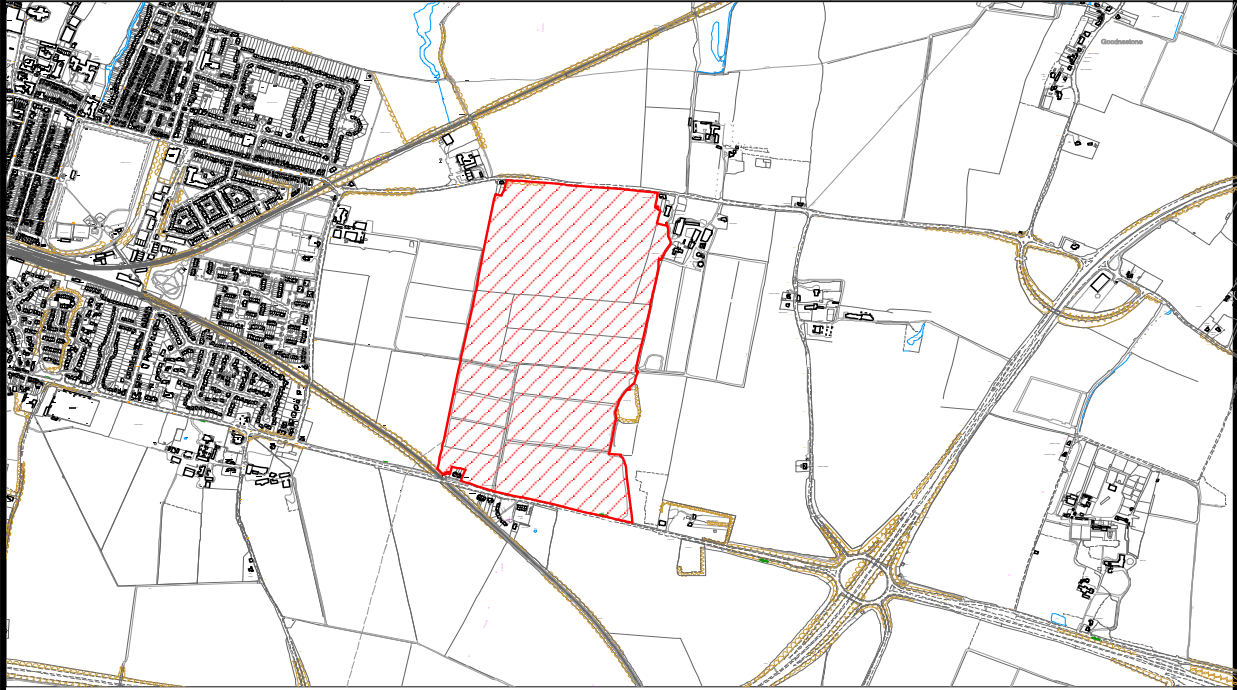


## SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/091	Land to the east of Faversham	Graveney



### Site Assessment

<b>Current/Previous Use:</b>	Agriculture	<b>Gross Site Area (ha):</b>	43
<b>Site Type:</b>	Greenfield	<b>Developable Area (ha):</b>	30 (20 for housing and 10 for employment)

#### Site Description:

This rectangular site sits on the eastern boundary of Faversham, bounded by the A2 to the south and Graveney Road to the north. The land is relatively flat with some poplar lines along field boundaries that act as windbreaks. There are long views northwards to the estuary. The site is currently in agricultural use, soft and top fruit.

#### Suitability:

The site is not subject to any high level constraints and sits to the east of the settlement confines of Faversham. In terms of access to services, the site is in a relatively sustainable location given it abuts the edge of Faversham, its location to the convenience store, pub and bus stop on the A2. The site is considered suitable.

**Availability:**

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

**Achievability:**

Access to the site would need to be provided via the A2 and could provide potential benefits for the existing development to the immediate west of the site as it would reroute traffic away from Love Lane. The costs associated with the development of the site are unlikely to impact negatively on the viability. 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):**

600

**Potential Employment Area (ha):**

10 (up to 35,000 sq. m. of B1/B2)

**Potential Other Use Area (ha):**

Road infrastructure tbc.

