments and community woodland.

Suitability:

The site is not subject to any high level constraints and is adjacent to the settlement confines of Newington which has a range of shops and services (including GP surgery). The site is within 800 metres of a train station, bus service and a convenience store. The nearest primary school is 1.4km although the scale of development proposed is such that it might be possible for improved provisions to be made. The centre of Newington is an Air Quality Management Area (AQMA) and so there are considerable concerns about the impact of development on air quality in this location. Overall, the site is considered to be suitable.

Availability:

The site has been promoted by the landowner's agents and planning permission has already been sought (and refused on grounds of traffic and air quality). The site is therefore considered to be available.

Achievability:

There are a number of constraints affecting the achievability of the site including the impact of development on the setting of the listed building, on the AQMA and traffic. The adverse impact on

the surrounding landscape and countryside is considered difficult to mitigate. The previous application that was refused (and dismissed on appeal) was not able to demonstrate how the impacts of the development on traffic and air quality could be mitigated. The site also falls within a minerals safeguarding area and a minerals assessment would be required.

With this in mind, it is unlikely that there is a reasonable prospect of development coming forward for this site as the mitigation measures required could make development unviable. The site is therefore considered to be unachievable.

Potential Residential Yield (units):	390
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Potential Employment Area (ha):	0
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Potential Other Use Area (ha):	0
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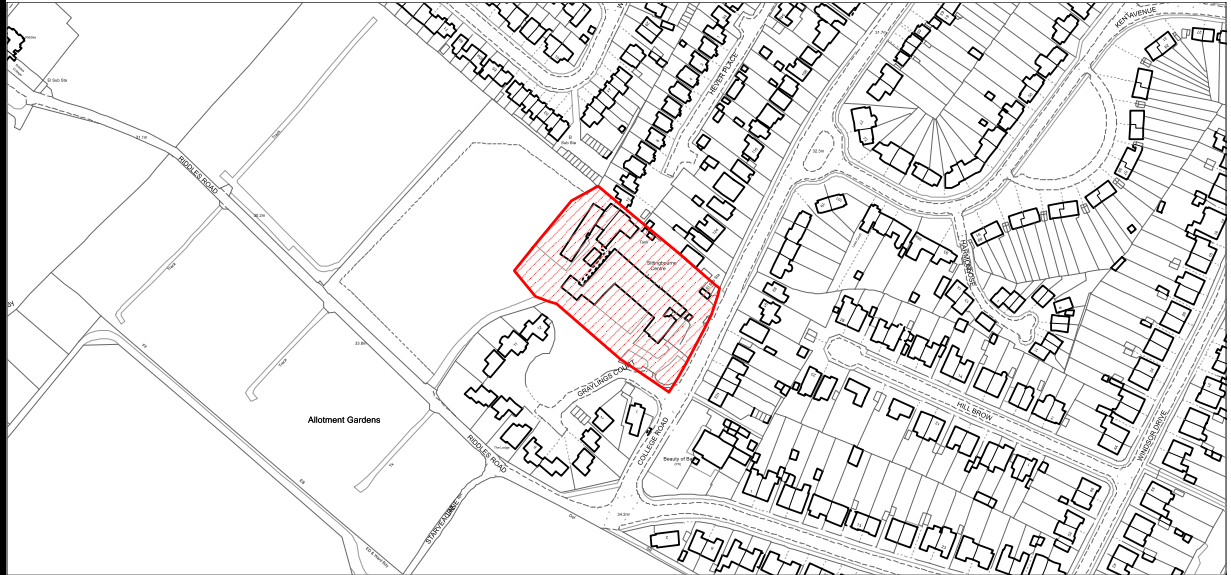
Timescale for delivery:	0
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Assessment Outcome:	
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Suitable but undeliverable

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/230	Sittingbourne Adult Education Centre, College Rd	Sittingbourne



Site Assessment

Current/Previous Use:	Educational institution	Gross Site Area (ha):	1.9
Site Type:	Brownfield	Developable Area (ha):	0.72

Site Description:

The site comprises an L-shaped piece of land with a frontage to College Road and Riddles Road, wrapping around the housing development at Graylings Court. The College Road section of the site is occupied by an imposing Grade II listed building that houses the Sittingbourne Adult Education Centre. The Riddles Road frontage comprises an area of maintained open grass, with mature trees to the site boundaries and intruding into the body of the site around the former tennis courts; and as an avenue to the path to the rear of the houses in Graylings Court.

