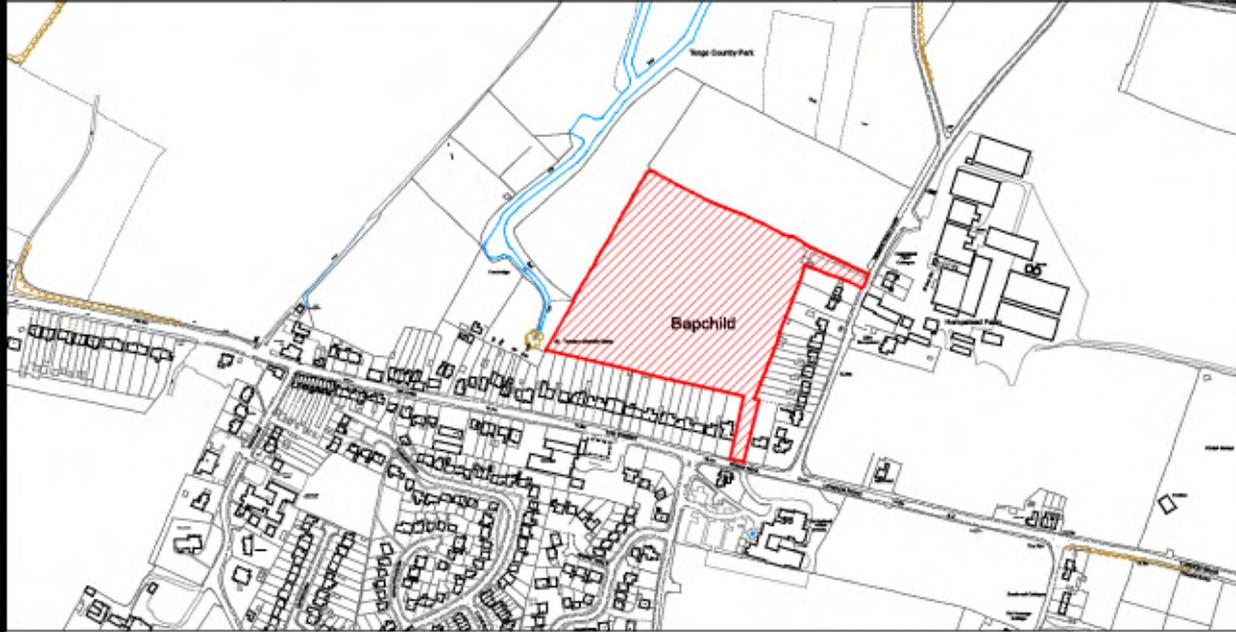


## SITE ASSESSMENT: CALL FOR SITES

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



### Site Assessment

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

#### Site Description:

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

#### Suitability:

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

#### Availability:

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

#### Achievability:

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

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

## SITE ASSESSMENT: CALL FOR SITES

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



### Site Assessment

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

#### Site Description:

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

#### Suitability:

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

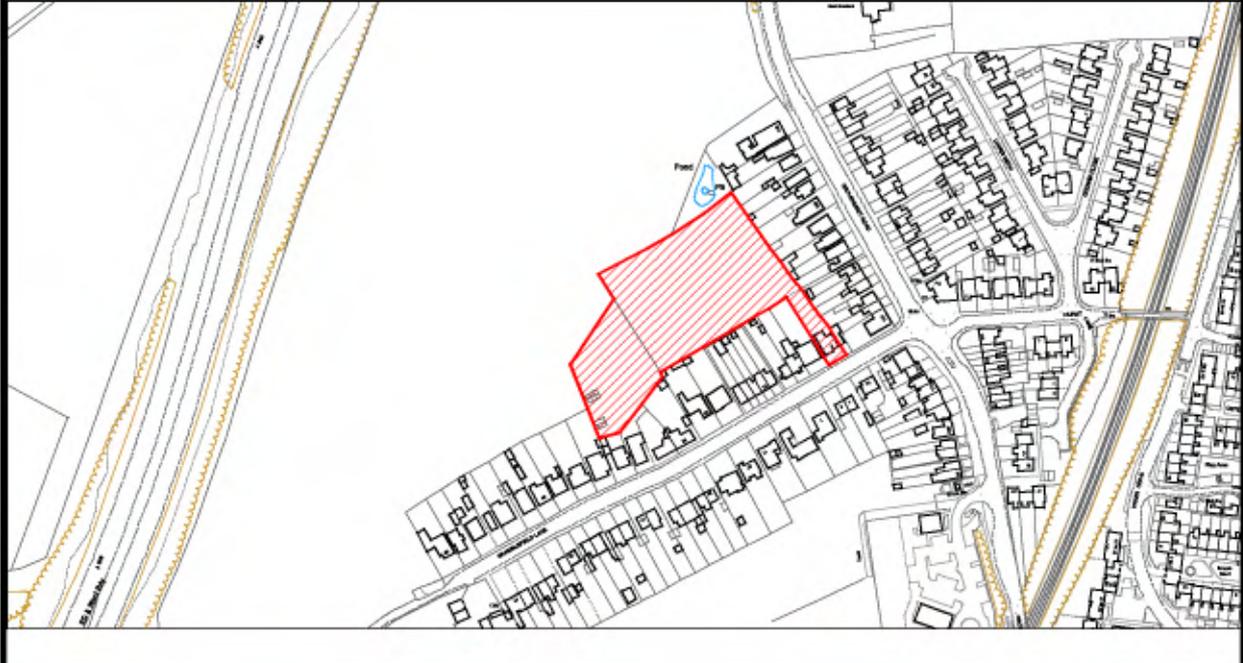
#### Availability:

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

#### Achievability:

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

<b>Potential Residential Yield (units):</b>	12
<b>Potential Employment Area (ha):</b>	0
<b>Potential Other Use Area (ha):</b>	0
<b>Timescale for delivery:</b>	5 years
<b>Assessment Outcome:</b>	
Suitable and deliverable	

18/016	Land Rear of Bramblefield Road	Sittingbourne
		
	Former orchard	0.87
	Greenfield	0.87
<p>The site is situated within the defined settlement boundary of Sittingbourne, to the northwest of the town, adjacent to the existing local plan allocation, Northwest Sittingbourne. It is close to the Grovehurst Road junction with the A249 and will be surrounded by residential development on all sides pending the successful completion of the existing allocation. The main town centre is 3.65km to the south. The site falls within a minerals safeguarding area.</p>		
<p>The site is not subject to any high level constraints and falls within an existing settlement boundary. It is within reasonable walking distance of a convenience store, GP's surgery (and pharmacy), open space and a primary school. For the wider range of services and facilities and employment opportunities, travel further afield into the town and beyond would be required. However, there is also a train station and well services bus stops close to the site, and the local roads are cyclable. The site is therefore considered to be in a sustainable location which is suitable for residential development.</p>		
<p>The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. There is a planning application for the development of the site currently pending consideration. The site is considered to be available.</p>		

