

| Local Plan Panel Meeting | |
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| Meeting Date | 29 October 2020 |
| Report Title | Local Plan Review - site selection steer for housing and employment land allocations |
| Cabinet Member | Cllr Mike Baldock, Cabinet Member for Planning |
| SMT Lead | James Freeman |
| Head of Service | James Freeman |
| Lead Officer | Jill Peet |
| Key Decision | No |
| Classification | Open |
| Recommendations | It is recommended that Members agree a steer on the selection of sites to be carried forward in the Local Plan Review as potential development land allocations for housing and employment as set out in this report |

1 Purpose of Report and Executive Summary

- 1.1 The Local Plan Review will update the adopted Local Plan 'Bearing Fruits' and will need to include enough additional land to meet the development needs of the Borough for the period 2022 to 2038. The purpose of this report is to set out the options for sites that could be included in the Local Plan Review (LPR) pre-submission consultation document that is scheduled to be reported to this panel in December. Members are asked to provide a steer to officers on a 'short list' of sites for inclusion within the LPR so that the remaining evidence may be completed and infrastructure providers are able to give more detailed information on their specific requirements.
- 1.2 For the Local Plan Review (LPR) period, the need is for 1,038 dwellings per annum. This equates to approximately 17,000 dwellings over the 16-year period. Given that the plan period for the LPR overlaps with the adopted Local Plan, the minimum total of additional allocations required is approximately 9,000 dwellings.
- 1.3 Members provided a steer on the broad development strategy at the Local Plan Panel meeting of 30 July 2020. 'Option C' was agreed as the preferred approach. To summarise, 'Option C' supports a more dispersed development strategy to that in 'Bearing Fruits' and seeks to deliver a more even distribution of the total development needs overall for the period 2014 to 2038. In broad terms, this equates to the development needs of the Borough being spread across the four areas as follows:

| | Sheppey | Faversham | Sittingbourne | Rural Areas |
|--|---------|-----------|---------------|-------------|
| Distribution of allocations in Bearing Fruits | 25% | 15.75% | 40% | 10.75% |
| Distribution of sites in LPR | 14% | 35% | 10.5% | 10.5% |
| Distribution of combined allocations in Bearing Fruits and LPR | 20.5% | 23.75% | 27.5% | 10.5% |

Remaining percentage allowance potentially delivered through windfalls

- 1.4 When discussing the options back at the end of July, a windfall allowance for 3,000 dwellings, averaging 250 per year for the latter 12 years of the plan period was proposed. Whilst this is a legitimate approach, it would be prudent to reduce this number down as it would make the plan's position more robust in terms of providing enough land for housing and would better support a rolling 5 year housing land supply. Housing land supply is discussed later in this report.
- 1.5 The need for additional allocations is approximately 9,000. It is recommended that a more conservative windfall allowance of 167 per annum is applied which should be supportable at examination. This equates to a total of 2,000 windfalls during the life of the LPR leaving approximately 7,000 dwellings to be planned for. In terms of numbers, this means that new sites (over and above those allocated in Bearing Fruits) should be identified to deliver broadly the following number of dwellings in accordance with the preferred approach agreed:
- Isle of Sheppey 1,400
 - Faversham 3,500
 - Sittingbourne 1,050
 - Rural Areas 1,050
- 1.6 In order to identify the sites for allocation in the LPR, the starting point is to consider the sites contained in the draft Strategic Housing Land Availability Assessment (SHLAA) that was reported to this panel in May. The SHLAA provided a high level assessment of all the sites that had been put forward for development through the 'call for sites' exercise. Since that meeting, the remaining evidence has all but been completed and officers have been working on an assessment of all the sites within the context of all available evidence and information.
- 1.7 The focus has been on sites where sustainable development can be achieved. That is, the focus has been on sites that adjoin the settlement boundaries of those towns and villages with a good range of shops and services that could genuinely support travel other than by private car. Sites that are subject to high-level constraints have only been considered where this could be mitigated and the sites have the potential to meet the LPR objectives.
- 1.8 Individually, the sites available in the SHLAA have been assessed in more detail against how they perform in terms of the various evidence and data available. It is a technical exercise that sets out how sites perform in relation to the individual criteria within it. It does not seek to 'score' or 'rank' the sites overall. The salient points from this work is set out in the commentary of the individual sites contained in this report.
- 1.9 Given that a steer on the preferred development strategy for the LPR has been provided by this Panel and endorsed by Cabinet, a further steer is now required to funnel down the list of potential sites to arrive at a 'shortlist' for allocation. A steer of the sites to be proposed as allocations in the LPR needs to be agreed at this point so that the remaining evidence can be completed (including the identification of any mitigation that may be required to support those allocations) and to enable infrastructure providers the opportunity to set out in more detail the services and facilities required to support the needs of the development proposed.

2 Background

Housing numbers

- 2.1. The housing numbers to be planned for in the Local Plan Review come directly from central government via the requirement to use the standard method for calculating need as set out in the National Planning Practice Guidance (NPPG). The figure for 'Bearing Fruits' was derived from evidence prepared for the Examination that took place in 2015/16 and was agreed as part of that process. The local plan figure of 776 will expire in 2022 when all local planning authorities must use the standard method for calculating their housing need figure for local plans that are more than five years old. Bearing Fruits allocates sites for the period up to 2031. The Local Plan Review seeks to carry these sites forward given that they have already been through the process of Examination by a Planning Inspector and deemed to be justified and deliverable. While some of these sites remain unimplemented, it is important to remember that sites were allocated for the whole plan period, and the expectation was that some sites would not be built out until the later years of the plan.
- 2.2 The Local Plan Review is therefore seeking to allocate additional sites to accommodate the uplift in numbers for the period 2022 to 2038. The table below sets out how the figure is calculated taking into account commitments and completions and remaining non-permissioned allocations and the need to provide a 5% minimum buffer, a requirement set out in the National Planning Practice Guidance (NPPG).

| | | |
|---|--|--------------------------|
| Bearing Fruits (2014 to 2031) | 776 per annum | 17 x 776= 13,192 |
| | | plus |
| Local Plan Review (2022 to 2038) | 776 + 262 = 1,038 per annum for years 2022 to 2031 | 9 x 262 = 2,358 |
| | | plus |
| | 1038 per annum for years 2032 to 2038 | 7 x 1,038 = 7,266 |
| | Total need based on OAN/ standard method calculation (2014 to 2038) | 22,816 |
| | 5% buffer (5% of 22,816) | 1,141 |
| | Total need (2014-2038) including buffer | 23,957 |
| | Less existing supply | 14,966 |
| | | |
| | Total additional allocations (without windfall allowance) | 8,991 (9,000) |
| | With windfall allowance of 167 dpa for last 12 years of plan (2004) | 6,987 (7,000) |

- 2.3 In broad terms, the LPR seeks to allocate land for 7,000 additional dwellings and makes an allowance for windfalls of approximately 167 dwellings per year for the last 12 years of the plan period. The figure of 7,000 dwellings is a minimum figure. The LPR will not be considered as 'sound' if it fails to allocate adequate 'justified' and 'deliverable' sites to meet that minimum figure.

Housing land supply

- 2.4 Local planning authorities are required to ensure they maintain a rolling 5 year supply of specific, deliverable sites to provide five years' worth of housing delivery against the

housing requirement set out in the adopted local plan (or against a local housing need figure where appropriate in accordance with the NPPF). The purpose of the 5 year Housing Land Supply is to provide an indication of whether or not there are sufficient sites available to meet the housing requirement.

- 2.5 The significance of a 5 year supply is two-fold. If the supply is below 5 years, it can trigger paragraph 11d) of the National Planning Policy Framework (NPPF) where local plan policies are considered 'out-of-date' and the presumption in favour of sustainable development kicks in. This is also known as the 'tilted balance'. It requires local planning authorities to consider favourably, applications for development in sustainable locations that are not local plan allocations. A lack of supply supports 'planning by appeal'.
- 2.6 The second issue for local planning authorities without a 5 year supply relates to a measure introduced by the government in 2018 called the Housing Delivery Test (HDT). It measures the number of net additional dwellings delivered against the annual requirement over the past three years. Where an authority achieves less than 85% of its delivery, when calculating their 5 year housing land supply, a 20% buffer must be applied (rather than 5%). This further supports the application of the tilted balance.

A 'sound' plan

- 2.7 Prior to the panel considering the sites before them, it is prudent to recall paragraph 35 of the National Planning Policy Framework (NPPF). The plan will be found 'sound' where the sites within it are justified and deliverable, enable the delivery of sustainable development and accord with the policies in the NPPF. Sufficient sites will need to be identified to ensure that the overall development strategy (option c) is deliverable. To fail to identify adequate sites will undermine that broad strategy and call into question its soundness as "an appropriate strategy" that seeks as a minimum to positively plan for the Borough's identified needs.
- 2.8 Member should also note that the NPPF requires 10% of the housing requirement to be provided on site allocations of less than 1 hectare.

Infrastructure requirements

- 2.9 As part of the ongoing work for the LPR, the Infrastructure Delivery Plan (IDP) will provide specific infrastructure requirements to support the additional housing. Providers have identified their general requirements. In broad terms, 6 to 7 additional primary schools will be required (2 form entry) and additional secondary school provision (specifically at Faversham). An additional SEN facility should also be provided (Special Educational Needs). Following a steer from Members of preferred sites, this will be shared with the infrastructure providers who will be able to further refine requirements. This, with other infrastructure needs will be reported to the Panel.

Sustainability Appraisal and 'Reasonable Alternatives'

- 2.10 As part of the legally required Sustainability Appraisal (SA) process there is a need to define, appraise and consult on 'reasonable alternatives' at Regulation 19 stage. That process is well underway given that the broad distribution of sites options was identified at this Panel on 30 July 2020, however, there is now a need to take this work a step further.
- 2.11 Drawing on the outcome of current deliberations, the aim will be to arrive at both a preferred approach to allocating sites/areas to meet established needs and one or more non-preferred approaches. These alternative approaches will then be appraised as the

'reasonable alternatives; for the LPR, with the findings presented as the centre-piece of an SA Report. A draft version of the SA Report will then be made available to inform members' final deliberations on the plan, with the final version then published alongside the Regulation 19 plan to inform representations and the subsequent examination in public.

- 2.12 Officers will define reasonable alternatives working with the SA consultants (AECOM). A key input is the strategic steer provided by members in respect of an Option C broad development strategy. However, there may be a need to revisit elements of other broad development strategy options where officers and AECOM are of the view (drawing on the available evidence) that detailed scrutiny through appraisal and consultation is warranted.