**Timescale for delivery:**

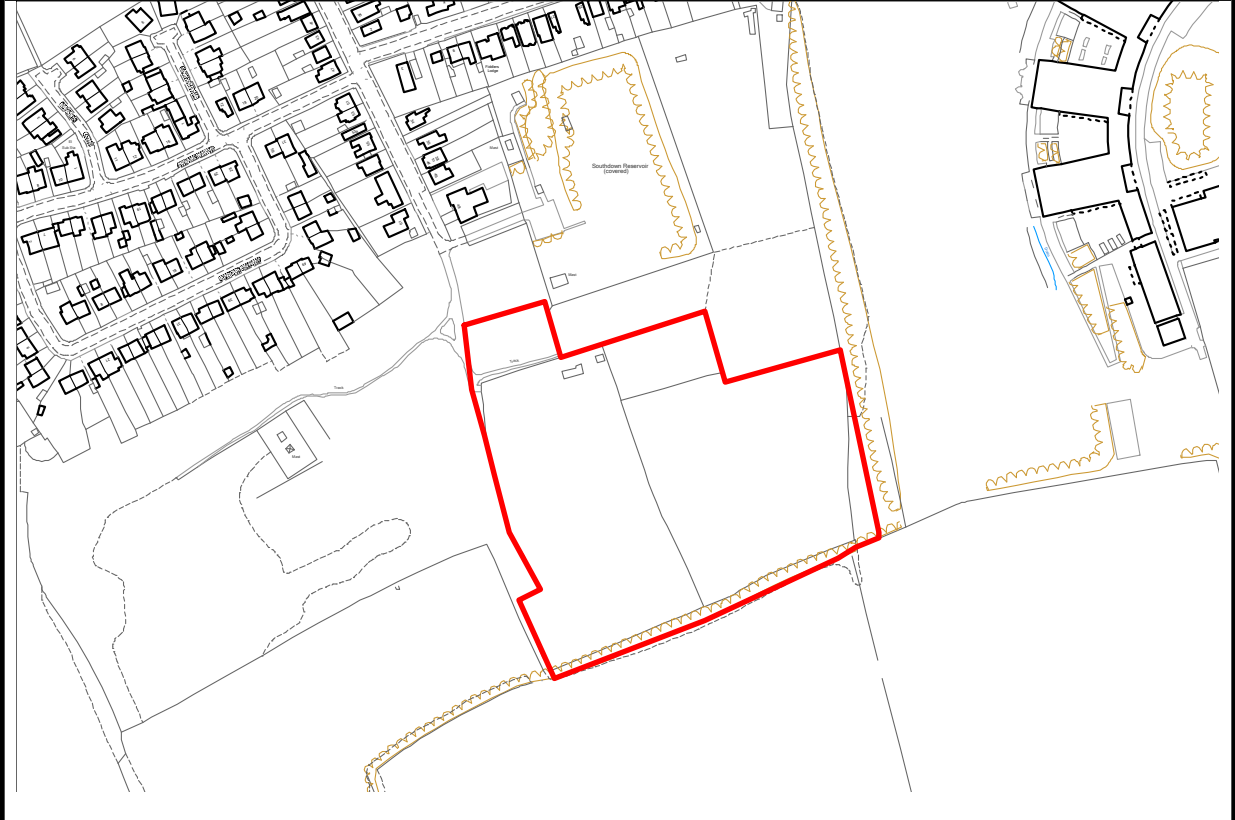
1-5 years for 125 dwellings and 12,500 sq. m. employment floorspace and years 6 to 10, 475 dwellings and 22,500 sq. m. employment floorspace

**Assessment Outcome:**

Suitable and deliverable

## SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/238	Land at southern end of Southdown Road	Halfway



### Site Assessment

<b>Current/Previous Use:</b>	Field	<b>Gross Site Area (ha):</b>	3.0
<b>Site Type:</b>	Greenfield	<b>Developable Area (ha):</b>	3.0

#### Site Description:

The site is situated just outside the built-up area boundary in Halfway. The main residential development of the Halfway sits to the north, with a school to the east and agricultural land and open countryside to the south and south west. The local service centre at Minster is some 1.8km to the east and Sheerness town centre is approximately 2.7km to the north.

#### Suitability:

The site is close to the built-up area boundary and a number of existing local plan allocations. It is within walking distance of a convenience store, primary school and a small cluster of other non-essential services and facilities. For a wider range of essential services and facilities, travel to higher order settlements would be required. The same can be said for job opportunities, which are available but limited here. There are a number of well serviced bus stops in the area which allow for travel towards Minster, Sheerness and Queenborough. The site is also close to the main road network if vehicular travel is necessary, and there is a train station at both Queenborough and Sheerness. Taking the above into account, 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.

<b>Potential Residential Yield (units):</b>	100
<b>Potential Employment Area (ha):</b>	0
<b>Potential Other Use Area (ha):</b>	0
<b>Timescale for delivery:</b>	5-10 years

**Assessment Outcome:**

**Suitable and deliverable**