Suitability:

Part of the site is within the settlement confines of Sittingbourne, the remainder an area identified as a Local Green Space. The site is not well located in terms of access to shops and services (other than school) and is not subject to any high level constraints. The part of the site that falls within the settlement confines of Sittingbourne, i.e. the existing listed building is considered to be suitable.

Availability:

The site is no longer in use as Sittingbourne Adult Education and is surplus to requirements. The site is considered to be available.

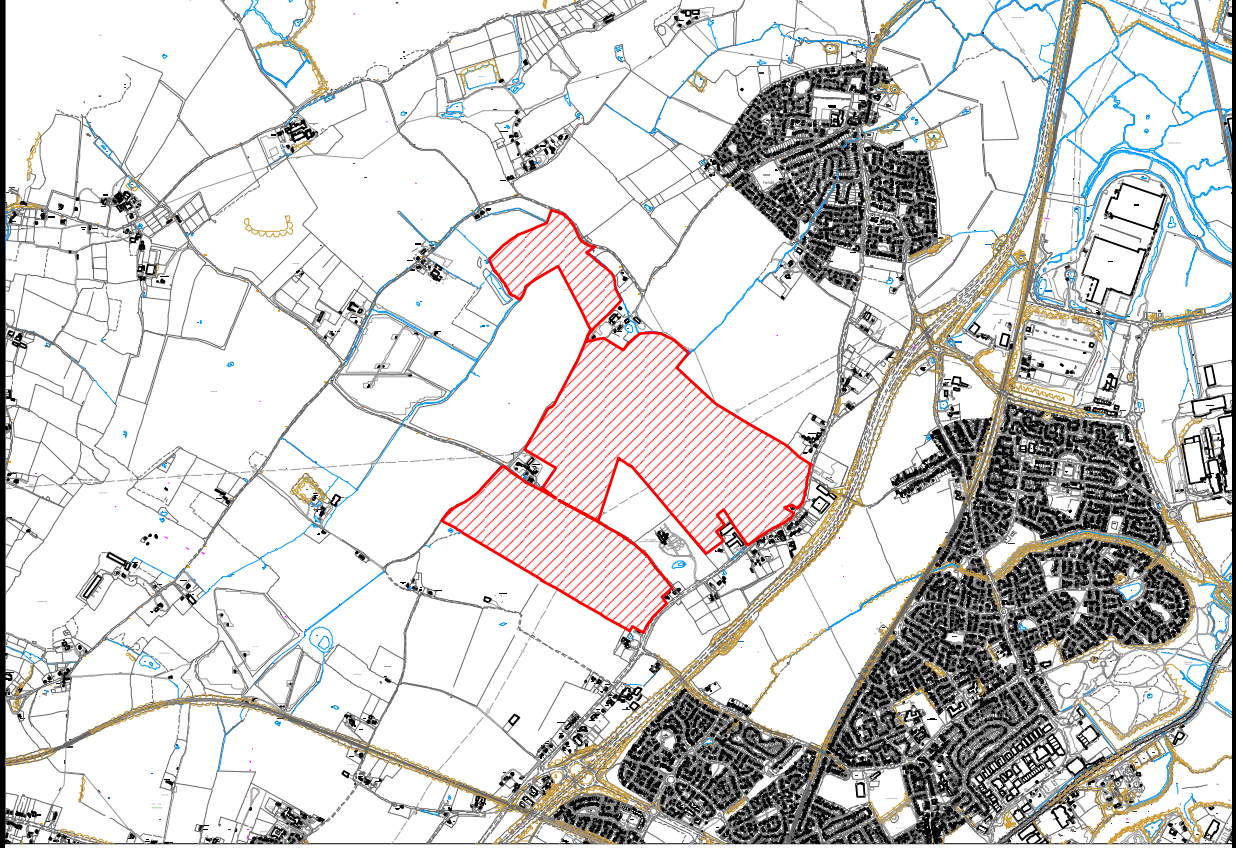
Achievability:

The development of the site would involve the conversion of a listed building. Subject to further consideration of the infrastructure required to support the development there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs could be high in light of the fact that the building is listed. Overall, the part of the site within the settlement confines of Sittingbourne is considered to be achievable.

Potential Residential Yield (units):	26
Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	6-10 years
Assessment Outcome:	
Suitable but not deliverable	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/232	Land at Stickfast Lane	Bobbing



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	114
Site Type:	Greenfield	Developable Area (ha):	0

Site Description:

The site crosses the border between Bobbing and Iwade Parishes approximately 1.73km to the south of the built up area boundary of Iwade and 2.9km to the west of Sittingbourne's built up area boundary. Sittingbourne town centre is some 5.9km to the southeast. The site fronts Sheppey way in an area of sporadic linear development featuring dwellings, industrial sites and agricultural buildings. To the rear is mainly open countryside/agricultural land. The site itself has been in agricultural use. The site falls within a minerals safeguarding area and there are listed buildings within its vicinity.

Suitability:

The site is not subject to any high level constraints but is separated from any existing built-up area boundary or settlement. There is a public house opposite the site but no convenience shops, schools or doctor's surgeries within a reasonable walking distance. Similarly, given the sporadic nature of development here, there are also extremely limited employment opportunities within a reasonable walking distance of the site. As such, travel would be required into Iwade, Sittingbourne and onwards for almost all everyday services and facilities. Cycling is unlikely to be used as a significant means of transport due to the fast moving Sheppey Way which does not have dedicated cycling

lanes at this location. There are bus stops on either side of the road here, but this alone does not make a location sustainable. Taking into account all of the above, it is considered that the site is in an unsustainable location. The site is considered unsuitable.

Availability:

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented relevant permissions. The site is considered to be available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	0
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0

Potential Employment Area (ha):	0
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0

Potential Other Use Area (ha):	0
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0