3 Proposals

Local Plan Review principles and objectives and the strategic development site options

- 3.1 The objectives that have informed the broad development strategy also inform site selection. These objectives reflect local evidence, government policy and Council priorities and are:
- To provide for homes and jobs that are best suited to meet identified local needs;
 - To support and sustain communities across the borough, big and small, by planning to meet identified needs, including needs for community facilities and infrastructure; and
 - To protect and manage our resources to address climate change through delivering sustainable growth that supports urban and rural economies and makes the best use of infrastructure.
- 3.2 Sitting behind these objectives are a number of key principles that underpin the development strategy and approach to determining how the borough's identified development needs should be met first:
- On brownfield sites in sustainable locations/within settlement confines;
 - On land at low risk of flooding within existing settlements; and
 - On land with the least environmental or amenity value.
- 3.3 Given the quantum of additional development required for the LPR period, the Council has considered options in relation to strategic development sites. Members are already aware that four strategic site options have been promoted for development. Each of the four strategic site options have been assessed in detail and those findings reported to this Panel on 17 October 2019. The Panel has subsequently agreed to support dispersal as a development strategy with a focus at Faversham to redress the balance of development that in Bearing Fruits focussed more on Sittingbourne and the Isle of Sheppey as part of the wider Thames Gateway growth area. Two of the proposed strategic site options (Bobbing and Highstead) are within the Thames Gateway area/ west of the borough and would not support the 'option c' development strategy agreed at the end of July Panel. The remaining two options (South East Faversham and Sheldwich) are at the eastern end of the borough. The proposal at Sheldwich is remote from the settlement confines of Faversham and would not support the proposed development strategy of the LPR. The site at South East Faversham is adjacent to the settlement confines of the town and would support the development strategy.

3.4 Recommendation:

- **Members are asked to endorse the South East Faversham site and reject the remaining three strategic sites options as they do not support the delivery of the LPR development strategy as agreed as 'option c' at the LPP on 30 July.**

Site identification, assessment and selection

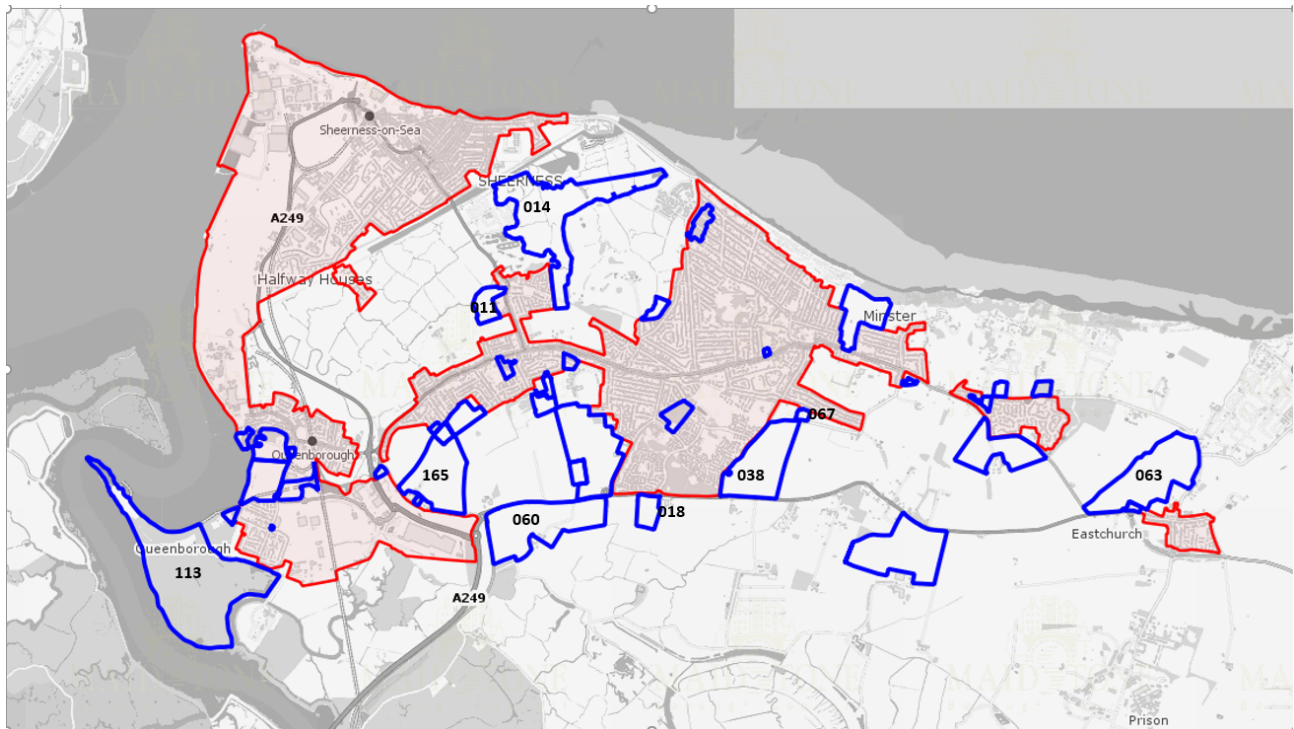
- 3.5 The sites identified for assessment have been submitted to the Council through the 'Call for Sites' exercise that ran over several months as part of the early evidence gathering stages of preparing the Local Plan Review. The Council itself also sought to identify sites as recommended by best practice. All sites were subsequently assessed and presented in the draft Strategic Housing Land Availability Assessment (SHLAA) on 7 May 2020. The report set out how sites that had been submitted under the 'Call for Sites' process had been assessed. The SHLAA involved a high level but thorough assessment of whether a site is, in principle, considered 'suitable', 'available' and 'achievable' during the plan period. The SHLAA itself has no status in policy and cannot allocate sites. It is a starting point for a more detailed process that assesses sites within the context of other evidence and information.
- 3.6 Sites assessed in the SHLAA as 'unsuitable' because they were affected by a high level constraint have been filtered out from further assessment: this included sites covered by Local Green Space, an ecological designation, land at risk of flooding and coastal change. Sites that are partly covered by a high level constraint but still have development potential if the developable area were reduced to reflect the constraint have been progressed for further consideration, and where sites are in a sustainable location and where constraints could be mitigated. Sites have then been further sifted to exclude those that are too small for allocation (less than 5 dwellings) or already have planning permission.
- 3.7 The sites from the SHLAA have then been assessed against a number of site selection criteria. The criteria have been designed to enable a comparison of sites against one another on a consistent basis. They include relevant land designations e.g. locally designated landscapes, on-site constraints e.g. pylons, impact on the form and character of a settlement, whether development would be harmful to a heritage asset, accessibility to services/public transport and highway access/network impacts.
- 3.8 The Local Plan Review seeks to redevelop brownfield sites in sustainable locations/within settlement confines. The principle of developing brownfield sites is well established and Swale has a strong record of facilitating redevelopment of previously developed land. As required by the Town and Country Planning (Brownfield Land Register) Regulations 2017, the Council maintains a Brownfield Land Register. It provides publicly available information on all known brownfield sites in Swale using data from the Council's local plans and sites with planning permission. The sites on the register are already included in the adopted local plan. Further brownfield sites are expected to come forward during the life of the LPR within Faversham and Sheerness and a significant number in Sittingbourne as part of wider regeneration of the town centre. A total yield of around 1250 is expected to be delivered on brownfield sites during the LPR plan period across the Borough as a whole.
- 3.9 As a general principle in determining sites for allocation, sites on brownfield land within the confines of settlements should be included for development. Sustainable locations are sites that abut the confines of existing 'higher order' settlements and/or are in

reasonable proximity to a range of shops and services that are capable of meeting the day-to-day needs of residents, particularly in relation to public transport hubs. All the sites that adjoin the settlement confines of the towns and higher order villages are discussed in this report. The salient factors for each site from the exercise referred to in paragraph 3.7 are highlighted in the commentary.

Isle of Sheppey

3.10 The Isle of Sheppey has previously been a key focus for growth given it formed part of the Thames Gateway growth area. Under the proposed development strategy, Members are asked to identify enough land to accommodate circa 1,400 additional dwellings. Redevelopment within Sheerness town centre is expected to yield approximately 200 dwellings over the life of the plan through the redevelopment of brownfield sites and plans to regenerate parts of the historic port area. A recent study has also concluded that there are significant numbers of poor quality holiday caravans and chalets on Sheppey. This provides potential for redevelopment of some of the holiday parks to residential, namely in the form of Park Home accommodation. Given that some of these parks will be in unsuitable locations for permanent accommodation, the broad calculation is that the potential for Park Homes on the Island is in the region of 350 units over the plan period. Park Homes will be acceptable in the right locations across the Borough but given the unique situation with the Island it is of particular relevance here.

3.11 Potential for further allocations on Sheppey are limited due to environmental constraints and highway capacity issues on the Lower Road. The map below shows the locations of the sites assessed in the table.



| Location | SHLAA Ref. | Commentary | Potential yield (if applicable) |
|---|------------|--|------------------------------------|
| Land North of Eastchurch | 18/063 | Assessed as 'suitable and deliverable' in the SHLAA initially for 500, site promoters have refined the site boundary to substantially reduce the area and the yield to 65 dwellings. The site is not subject to any local level landscape or biodiversity designation but development would result in traffic travelling via the Lower Road which already suffers from severe congestion at peak times. As a result, this site should not be progressed through the LPR. | 65 |
| Land at rear of 66 Scrapsgate Road, Minster | 18/011 | Assessed as 'unsuitable' in the SHLAA. The site falls entirely within land at high risk of flooding, within the coastal change management area, within the important local countryside gap and is within a minerals safeguarding area (river terrace). As a result, this site should not be progressed through the LPR. | 75 |
| Danley Farm, Drove Road, Sheerness | 18/014 | Assessed as 'unsuitable' in the SHLAA. The site falls entirely within land at high risk of flooding. It is marshland, within the coastal change management area, local designated site of biodiversity and within the minerals safeguarding area (river terrace). As a result, this site should not be progressed through the LPR. | 40 |
| Land east of Queenborough | 18/165 | Assessed as 'suitable and deliverable' in the SHLAA. Part of the site falls within land at high risk of flooding. The site is not subject to any local level landscape or biodiversity designations but it is within the important local countryside gap and given its topography, it is highly prominent in the landscape. Development here would erode the separation between Minster and Queenborough. As a result, this site should not be progressed through the LPR. | 540 |
| Land at Wallend | 18/060 | Assessed as 'unsuitable' in the SHLAA for residential development, the site could be considered for employment purposes. The land is not subject to any landscape or biodiversity designations but given the topography of the area, it is particularly prominent and development here would have a significantly harmful impact on the landscape. As a result, this site should not progress through the LPR. | 10,000 sq. m employment floorspace |

| Location | SHLAA Ref. | Commentary | Potential yield (if applicable) |
|------------------------------------|------------|---|---------------------------------|
| Land off Lower Road (to the south) | 18/018 | Assessed as 'suitable and deliverable' in the SHLAA. The site is promoted for mixed uses including employment, petrol filling station with mini supermarket, veterinary surgery and rugby club facilities. Part of the site falls within land at high risk of flooding. The site is not subject to any landscape or biodiversity designations and is minerals safeguarding area (river terrace). However, development is largely contained to the north of the Lower Road and this would punch into the countryside and break what otherwise forms a strong and permanent physical boundary to Minster. Access would be via the Lower Road which already suffers from severe congestion at peak times. Overall, this site should not be progressed through the LPR. | 4ha mixed uses |
| Land East of Scocles Road | 18/038 | Assessed as 'suitable and deliverable' in the SHLAA. The site is in an area of medium landscape sensitivity but is visually prominent due to the land levels that raise upwards to the north. Development in this location would punch into the open countryside beyond Scocles Road that already provides a strong physical boundary to the town. Access would be on to the Lower Road that already suffers from severe congestion at peak times and any new development would need to ensure that issue could be adequately addressed. There is a single listed building on the opposite side of Scocles Road and it's setting would need to be taken into consideration. Overall, the balance of this site falls on the impacts it would have on the local landscape character of the area and traffic impacts on the Lower Road. It should not be progressed through the LPR. | 650 |
| Land off Elm Lane | 18/067 | Assessed as 'suitable and deliverable' in the SHLAA. Elm Lane could form a stronger physical boundary for the settlement. It is not covered by any local landscape of biodiversity | 25 |

| Location | SHLAA Ref. | Commentary | Potential yield (if applicable) |
|-----------------|------------|---|---------------------------------|
| | | <p>designations but traffic from the site would feed into Lower Road that already suffers from severe congestion at peak times and any new development would need to ensure that issue could be adequately addressed. On balance, the site should not be progressed through the LPR.</p> | |
| Rushenden South | 18/113 | <p>Assessed as 'unsuitable' in the SHLAA, the site promoters have provided amplification to their site boundary and are pursuing a wider area that takes the site up to the settlement confines of Rushenden to better integrate with the Queenborough and Rushenden masterplan and regeneration policy in Bearing Fruits, Policy Regen 2 Queenborough and Rushenden: Regeneration Area. Parts of the site are subject to high level constraints including land at high risk of flooding. It adjoins an international and national designated site of biodiversity and/or geological value, falls within the coastal change management area, area of high landscape value and a minerals safeguarding area (river terrace).</p> <p>Biodiversity evidence raises concerns that it will be difficult to mitigate against the impacts of development on the site as submitted under ref. 18/113 and that opportunities to deliver biodiversity net gain are limited, particularly in light of its nature recovery area contribution. Further evidence is currently being prepared with regards to potential to mitigate against flood risk.</p> <p>The site promoters are progressing with revisions to the site that have the potential to yield significant social and economic benefits to the area. They have responded to concerns regarding flood and biodiversity mitigation that include opportunities to extend the national coastal path and achieve biodiversity net gain. This is within the context of displacing employment activities on sites within the</p> | 850 |

| Location | SHLAA Ref. | Commentary | Potential yield (if applicable) |
|----------|------------|--|---------------------------------|
| | | <p>town to the despoiled part of the site that is not subject to high level constraints (but is still constrained by the coastal change management area, area of high landscape value and minerals safeguarding).</p> <p>If the issues can be addressed to the satisfaction of the Environment Agency and Natural England, the development of the revised site could deliver significant social and economic benefits for the new and existing communities. The investment would deliver employment opportunities, shops, services, housing and infrastructure including new school, community centre and open space.</p> <p>With the right mitigation measures, this site should be progressed through the LPR as a suitable site in a sustainable location based on the revised site boundary.</p> | |

3.12 Sites within the settlement confines of Sheerness are expected to achieve around 200 dwellings over the life of the plan. Park Homes are likely to deliver a further 350 dwellings over the life of the plan. Options for the remaining requirement of 850 could be to allocate land adjacent to Minster, east of Scocles Road (18/038) although this would have significant impacts on the Lower Road and punch into the open countryside beyond an existing strong physical boundary. Land to the east of Queenborough (18/165) would have a significant negative impact on the important local countryside gap and would start to join Queenborough and Minster, undermining the purpose of the gap. Rushenden South (18/113 amended), provides a site that would provide a good opportunity for regeneration and investment in Rushenden and Queenborough. It would complement the existing policy framework for the regeneration area and deliver significant social and economic benefits in the form of improved infrastructure, homes and jobs.

3.13 It is recommended that Members:

- **Endorse the provision of 200 dwellings within Sheerness town and the allocation of Rushenden South (18/113 as amended) for 850 dwellings**
- **Endorse the approach to secure Park Homes accommodation in suitable and sustainable locations**

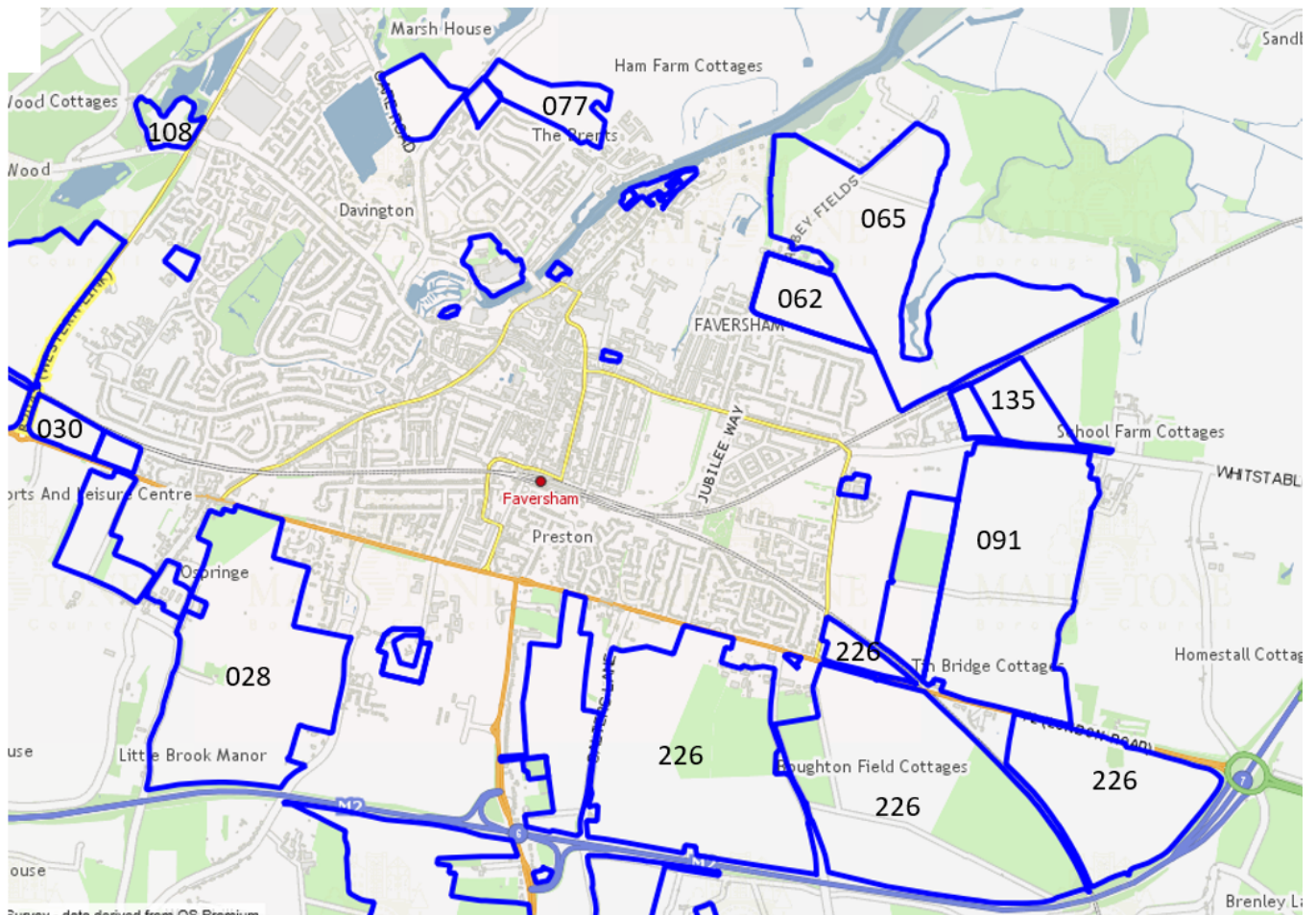
Faversham

3.14 Faversham town sits back from the Swale and creeks and marsh land that constrains its development to the north and north east. The Western Link road (B2045) forms a strong physical boundary to the town on the west. To the south of the A2 (where it runs through the town), housing allocations from Bearing Fruits are being built out and to the east of Love Lane, further Bearing Fruits allocations are under construction. The development strategy (option c) seeks approximately 3,500 dwellings at Faversham and implied the

inclusion of the Duchy site that proposes 2,500 dwellings. Preparation of the Faversham Neighbourhood Plan is underway and will allocate sites within the town's boundary. It is expected that the neighbourhood plan will deliver circa 200 dwellings. Sites to accommodate approximately 800 dwellings will need to be found through further sites. KCC have also confirmed the need for a new secondary school, requiring a land uptake of between 8 and 10 hectares.

3.15 Highway capacity and safety at Brenley Corner is a concern and is being addressed by Highways England through their RIS funding programme (Road Investment Strategy). It is expected that a decision on the funding and design of the requisite improvements will be made in the early years of the LPR plan period with subsequent works being undertaken in due course.

3.17 The map and table below provide a list of the potential site options on the periphery of Faversham. Sites that are already in the adopted local plan or have planning permission are not included in this table. Commentary starts with sites to the east of Faversham, going in a clockwise direction.



| Location | SHLAA Ref. | Commentary | Potential yield (if applicable) |
|----------|------------|------------|---------------------------------|
|----------|------------|------------|---------------------------------|

| Location | SHLAA Ref. | Commentary | Potential yield (if applicable) |
|-------------------------|------------|--|---------------------------------|
| Abbey Fields | 18/062 | Assessed as 'suitable and deliverable' in the SHLAA. This site has low to moderate sensitivity in terms of landscape impacts. An allocation would provide the opportunity to include a more robust landscape buffer and strong edge to the town in this location, but highway access and capacity issues may prevent the site from being delivered in the short to medium term. | 175 |
| Land east of Abbey Farm | 18/065 | Assessed as 'suitable and deliverable' in the SHLAA. The northern part of the site is not developable. Parts of the site are covered by local biodiversity designations, part of the site is covered by scheduled ancient monument and conservation area and as such development would impact on those heritage assets. Parts of the site also fall within land at high risk of flooding and as part of the site is operational solar farm, the availability of the site is questionable. The site is also highly sensitive in landscape terms. The site is bounded by the railway line to the south and would only be accessible via Abbey Fields which is partly private and is unlikely to have the capacity necessary to support access to this site. This site should not be progressed through the LPR. | 1,300 |
| Land at Graveney Road | 18/135 | Assessed as 'suitable and deliverable' in the SHLAA, the western extent of the site is allocated in Bearing Fruits for employment uses although to date no planning applications have been submitted. The current access to the site is via the road from the nearby housing development past the small enclave of commercial and business units also off Graveney Road which has the potential of limiting the future use of the allocation for employment purposes. Landscape sensitivity is moderate and there are no particular constraints or issues that would make the site unsuitable or undeliverable. Access could be achieved via a new link onto Graveney Road but could be challenging given that the southern boundary of the site along the road is on the brow of the hill. The site should be | 240 |