Timescale for delivery:	0
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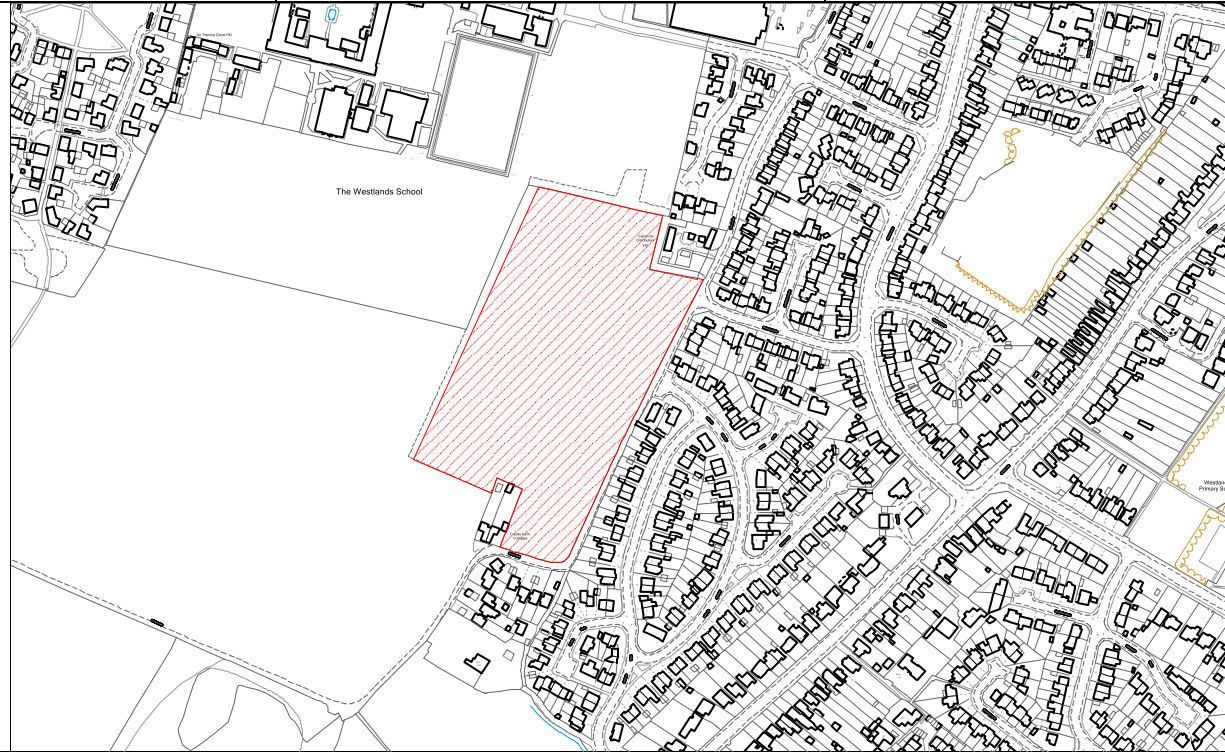
0

Assessment Outcome:

Unsuitable

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/233	Land adj. Cryalls Lane	Sittingbourne



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	3.7
Site Type:	Greenfield	Developable Area (ha):	

Site Description:

The site is a broadly rectangular shaped parcel of land that is a designated local green space. It is situated to the west of Cryalls Lane, north of Cryalls Farm Cottages and south west of The Westlands School. A former orchard, it