| Location | SHLAA Ref. | Commentary | Potential yield (if applicable) |
|-------------------------------|------------|---|---------------------------------|
| | | progressed through the LPR and linked with sites 18/091 and 18/226 to provide comprehensive development. | |
| Land to the east of Faversham | 18/091 | Assessed as 'suitable and deliverable' in the SHLAA – this site forms a logical expansion of the town and has the potential to integrate well with the town centre and the South East Faversham site (18/226) as well as with the site to the west that is already under construction (allocation in Bearing Fruits to the east of Love Lane). It has moderate sensitivity in terms of landscape impacts. The promoters of the site wish to undertake a mixed use development that would include land for employment. Given that the need for a new secondary school has been identified, this location could be considered for this purpose although it could impact on the overall number of dwellings that could be delivered, considering 8 to 10 ha is needed. There is a II* listed building to the north east of the site that would need to be considered in the context of development impacts on its setting. The site should be progressed through the LPR and linked with sites 18/135 and 18/226 to provide comprehensive development. | 600 |
| South East Faversham | 18/226 | The site is assessed as suitable in the SHLAA but delivery subject to further transport studies that are in hand and provide confidence that the site is deliverable. The site itself is not within any landscape designations (local or national) and is bounded to the south by the M2 which could provide a strong physical boundary to the town especially as to the south of the M2 is land of high landscape value and beyond that, the AONB. The proposals provide a significant number of dwellings and employment provision on a 1:1 ratio with housing. It would also provide community facilities, shops and services that would support both existing and new communities in the wider area. This site is fundamental to the delivery of the development strategy for the borough and also has the potential to deliver the land | 2,500 |

| Location | SHLAA Ref. | Commentary | Potential yield (if applicable) |
|--|------------|--|---------------------------------|
| | | for a new secondary school (8 to 10ha). The site should be progressed through the LPR process with sites 18/135 and 18/091 to provide comprehensive development. | |
| Land at Queen Court Farm, Brogdale Road | 18/028 | Assessed as 'suitable and deliverable' in the SHLAA. This site has high landscape sensitivity and has a conservation area that adjoins almost the whole of the site's western boundary. Development of this site would impact on the settling of a number of listed buildings in the area that are particularly prominent given the dry valleys and raised levels of the surrounding land. The site would almost certainly be accessed via Brogdale Road and London Road given the character of Water Lane that is narrow and leads on to the A2 London Road and AQMA. Site promoters have been unable to demonstrate collaboration with the land available to the west and north west that might provide an opportunity for a link road from the A2 at Ospringe to the A251 Ashford, meaning that the site would most likely be developed in isolation rather than as a more cohesive approach that could potentially yield the benefit of a bypass that could relieve traffic on the A2 and better walking and cycling links with the town centre. This site should not be progressed through the LPR. | 400 |
| Queen Court Farmyard, Water Lane | 18/079 | Assessed as 'unsuitable' in the SHLAA. This site is within a conservation area, contains a number of listed buildings and sits on land that is high sensitivity in landscape terms. Access to the site would be via Water Lane that is narrow and leads to the A2 London Road and AQMA. This site should not be progressed through the LPR. | 30 |
| Land south of A2 London Road/ West of Water Lane | 18/152 | Assessed as 'suitable and deliverable' in the SHLAA. This site is on land that is has high sensitivity in landscape terms, adjoining two conservation areas to the east and west. The site falls within the minerals safeguarding area (brickearth). As well as the impacts development here would have on the setting of the heritage assets, access would be on to the A2 London Road and would impact on the | 150 |

| Location | SHLAA Ref. | Commentary | Potential yield (if applicable) |
|--------------------------------------|------------|---|---------------------------------|
| | | AQMA. This site should not be progressed through the LPR. | |
| Land at Lion Field | 18/030 | Assessed as 'suitable and deliverable' in the SHLAA, the site would further extend the settlement of Faversham to the West. Despite being adjacent to the settlement confines, it has a railway line to the north which restricts easy access to shops and services, making the main route to the town via the A2 London Road and the AQMA. The site falls within the minerals safeguarding area (brickearth). The site is in close proximity Syndale conservation area. Given the site's 'gateway' location, the design and layout of the site would be particularly significant and this could impact on its capacity. This site could be progressed through the LPR but at a lower yield | 50 |
| Land at London Road and Western Link | 18/081 | Assessed as 'suitable and deliverable' in the SHLAA. The site falls within the minerals safeguarding area (brickearth) and is in a prominent 'gateway' position. A recent appeal for residential development on this site was dismissed on the grounds of impact on the setting of Syndale historic park and garden and conservation area. Despite being adjacent to the settlement confines, it has a railway line to the north which restricts easy access to shops and services, making the main route to the town via the A2 London Road and the AQMA or via a longer route via the Western Link. This site should not be progressed through the LPR process. | 55 |
| Land west of Western Link | 18/167 | The site is assessed as 'suitable and deliverable' in the SHLAA. It falls within an area of high landscape sensitivity and local landscape designation. It falls within the mineral safeguarding area (brickearth) and part of the site falls within the conservation area. The site also contains a scheduled monument and adjoins ancient woodland and local designated biodiversity site. The Western Link already forms a strong physical boundary for the town. This site should not be progressed through the LPR process. | 600 |

| Location | SHLAA Ref. | Commentary | Potential yield (if applicable) |
|--------------------------------------|------------|--|---------------------------------|
| Land at Brett House, Bysingwood Road | 18/108 | Assessed as 'suitable and deliverable' in the SHLAA, the developable area of the site is restricted by flood risk, biodiversity designation and scheduled monument. In landscape terms, the site is in a high sensitivity area. Although the site itself is open with a strong tree and vegetation encircling the site. This would suggest that although the site breaches the western bypass boundary, its visual impact would be limited. Development on this site should be limited to the footprint of the existing office building on the site if progressed through the LPR process. | 16 |
| Land at Ham Road | 18/077 | Adjoins conservation area to south east. Part of the site is within the coastal change management area. In landscape terms, it has high sensitivity and development here would need to create some sort of a strong 'edge' to development although it is less sensitive than sites on the southern edge of the town. It falls within the minerals safeguarding area (brickearth). As a single site, it does not present the same opportunities as the sites to the east of Faversham to deliver comprehensive development. | 100 |
| Land at Preston Fields | 18/178 | Assessed as 'suitable and deliverable' in the SHLAA. This site is a housing allocation in Bearing Fruits (Policy A16) for 217 dwellings and associated open space. The southern part of the site was initially identified for land to be retained as accessible natural green space to maintain rural character. However, as this site has progressed, it has become evident that a vehicular route through the site to the east would be beneficial given the wider area opportunities for growth. As a consequence, this southern land parcel should be revisited with a view to it being reconfigured to enable delivery of an extended link road and for additional dwellings. Provided that a revised allocation includes design and landscape parameters to support a landscape buffer along the boundary of the M2, this section of the site should be allocated for housing through the LPR process. | 70 |

3.17 Of the sites available, sites at Graveney Road (18/135) and Land east of Faversham (18/091) and South East Faversham (18/226) provide the best opportunity for comprehensive place making with development on each site supporting and complementing both the existing and new communities through the provision of pedestrian and cycle links to the town and a range of community facilities, shops and services that would benefit the wider community too. The addition of a route that connects Preston Fields would enhance those opportunities further and enable better connectivity. Of all the sites in the above table, it is this combination of sites that have the least sensitivity in landscape terms. It is worth noting that the landowners will be expected to work together to produce a comprehensive design approach particularly required for access and movement and the provision of a new secondary school.

3.18 It is recommended that Members:

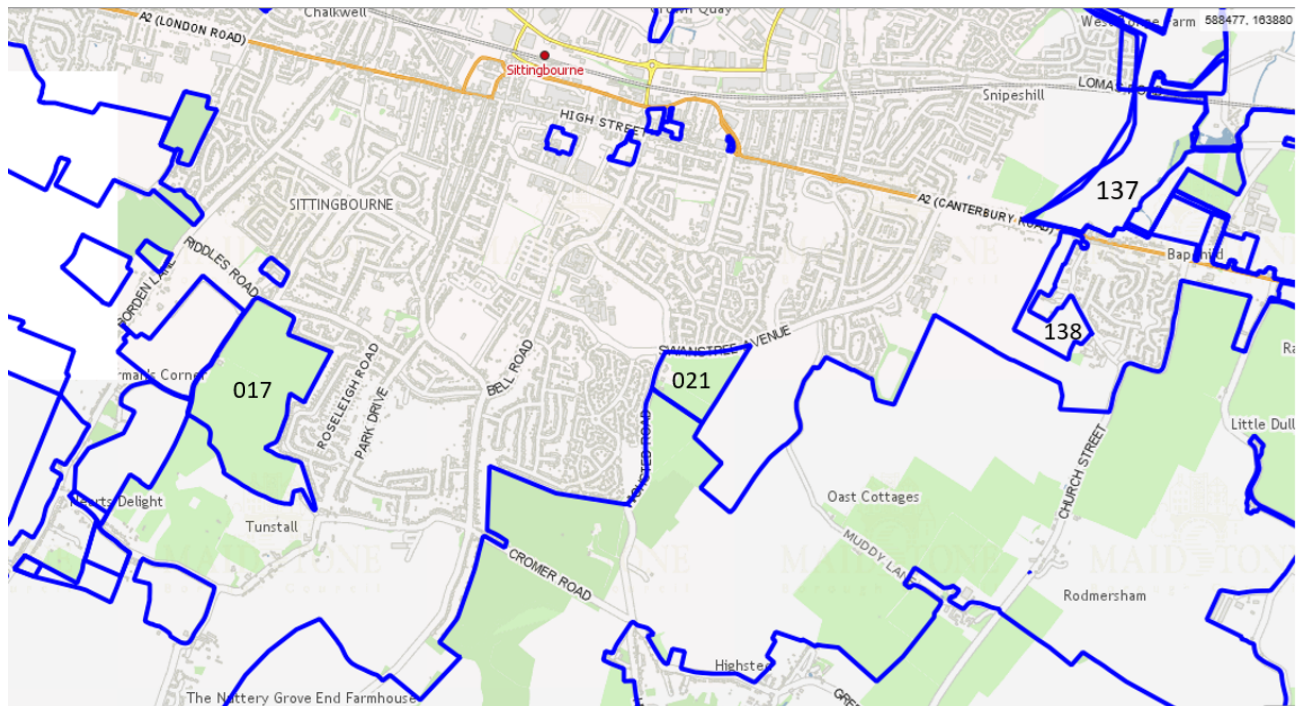
- **Support the allocation of approximately 200 dwellings within the boundary of Faversham town itself to be identified through the Faversham Neighbourhood Plan.**
- **Endorse the provision of circa 3,300 dwellings at Land north of Graveney Road (18/135), Land east of Faversham (18/091) and Land at south east Faversham (18/226) and at Preston Fields (18/178) and that the policy and design framework should support an integrated design approach that is required for access and movement.**

Sittingbourne

3.19 Sittingbourne town centre is in the process of significant transformation and regeneration. In 2019, the Council's multi-storey car park opened, freeing up small and under-used surface car parks for re-development. In addition, the multi-million pound entertainment complex, hotel and public realm improvements have sparked further investment with small scale residential, retail and leisure development completed or in the pipeline. Work is underway on a major programme of regeneration that would see the delivery of approximately 850 additional dwellings in the town centre and fringes with further potential in suburban areas. This is to be outlined in detail in a supplementary planning document (SPD) but forms the basis of the identification of sites for Sittingbourne.

3.20 Opportunities for additional sites on the periphery of Sittingbourne are limited. The town is bounded to the west by the A249 which forms a strong physical boundary to further development of the town westwards. The land to the north is at high risk of flooding, coastal change and designated areas of high landscape value (local level). There are also pockets of designated local biodiversity sites. There is an almost continuous band of designated important local countryside gap that runs along the western, southern and eastern confines of Sittingbourne. This acts as an anti-coalescence belt to protect the individual character and setting of the small villages located around the town. Sites allocated to the east under Bearing Fruits are beginning to be built out. Further development eastwards towards Bapchild and Tonge would undermine the narrow slip of settlement gap and ultimately merge Sittingbourne and Bapchild. To the south, there are a number of sites that adjoin the settlement confines and development here would also undermine the settlement gap but to a much lesser extent. That said, the landscape in this southern fringe is particularly sensitive to the impacts from development.

3.21 The map below identifies the sites for consideration within the Sittingbourne area.

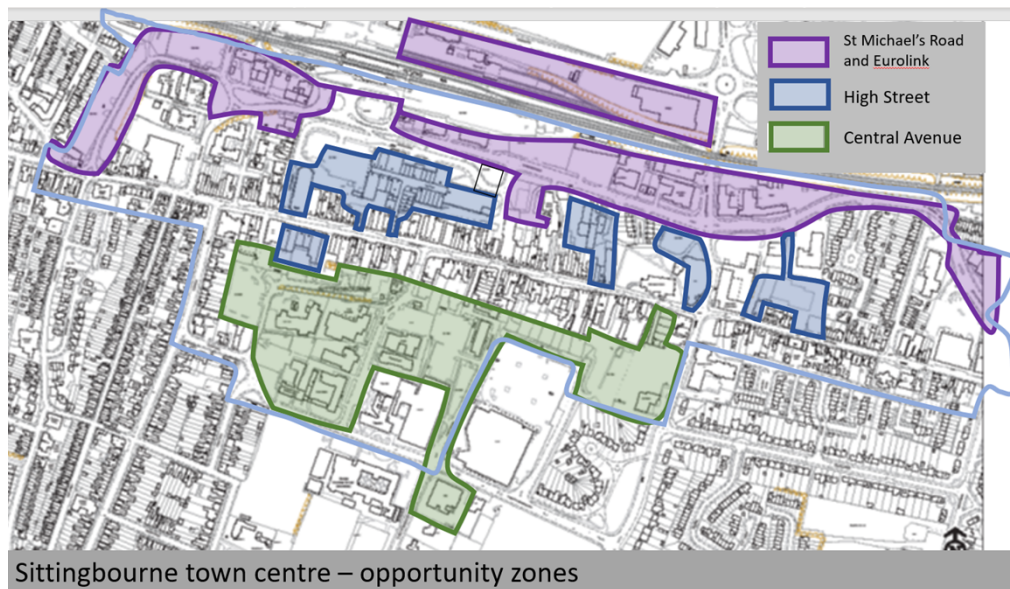


3.22 The target for Sittingbourne under the preferred development strategy is for approximately 1,050 dwellings. Commentary starts in south Sittingbourne going in an anti-clockwise direction.

| Location | SHLAA Ref. | Commentary | Potential yield (if applicable) |
|---|------------|---|---------------------------------|
| Land at Ufton Court Farm, Starveacre Lane, Tunstall | 18/017 | Assessed as 'suitable and deliverable' in the SHLAA. The main issues at this site are the landscape impacts and the reduction in settlement gap between Sittingbourne and Borden and Tunstall. Whilst development here would reduce the width of the gap, separation would be maintained. This could be reinforced by landscaped edge to new development. Highway access and impact on the setting of Tunstall conservation area are other considerations that would need to be addressed. The site promoters have clarified their 'Call for Sites' submission to reduce the developable area and number of dwellings from 300 to 200 to provide a wide band of landscaping along the western boundary of the site to address visual impacts. This site could be progressed through the LPR process although it would dilute the important countryside gap and impact on landscape that has high sensitivity. | 200 |

| Location | SHLAA Ref. | Commentary | Potential yield (if applicable) |
|---|------------|--|---------------------------------|
| Chilton Manor Farm, Highstead Road | 18/021 | Assessed as 'suitable and deliverable' in the SHLAA. The site falls within the proposed local landscape designation – Rodmersham, Milstead and Highstead dry valleys. Planning permission has already been sought on this site, albeit for a larger parcel of land that extended along the frontage of Swanstree Avenue. It was refused and the subsequent appeal was withdrawn. One of the grounds for refusal was adverse landscape impacts. This site could be progressed through the LPR process although it would dilute the important local countryside gap and impact on landscape that has high sensitivity. | 180 |
| Land at Fox Hill/School Lane | 18/138 | Assessed as 'suitable and deliverable' in the SHLAA. The frontage of this site on the A2 is narrow and development of this site, particularly along the A2 frontage would completely erode the formal gap between Sittingbourne and Bapchild (important local countryside gap). | 80 |
| Land at Bapchild to the north of the A2 | 18/137 | Assessed as 'suitable and deliverable' in the SHLAA. There are considerable constraints affecting the proposed developable area (e.g. provision of open space to meet the needs of the adjoining Stones Farm development). There would be a requirement for a significant level of infrastructure that may impact on the viability (and deliverability) of the site. Development potential of the land to the north of the A2 would need to exclude the country park and consider the visual impacts in relation to this. It would further dilute the important local countryside gap and coalesce Sittingbourne and Bapchild. This site should not be progressed through the LPR. | 250 |

3.23 Sites within the town centre and settlement confines of Sittingbourne are expected to achieve 850 dwellings. The broad locations for these sites are set out in the map below.



3.24 Options for the remaining requirement of 200 dwellings are to locate one or more of the above sites within the important local countryside gap or to consider sites adjacent to sustainable locations at settlements in the rural hinterlands of Sittingbourne as discussed in the 'rural areas' section of this report.

3.25 **It is recommended that Members:**

- **Endorse the provision of 850 dwellings in Sittingbourne town centre and settlement boundary; AND**
- **Either increase the amount of development needed in the rural hinterlands as discussed in the 'Rural Areas' section; OR**
- **Endorse the provision of 200 dwellings at one or more of the sites in the above table.**

Rural Areas

3.26 A significant number of sites were submitted under the 'Call for Sites' exercise in the rural areas. For the purposes of this exercise, any site that is not within or adjacent to the settlement confines of Sittingbourne or Faversham is classified as a site in the rural areas. Sites in the rural hinterlands of the Isle of Sheppey have been addressed in paragraph 3.11 above.

3.27 The NPPF states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities, identifying opportunities for villages to grow and thrive where this will support local services (paragraph 78). Swale has a network of sustainable and thriving rural communities that enjoy a good range of services and facilities. A review of the Borough's settlement hierarchy was reported to this Panel in June and concluded no changes were justified when compared with the hierarchy in the adopted local plan. The Rural Local Service Centres are Boughton, Eastchurch, Iwade, Leysdown, Newington and Teynham. Boughton parish is preparing a neighbourhood plan with Dunkirk parish and Hernhill Parish have also declared that they will be preparing a neighbourhood plan. These plans will allocate land for circa 75 dwellings. Development potential at Eastchurch and Leysdown is addressed in Section 3.4. Of the remaining Rural Local Service Centres and other villages with built-up area boundaries, the focus is on those centres with a train

station (as this supports a genuine choice of travel other than private car) and a range of shops and services that are good and/or could be enhanced through proportionate growth. These are:

- Neames Forstal
- Newington
- Teynham

3.28 Iwade has undergone major expansion over the past 20 years with significant further development planned through existing unimplemented allocations. Whilst there are proposals for improving the Grovehurst junction to the A249, such improvements are only likely to support the level of development that is currently planned and therefore, it is considered that no further expansion should be promoted. Additionally, Iwade does not have a train station and is therefore not considered further under the above approach.

3.29 Of the remaining settlements (not Rural Local Service Centres), there are sites at Upchurch, Lower Halstow, Borden, Tunstall, Bredgar, Rodmersham, Doddington, Newnham, Lynstead, Selling and Ospringle that could be considered for allocation. Most of these settlements are more remote or isolated, are only accessible by car and do not provide enough of the day-to-day shops and services needed and consequently, would generate the need to travel by private car and therefore, development in these locations would not result in the delivery of sustainable development. The quantum of development needed to deliver the shops and services required would be of a scale so significant as to undermine the character of the areas in question and would subsequently result in the need for major infrastructure investment.

3.30 There is a further layer of potential sites in the rural areas that have been promoted through the SHLAA process, these are larger sites that either stand alone or are in proximity to settlements without built-up area boundaries and/or limited services (excluding sites already reviewed as part of the Strategic Development Site options process). These are:

- Foresters' Lodge
- Monkshill Farm
- Lamberhurst Farm
- Bobbing Hill/Sheppey Way area

3.31 Under the development strategy for the Local Plan Review, the quantum of development in the rural areas is for approximately 1,050 dwellings. The options are set out below.

Neames Forstal

3.32 The sites at Neames Forstal (18/094, 18/093 and 18/096) provide a good opportunity for small scale growth that would support the existing services in this location, including a rail station. These sites are shown on the map below.