contains a footpath network including a circular walk and is mostly covered by shrubs, trees and hedgerows with a particularly thick band along the southern confines of the site.

Suitability:

This site is designated in its entirety as a Local Green Space. It is within the settlement confines of Sittingbourne. In terms of access to services, the site is in a sustainable location. The site is unsuitable.

Availability:

The site is in single ownership and has been promoted for development by the owner. The site is considered to be available.

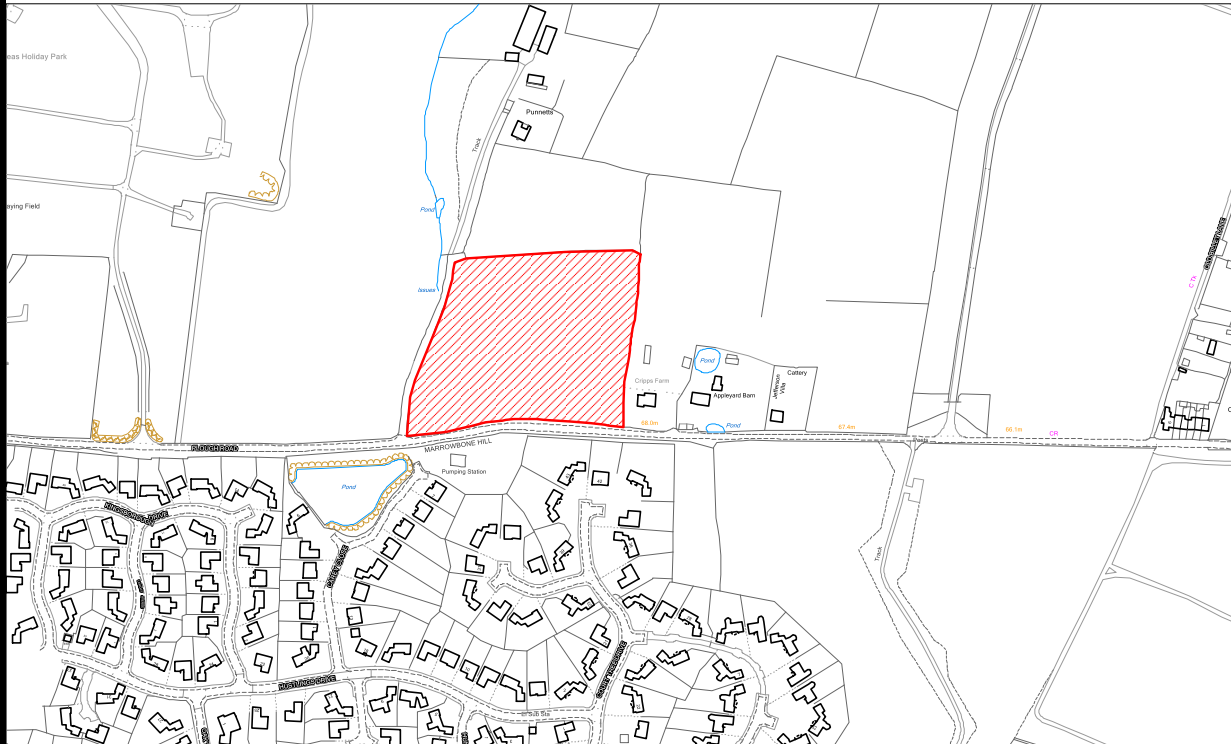
Achievability:

Access would be on to Cryalls Lane which is narrow at this point. Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	0 (80)
Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	N/A
Assessment Outcome:	
Unsuitable	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/234	Land at Plough Road (adj. Punnetts Farm)	Minster



Site Assessment

Current/Previous Use:	Scrubland	Gross Site Area (ha):	1.83
Site Type:	Greenfield	Developable Area (ha):	

Site Description:

This site is square in shape and relatively level. It is bounded by Plough Road to the south and an access road to the west that leads to a farmstead. The eastern boundary of the site is marked by the field boundary. It is generally open scrubland with some small clusters of trees and hedges spread across the site

Suitability:

The site is not subject to any high level constraints and sits to the north of the built up confines of Kingsborough Manor. In terms of access to shops and services, it is in an unsustainable location. The site is considered unsuitable.

Availability:

The site is in single ownership and the landowners have promoted the site for development. The site is considered available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed although there may be issues with the width of Plough Road that would need to be addressed. The site is considered achievable.

Potential Residential Yield (units):

0

Potential Employment Area (ha):

0

Potential Other Use Area (ha):

0

Timescale for delivery:

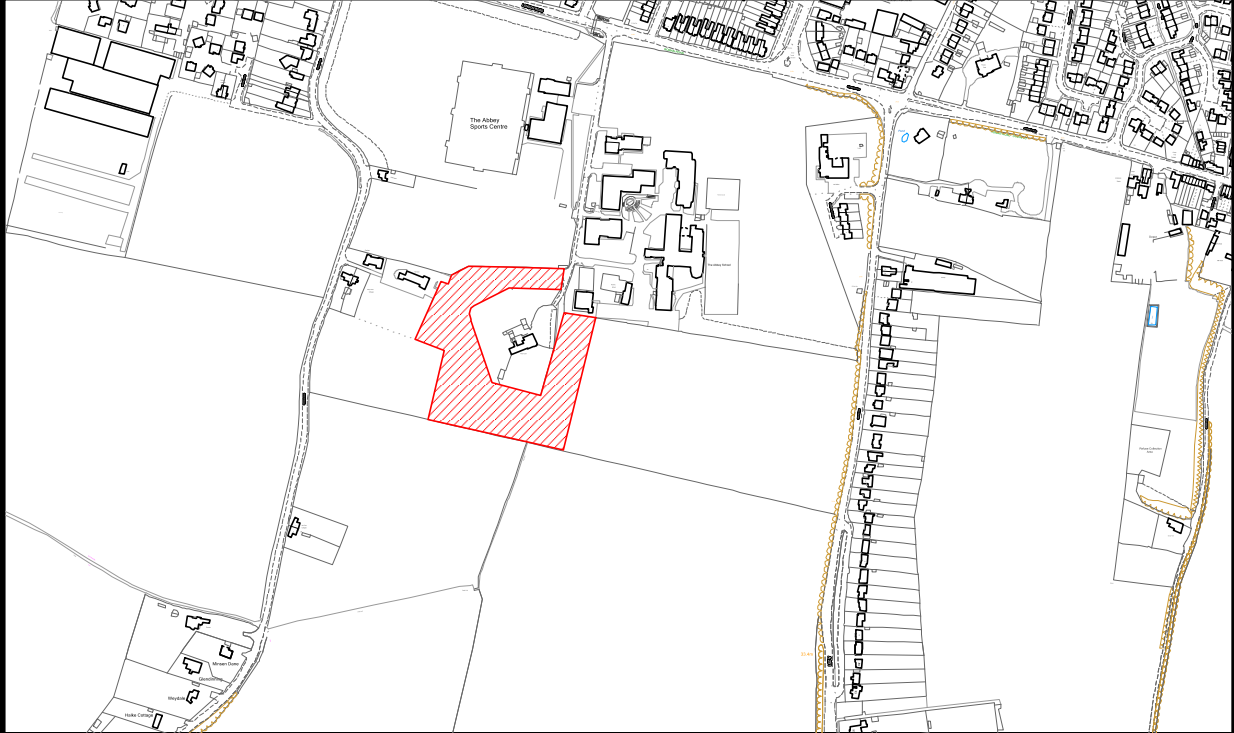
N/A

Assessment Outcome:

Unsuitable

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/235	Land at Perry Court Farm, London Road	Faversham



Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	1.5
Site Type:	Greenfield	Developable Area (ha):	

Site Description:

This site wraps around Perry Court and does not follow any particular physical feature that forms a boundary, other than the land to the south being developed for housing. It is relatively level. The northern arm of the site includes access to The Oast just to the west of the site.

Suitability:

The site is within the settlement confines of Faversham. It is not subject to any high level constraints although part of the site is within a minerals safeguarded area (brickearth). In terms of access to services, the site is in a sustainable location. The site is considered to be suitable.

Availability:

The site is in single ownership and has been promoted by the landowner for development through the 'Call for Sites'. The site is considered to be available.

Achievability:

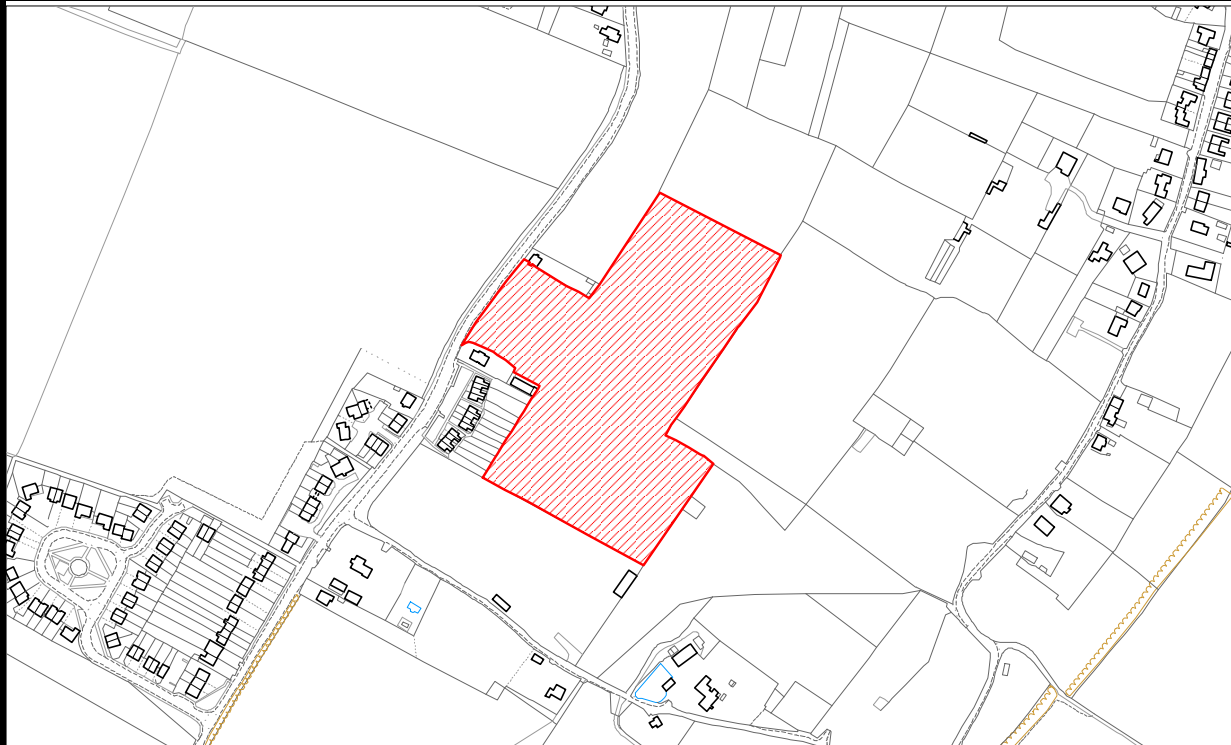
The landowners have received enquiries. Access to the site would be via the road that runs between The Abbey School and the Sports Centre from London Road although alternative access could be provided from the south. Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Potential Residential Yield (units):	60
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Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	Years 6 to 10
Assessment Outcome:	
Suitable and deliverable	

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/236	Land to the North of Vigo Cottage, Lynsted Lane	Lynsted with Kingsdown



Site Assessment

Current/Previous Use:	Paddock	Gross Site Area (ha):	4.9
Site Type:	Greenfield	Developable Area (ha):	

Site Description:

This paddock is situated on Lynsted Lane between two residential properties. The site is relatively level with some shrubs and trees along the short boundaries with the residential properties.

Suitability:

The site is not subject to any high level constraints but is remote from the settlement confines of Teynham, the closest settlement. In terms of access to services, the site is in an unsustainable location. The site is considered unsuitable.

Availability:

The site is in single ownership and has not been promoted directly by the landowner. There is uncertainty that the site is available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed. The site is considered to be achievable.

Potential Residential Yield (units):

0

Potential Employment Area (ha):

0

Potential Other Use Area (ha):

0

Timescale for delivery:

N/A

Assessment Outcome:**Unsuitable**

SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/237	Land to the north of Vigo Cottage, Lynsted Lane	Lynsted with Kingsdown



Site Assessment

Current/Previous Use:	Paddock	Gross Site Area (ha):	
Site Type:	Greenfield	Developable Area (ha):	

Site Description:

This paddock is situated on Lynsted Lane between two residential properties. The site is relatively level with some shrubs and trees along the short boundaries with the residential properties. It is a slightly smaller parcel of land than that submitted under ref, 18/236, the eastern extent of the site in line with the rear gardens of the properties to the north and south.

Suitability:

The site is not subject to any high level constraints but is remote from the settlement confines of Teynham, the closest settlement. In terms of access to services, the site is in an unsustainable location. The site is considered unsuitable.

Availability:

The site is in single ownership and has not been promoted directly by the landowner. There is uncertainty that the site is available.

Achievability:

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed. The site is considered to be achievable.

Potential Residential Yield (units):

0

Potential Employment Area (ha):

0

Potential Other Use Area (ha):

0

Timescale for delivery:

N/A

Assessment Outcome:**Unsuitable**