3.33 The sites have been assessed as follows:

| Location | SHLAA Ref. | Commentary | Potential yield (if applicable) |
|---|------------|---|---------------------------------|
| Land east of Selling Road, Neames Forstal | 18/096 | Assessed as 'unsuitable' in the SHLAA due to the village not having a broad enough range of services and facilities to provide the full range of day-to-day needs however there is a train station and shop and café in the village with a primary school at nearby Selling. The site is not in the AONB and is unlikely to have a significant adverse impact on its setting given the topography of the area. The site does not have any constraints (e.g. landscape or biodiversity designations) but does fall within the minerals safeguarding areas (brickearth). This site should be considered with 18/094. The site would provide a suitable small site in a relatively sustainable location that would meet development needs and should be progressed through the LPR.. | 30 |
| Land east of Selling Road, Neames Forstal | 18/094 | Assessed as 'unsuitable' in the SHLAA due to the village not having a broad enough range of services and facilities to provide the full range of day-to-day needs however there is a train station and shop and café in the village with a primary school at nearby Selling. The site is not in the AONB and is unlikely to have a significant adverse impact on its setting given the topography of the area. The site does not have any constraints (e.g. landscape or biodiversity designations) but does fall within the minerals safeguarding areas (brickearth). This site should be considered with adjacent site 19/096. The site would provide a | 30 |

| Location | SHLAA Ref. | Commentary | Potential yield (if applicable) |
|--|------------|---|---------------------------------|
| | | suitable small site in a relatively sustainable location that would meet development needs and should be progressed through the LPR. | |
| Land adjacent Monica Close, Neames Forstal | 18/093 | Assessed as 'unsuitable' in the SHLAA due to the village not having a broad enough range of services and facilities to provide the full range of day-to-day needs albeit that there is a train station and shop and café in the village with a primary school nearby at Selling. The site is in the AONB but this does not preclude it from development, particularly given its scale. The site itself is fairly level and could provide a more suitable landscape buffer between the village confines and the AONB that could provide an enhanced setting of the village in that context, following a boundary to mirror that on the sites to the south of Selling Road. The site is not subject to any biodiversity designations and a small part of the site falls within the minerals safeguarding area (brickearth). The site would provide a suitable small site in a relatively sustainable location that would meet development needs and should be progressed through the LPR. | 30 |

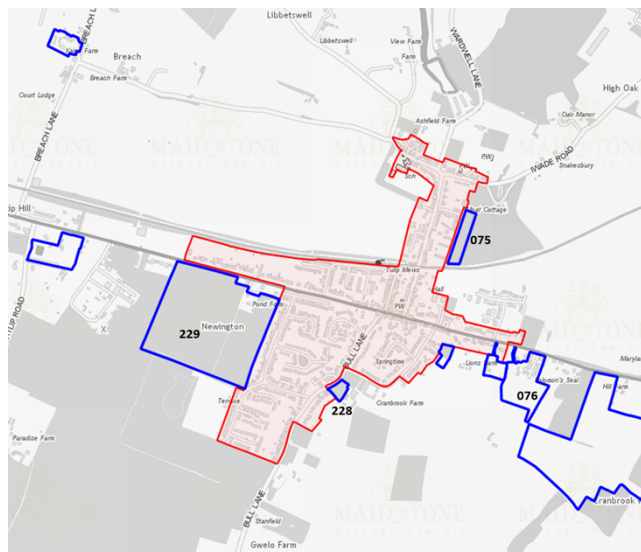
3.34 The officer recommendation is that the sites should be configured as a comprehensive allocation should Members wish to provide a steer of this nature. Land at Monica Close (18/093) for 30 dwellings and land to the south of Selling Road for 60 dwellings would provide the addition of 90 dwellings in a relatively sustainable location. Land at Monica Close is within the AONB but this does not in itself preclude development. Landscape impacts on the AONB would best be addressed through the application of detailed design and landscaping parameters set out in policy. There is an existing public right of way that could be enhanced to provide better off road walking and cycling provision to link Neames Forstal with the school and pub at Selling. Members may wish for officers to prepare a specific policy should they wish to provide a steer that supports the allocation of this site. Sites 18/094 and 18/096 are not covered by any specific landscape or biodiversity designations and are currently in use as orchards. This site sits adjacent to the village boundary that is marked by Selling Road. The site is contained behind a row of hedges. It would extend the village opposite the existing built up areas on the other side of Selling Road and Dunkirk Road. Although development here will indeed encroach into the countryside, it is small scale, proportionate to the existing size and character of the settlement and supports a settlement with a train station and existing services.

3.35 It is recommended that Members:

- **Endorse the provision of circa 90 dwellings at sites 18/093 and 18/096 (land south of Selling Road) and 18/094 (land at Monica Close) through a comprehensive policy**

Newington

3.36 Newington also boasts a train station and has a good range of shops and services, being one of the Borough’s main Rural Local Service Centres. Road capacity and air quality issues are of particular concern with the AQMA that extends along the A2 London Road from (broadly) the junction with Playstool Road to the edge of the settlement confines in the east. Nevertheless, there are a number of sites to the south of the A2 that should be considered as part of this process. They are Pond Farm (18/229) to the west and to the east, site 18/076 at Eden Meadow. Of the two smaller sites that are closer to the village centre, site 18/100 was dismissed on appeal in 2018 on grounds of harm to the open, rural character and appearance of the countryside and site 18/124 was granted permission for 5 dwellings in 2019. The map below shows the location of the sites.



3.37 Members will recall site 18/229 at Pond Farm has already been subject to a planning application and appeal, dismissed on the basis of its landscape impacts and that the air quality mitigation measures proposed by the applicants were inadequate.

3.38 The sites are assessed as follows:

| Location | SHLAA Ref. | Commentary | Potential yield (if applicable) |
|-----------------------------------|------------|---|---------------------------------|
| Land at St Mary’s View, Newington | 18/075 | Assessed as ‘suitable and deliverable’ in the SHLAA, the site abuts the settlement confines of Newington. A planning appeal was dismissed in 2017 on the grounds of landscape harm. Is not a natural extension to the village but an arbitrary site that bites into a larger field and would have significant impacts on landscape. As a result, the site should not be progressed through the LPR. | 17 |

| Location | SHLAA Ref. | Commentary | Potential yield (if applicable) |
|---|------------|---|---------------------------------|
| Land at Pond Farm, Newington | 18/229 | Assessed as 'suitable but undeliverable' on the grounds of landscape impacts, the site being in an area of high sensitivity. There are air quality issues and impact of development on the setting of the listed buildings to the north eastern corner would require careful consideration and would reduce the developable area. A2 highway capacity issues would also need to be addressed. The site is in a sustainable location but it would have significant impacts on the landscape. As a result, the site should not be progressed through the LPR. | 390 |
| Land adj. Newington Manor, Bull Lane, Newington | 18/228 | Assessed as 'suitable and deliverable' in the SHLAA, the site sits within the setting of a listed building and as such, development in this location would be unacceptable on these grounds. A application was refused for a single dwelling on this site on grounds of impact on setting of listed buildings, whole site falls within conservation area. As a result, this site should not be progressed through the LPR. | 6 |
| Land at Ellen's Place, High Street, Newington | 18/076 | Northern part of this site is built out for 9 dwellings and a planning application submitted for 40 dwellings on the remainder of the site has been submitted but not yet determined. Landscape sensitivity impacts would be moderate to high with the development extending outwards arbitrarily. However, the site is in a relatively sustainable location although there would be concerns about the impact of the development on air quality and traffic on the A2. On balance, the site should not be progressed through the LPR process. | 40 |

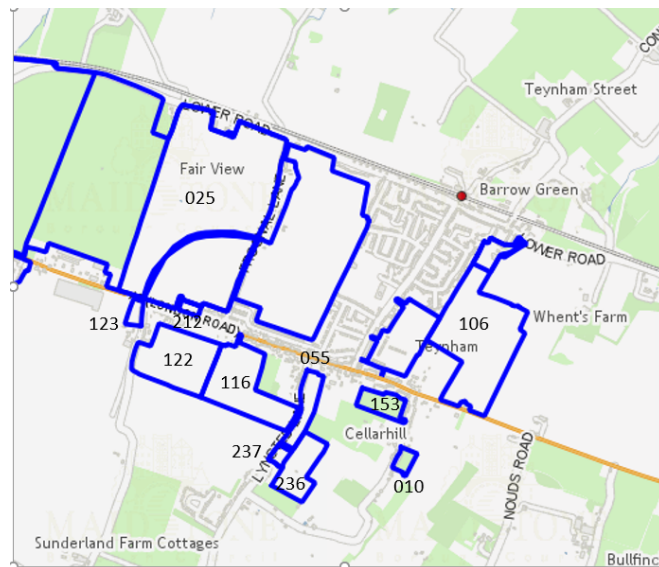
3.39 There does not appear to be any stand out sites that automatically warrant allocation in the LPR review given the potential landscape, air quality and highways and transport issues involved. Should Members be minded to provide a steer in support of allocations in this vicinity, this could provide around 40 dwellings on the land to the east of the village and approximately 390 to the west of the village. It would be the expectation of officers that a comprehensive policy would be prepared to support development that connects well with the village centre through safe pedestrian and cycle routes that best integrate existing and new communities. The development pressure is significant in this location. Given the sensitivity of the landscape to the south of the A2, traffic and air quality issues, development should be resisted in this location for the LPR.

3.40 Members are asked to confirm a steer that sites in Newington should not be progressed for inclusion as allocations in the LPR.

Teynham

3.41 Teynham is a vibrant community with a train station, pubs, shops, school and other services including bus services along the A2 to Faversham, Sittingbourne and beyond. The land surrounding Teynham is not subject to any national or local level landscape or biodiversity designations. It is constrained to the north by the railway line and land beyond is designated as an area of high landscape value, land at high risk of flooding and coastal change management area. All around the area there are pockets of minerals safeguarding areas. To the east, south and west, a number of sites have been promoted for development through the SHLAA.

3.42 Those sites are shown in the figure below and their individual assessment is provided in the table below that. To maximise opportunities for more comprehensive placemaking, the sites have also been considered as a whole with a view to identifying and considering their potential cumulative effect and what infrastructure provision should form part of any allocations to support existing and new communities in this location.



3.43 The various sites in Teynham have the potential to yield around 1,000 dwellings. Of the 11 sites, two are assessed as 'unsuitable' in the SHLAA because they are remote from the settlement confines. Site 18/237 sits within the extent of 18/236 and if considered with the adjoining sites would be assessed as 'suitable and deliverable' because it would not be isolated from the settlement boundary.

| Location | SHLAA Ref. | Commentary | Potential yield (if applicable) |
|----------------------------|------------|---|---------------------------------|
| Land west of Froggnal Lane | 18/025 | Assessed as 'suitable and deliverable' in the SHLAA. Part of the site is part of the minerals safeguarded area (brickearth) but there are no other designations. The site is adjacent to the settlement confines, the land to the south, in the 'quarter circle' shape providing open space. In isolation, the site | 630 |

| Location | SHLAA Ref. | Commentary | Potential yield (if applicable) |
|---|------------|--|---------------------------------|
| | | would provide a logical extension of Teynham to meet development needs. In particular if a new primary school is required this site would be the ideal location adjacent to the new open space. | |
| Land to the east of Claxfield Farm | 18/123 | Assessed as 'suitable and deliverable' in the SHLAA. This site falls within Lynsted parish and adjoins the settlement confines of Teynham. Other than being part of the minerals safeguarding area for brickearth, the site has no constraints. In isolation, the site would provide a suitable small site in a sustainable location that would meet development needs although design and layout would need to carefully consider the setting of the listed buildings to the north west and to the south. | 15 |
| Land to the north of Claxfield Farm | 18/122 | Assessed as 'suitable and deliverable' in the SHLAA. This site is adjacent to the settlement confines of Teynham and is within the parish of Lynsted. It is within the minerals safeguarding area (brickearth) but has no other constraints and in conjunction with site 18/116 would provide a suitable site in a sustainable location that would meet development needs. | 180 |
| Land south of London Road/ west of Lynsted Lane | 18/116 | Assessed as 'suitable and deliverable' in the SHLAA. This site within the parish of Lynsted and the minerals safeguarding area (brickearth). It has no other constraints and is not an isolated site being adjacent to the settlement confines of Teynham. It would provide a suitable site in a sustainable location that would meet development needs with site 18/122. | 60 |
| Land to the north of Vigo Cottage, Lynsted Lane | 18/237 | Assessed as 'unsuitable' in the SHLAA. This site is remote from the confines of Teynham by a short distance, is in the parish of Lynsted and falls within the minerals safeguarding area (brickearth). The Lynstead Lane / A2 junction does not have the capacity to take further development and could exacerbate the AQMA. Therefore this site should not be progressed. | - |
| Land to the east of Lynsted Lane | 18/055 | Assessed as 'suitable and deliverable' in the SHLAA. This site falls within the minerals safeguarding area (brickearth) and adjoins the settlement confines of Teynham. The Lynstead Lane / A2 junction does not have | 35 |

| Location | SHLAA Ref. | Commentary | Potential yield (if applicable) |
|---|------------|--|---|
| | | the capacity to take further development and could exacerbate the AQMA. Therefore this site should not be progressed. | |
| Land to the north of Vigo Cottage and eastern paddock, Lynstead Lane. | 18/236 | Assessed as 'unsuitable' in the SHLAA. This site includes the extent of 18/237 within it. Part of the site falls within a minerals safeguarding area (brickearth) but is not subject to any other constraints. The Lynstead Lane / A2 junction does not have the capacity to take further development and therefore this site should not be progressed. | 150 |
| Land at Cellar Hill | 18/010 | Assessed as 'suitable and deliverable' in the SHLAA. The site is adjacent to the settlement confines and entirely within the Cellar Hill conservation area which will impact on the scale and design of development on this site. Development is permitted within conservation areas provided it is of an appropriate form. The site in isolation could be allocated for development but there are other, more appropriate options and this site should not be progressed. | 12 |
| Land south of Dover Castle Inn/ Cellar Hill | 18/153 | Assessed as 'suitable and deliverable' in the SHLAA. This site is not subject to any constraints although it adjoins Cellar Hill conservation area on its eastern and northern boundary and the design and layout etc of development here would need to reflect its sensitive location in this respect. In isolation, this site would provide a suitable site in a sustainable location that would meet development needs. | 50 |
| Land at Barrow Green Farm, east Teynham | 18/106 | Assessed as 'suitable and deliverable' in the SHLAA. This site sits to the east of Teynham, adjoining its settlement confines. Although not subject to any constraints, part of the site is covered by minerals safeguarding area (brickearth). The site forms part of a gently sloping hill, the ridgeline running north/south. This hill screens the current view of Teynham from east as it is hidden from view by the This site is a suitable site in a sustainable location that would meet development needs. However, within the context of the ridgeline, any built form should not 'break' that line so as to provide a stronger and more final edge to the east of the village | 100 (reduced from 400 in respect of the ridgeline) |

| Location | SHLAA Ref. | Commentary | Potential yield (if applicable) |
|----------|------------|---|---------------------------------|
| | | either in isolation or within the context of wider development proposals. | |

- 3.44 The sites above were also assessed as one wider site that forms an arc around the village on all but the northern extent, representing an 'area of opportunity' for future development. The overall land was assessed in terms of the following:
- Access
 - Landscape and biodiversity designations
 - Heritage assets
 - Topography
 - Connections
 - Green gap/anti-coalescence with nearby settlements.
- 3.45 Teynham has good access via a range of transport types and is particularly fortunate to have a railway station with fast access west and east. However the A2 AQMAs are a constraint as any vehicular traffic can only access the wider vehicular network by passing through Sittingbourne or Faversham. There are no international, national or local landscape or biodiversity designations although the ridgeline to the east of the village that runs through site 18/106 should be given consideration as a natural edge to development. There are a number of listed buildings along the A2 and on Cellar Hill and the Cellar Hill conservation area to which due regard will need to be made to its setting. The land around Teynham is relatively flat, particularly to the south, gentle contours to the west and hill to the east with the prominent ridgeline that runs north/south. Historically, Teynham has followed a linear pattern of growth along the A2 with a road network that punches off to serve development. Connection between developments behind the A2 could be enhanced, moving forward. There is no countryside gap around Teynham although this could be reviewed. Given it's good services and facilities, it is an attractive location for development. With this in mind, an anti-coalescence belt between Teynham and Bapchild should be considered for the LPR.
- 3.46 A southern link road which assists with taking the main through traffic away from Teynham high street is being considered and is acceptable in principle but the route would need to be tested by KCC as the highways authority. Land ownership would need to be ironed out given there would likely be stretches of the road that would go through land not in the SHLAA. There are no very steep areas that the route would cross but the topography of potential routes would need to be tested for levels in detail. Without a southern route, the quantum of development in Teynham is likely to be significantly limited. A modest quantum of development would not generate the investment required for additional services and facilities including more sustainable transport measures.
- 3.47 These wider area sites provide an opportunity for comprehensive placemaking because the scale of investment has the potential to deliver significant infrastructure benefits to both the new and existing communities. A southern road link would connect the sites and divert traffic away from the central village centre of Teynham along the A2 and the designated AQMA. The land available for development would need to deliver additional community infrastructure such as primary healthcare provision and a new primary school. There would also be scope within the area master plan to include opportunities for employment and commercial uses along with additional open space provision. New developments would be expected to deliver safe pedestrian and cycle routes to the village centre and train station and the quantum of development could deliver genuine

sustainable transport options such as a primary hub (car clubs etc.). Given that a more comprehensive approach to development is suggested, it is proposed that Teynham is identified as an 'area of opportunity' for development in the mid to late years of the LPR plan period. Landowners will be expected to work together to produce a comprehensive design approach particularly required for access and movement.

3.48 It is recommended that Members:

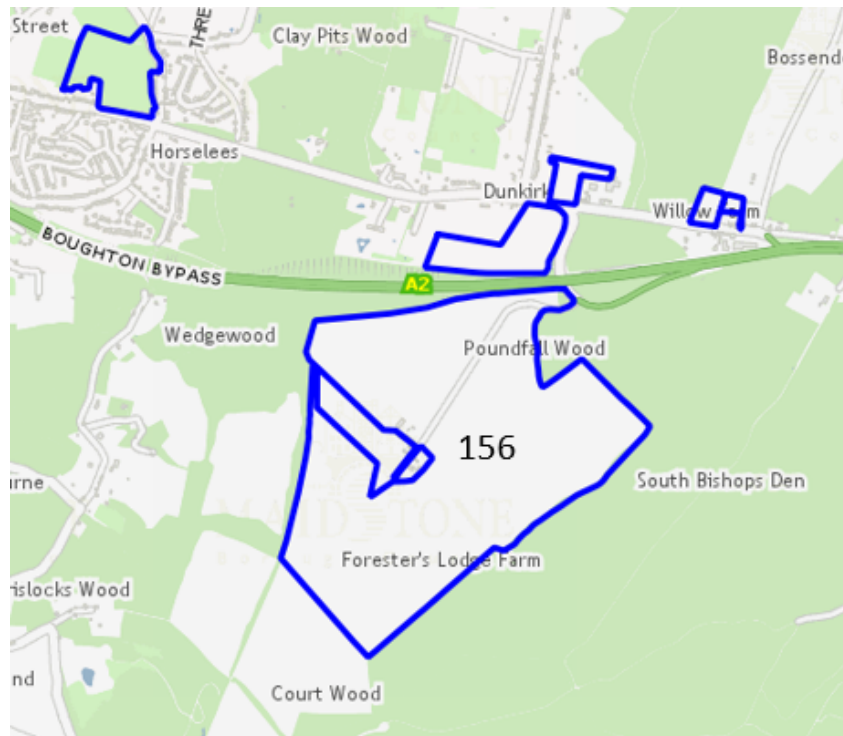
- **Endorse the provision of circa 1,000 dwellings at Teynham (sites 18/025, 18/123, 18/122, 18/116 18/153 and part of 18/106) through the identification of an 'area of opportunity' and that the policy and design framework should support an integrated design approach that is required for access and movement and infrastructure and includes a southern link road**
- **An important local countryside gap is designated to the west of Teynham to prevent coalescence with Bapchild and Sittingbourne**

Larger rural sites

3.49 As stated above, there is a further layer of potential sites in the rural areas that have been promoted through the SHLAA process. These are larger sites that either stand alone or are in proximity to settlements without built-up area boundaries and/or limited services (excluding sites already reviewed as part of the Strategic Development Options sites process). These are:

- Foresters' Lodge
- Monkshill Farm
- Lamberhurst Farm
- Bobbing Hill/Sheppey Way area

3.50 Foresters Lodge Farm/Winterbourne Fields (18/156) is approximately 68 hectares set back from the M2 to the north in the parish of Dunkirk, separated from the village by the motorway. It is currently in agricultural use and although it is not subject to any high-level constraints it is designated as a local area of high landscape value in its entirety. It is surrounded on all sides (except for where it joins the M2) by locally designated biodiversity sites. It is assessed as 'unsuitable' in the SHLAA. The Council's own biodiversity baseline study evidence identifies the site as the Blean nature recovery area and recommends that development should be avoided at this site. The site is shown on the map below.



- 3.51 The site promoters are seeking to redevelop this and the 'L' shaped site to the north of the M2 for 1,750 dwellings, care home and retirement village and community facilities. The larger of the two sites in an unsustainable location. It would require considerable investment to make it sustainable development in terms of the infrastructure requirements, shops and services and employment opportunities. Given that it is a nature recovery area, it is unlikely that the biodiversity impacts of developing the site could be mitigated. As a proposal, it does conform with the LPR objectives and it is difficult to see how the site could realistically be delivered given the issues and constraints that would need to be addressed. The site should not be progressed through the LPR process.

Monkshill Farm

- 3.52 Monkshill Farm (18/020) is assessed as 'unsuitable' in the SHLAA. It is in a remote location within the parish of Hernhill. It is isolated in terms of shops, services and facilities and development here would be solely reliant on car access. The site occupies a prominent position and is highly visible in the landscape. Although in broad terms it could meet the needs of businesses as it is reasonably well connected to the primary road network, but its impact in landscape terms and its remoteness means it does not constitute sustainable development. For this reason, this site should not be progressed at this time as a potential allocation in the LPR. The site is shown below



Lamberhurst Farm

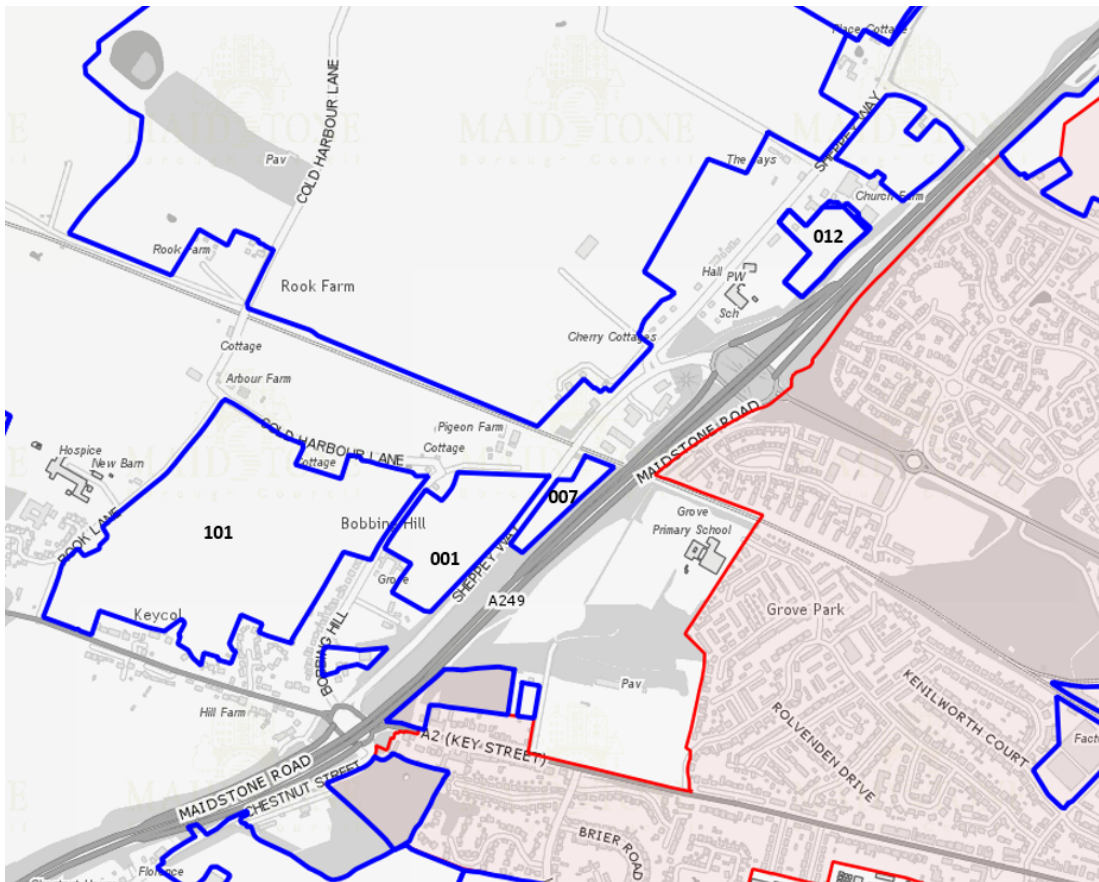
3.53 Lamberhurst Farm (site 18/154) and shown on the map above, is an existing employment site close to the border with Canterbury City Council. It has good access from the A299 Thanet Way. There is a vast range of businesses at Lamberhurst Farm and most of the commercial floorspace is let. It is popular with businesses because of its good road links and competitive rental values. In landscape terms, the site is visible from the south as it sits near the top of a hill. It is not as prominent from the north and west. The site is not subject to constraints other than being in the countryside and in a location that is relatively unsustainable. That said, it provides important and much needed employment floorspace for this end of the Borough and despite its remote location, there are some services in the form of the services on the A299. Considering the site in the wider context, there are additional pockets of employment land to the north west of the site at the slip road and on the other side of the Thanet Way. The site has been promoted as an employment led mixed use scheme for an additional 10,000 sq m of commercial floorspace and 300 dwellings. There is little doubt the development of 300 dwellings would create a car-based community given the nearest primary school is at least 1 mile away and via unlit narrow roads without footpaths. The quantum of development of 300 is too low to generate infrastructure investment yet the additional commercial floorspace would deliver much needed employment space. It is likely that the site could come forward as part of a wider area for employment that would generate highway junction and access improvements. With an increased workforce population, supporting services would follow in due course. Sustainability issues would need to be addressed through the use of travel plans and better connectivity with neighbouring settlements.

3.54 It is recommended that Members:

- **Support the Lamberhurst Farm site as a potential allocation for additional employment use**

Bobbing Hill/ Sheppey Way area

3.55 A number of sites have been promoted in the Bobbing area both individually and as part of proposals for a Strategic Development Site. Bobbing itself does not have settlement confines but has a ‘village’ centre with a church, primary school and village hall. Bobbing services on Sheppey Way have a petrol station, convenience shop, restaurant, pub and hotel and bus services. With this in mind, the sites that are within close proximity of these services and facilities have been considered as marked on the map below (sites 18/001, 18/009, 18/101 and 18/007)



3.56 The sites have been assessed as follows:

| Location | SHLAA Ref. | Commentary | Potential yield (if applicable) |
|--------------------------|------------|--|---------------------------------|
| Land west of Sheppey Way | 18/001 | Assessed as ‘suitable and deliverable’ in the SHLAA. The site is entirely within the important countryside gap. The site is fairly level with Sheppey Way itself and would be highly visible in an otherwise open area and therefore undermine the purpose of the gap. This site should not be progressed through the LPR. | 100 |

| Location | SHLAA Ref. | Commentary | Potential yield (if applicable) |
|--------------------------|------------|---|---|
| Church Farm, Sheppey Way | 18/009 | Assessed as 'suitable and deliverable' in the SHLAA. The site is not constrained in terms of landscape or biodiversity designations but falls entirely within the important countryside gap. Development here would erode that gap and undermine its purpose. It would impact on the setting of the listed building to the north and church to the south. The site should not be progressed through the LPR | 36 |
| Land at Hill Farm | 18/101 | Assessed as 'unsuitable' in the SHLAA. Part of the site is covered by the minerals safeguarding area (brickearth) but otherwise is not constrained in terms of landscape or biodiversity designations. However, it is of a significant size that would either be accessible via Bobbing Hill that is narrow or on to the A2 at Keycol where the declaration of an AQMA is imminent. This site should not be progressed through the LPR. | 230 |
| Land east of Sheppey Way | 18/007 | Assessed as 'suitable and deliverable' in the SHLAA. The site is entirely within the important countryside gap and has a slightly elevated position from the A249 that would make development highly visible. It would erode the important local countryside gap, therefore undermining it's purpose. The site should not be progressed through the LPR. | 60 bed hotel 4,000 sq. m office floorspace |

3.57 Members are asked to confirm a steer that sites in Bobbing / Sheppey Way should not be progressed for inclusion as allocations in the LPR.

Employment Land

3.58 The Employment Land Review reported to this panel in September 2018 concluded that the LPR should seek to allocate an additional 41ha of what was B2/B8 uses (warehouse and distribution and manufacturing) and 15ha of B1 (office floorspace). Members will note from the discussions above that there are a limited number of potential employment sites coming forward for consideration. Nevertheless, the Borough already has well established employment areas that could provide opportunities for the redevelopment of underutilised land and buildings or modest expansion where appropriate. These are:

- Neates Court, Queenborough
- Sheerness ports
- Upper Brents
- Oare
- Eurocentre
- Eurolink
- Kent Science Park

3.59 Employment land would be provided through proposed sites at south east Faversham and land east of Faversham. Land at Lamberhurst Farm and environs would provide further employment land to meet needs. Part of the ongoing viability work for the LPR is to look at seeking a requirement for a 1:1 ratio for jobs to homes on strategic sites. Given the challenges facing the retail and food and drink sectors, there is likely to be considerable scope for complementary business uses within the town centres, including remote working 'hubs' that provide workspace and meeting rooms on an adhoc basis. Provided an active frontage and amenity was maintained, this would provide employment floorspace and support the town centres during these difficult and uncertain times. Other sites with potential include the land to the south of Macknade's in Faversham for small scale starter units. The LPR would also include a criteria based policy against which windfall proposals would be assessed. Officers are of the view that this approach provides the much needed flexibility to support these sectors.

3.60 Members are asked to endorse the broad approach set out above

Gypsy and Traveller accommodation and Travelling Show People accommodation

3.61 The LPR should also provide for the accommodation needs of Gypsies and Travellers and Travelling Show People. The evidence to identify these needs was presented to this panel in November 2018. It concluded that the Borough's need is for 51 pitches. Since the evidence was published, seven pitches have been granted planning permission. This results in a remaining need of approximately 44 pitches. In order to identify potential sites that could be brought forward for allocation, the Council undertook a further 'call for sites' specifically for Gypsy and Traveller and Travelling Show People accommodation. No additional sites were identified although there was strong support for the identification and allocation of existing authorised sites that could accommodate moderate expansion or intensification to meet the need. This would deliver about half of the remaining need and the other half would be accommodated through windfall applications that would be assessed against policy.

3.62 Members are asked to endorse the approach set out above

4 Alternative Options

- 4.1 There are some difficult choices to be made. The steer for a development strategy endorsed at the end of July provides a focus for where the sites for the LPR should be in broad terms. This report has sought to funnel down those choices further and there is some flexibility in terms of what sites can be included.
- 4.2 Alternative development strategy options have already been discussed. Reasonable alternatives for the LPR as assessed as part of the statutory Sustainability Appraisal element of local plan preparation. This is set out in more details in section 2.5.
- 4.3 Members could choose not to agree a sufficient number of sites to deliver the broad development strategy already discussed and agreed. However, this would undermine the steer already provided. It would result in delays to the LPR production that would in turn result in significant consequences for the Council and the Borough. Any significant delays to the current LPR programme have the potential to result in the borough having to plan for a significantly higher housing need if not progressed under the transitional arrangements once the revised standard method is published. With this in mind, there are no realistic alternatives.

5 Consultation Undertaken or Proposed

- 5.1 The Local Plan Review pre-submission draft will be consulted upon in late January under Regulation 19 of the Town and Country Planning (Local Planning)(England) Regulations 2012 (as amended).

6 Implications

| Issue | Implications |
|---------------------------------------|--|
| Corporate Plan | The proposals would align with: Priority 1: Building the right homes in the right places and supporting quality jobs for all. Priority 2: Investing in our environment and responding positively to global challenges. |
| Financial, Resource and Property | None identified at this stage – the work has been carried out within the Planning Policy budget. |
| Legal, Statutory and Procurement | Production of the LPR is a statutory requirement |
| Crime and Disorder | None identified at this stage. |
| Environment and Sustainability | The new Local Plan will be subject to a Sustainability Appraisal and seeks to deliver sustainable development |
| Health and Wellbeing | The LPR seeks to deliver sustainable development that includes enhanced opportunities to improve health and wellbeing. |
| Risk Management and Health and Safety | None identified at this stage. |
| Equality and Diversity | None identified at this stage. |
| Privacy and Data Protection | None identified at this stage. |

7 Appendices

- 7.1 The following documents are to be published with this report and form part of the report:
- None.

8 Background Papers

- 8.1 Local Plan Panel Report, 17 October 2019. Second stage assessment of the four New Garden Community proposals (item 6); and
Local Plan Panel Report 30 July 2020. Growth options (item 5).