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

**Potential Residential Yield (units):** 23

**Potential Employment Area (ha):** 0

**Potential Other Use Area (ha):** 0

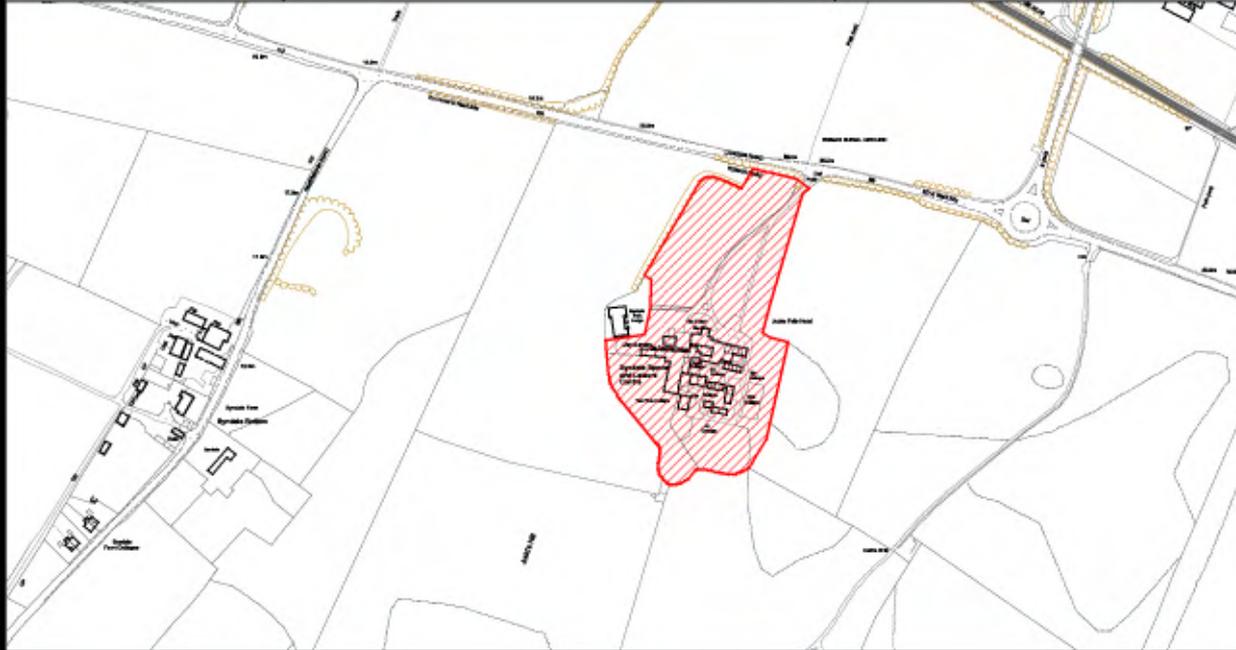
**Timescale for delivery:** 5 years

**Assessment Outcome:**

Suitable and deliverable.

## SITE ASSESSMENT: CALL FOR SITES

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



### Site Assessment

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

#### Site Description:

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

#### Suitability:

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

#### Availability:

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

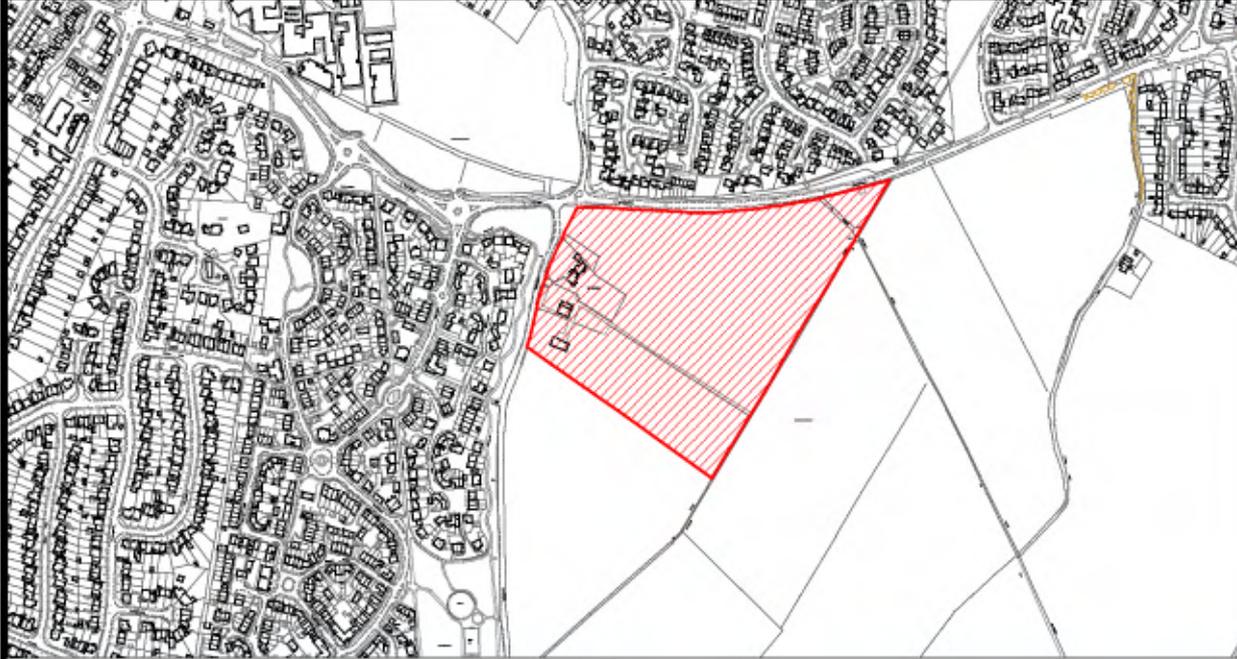
#### Achievability:

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

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

## SITE ASSESSMENT: CALL FOR SITES

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



### Site Assessment

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

#### Site Description:

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

#### Suitability:

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

#### Availability:

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

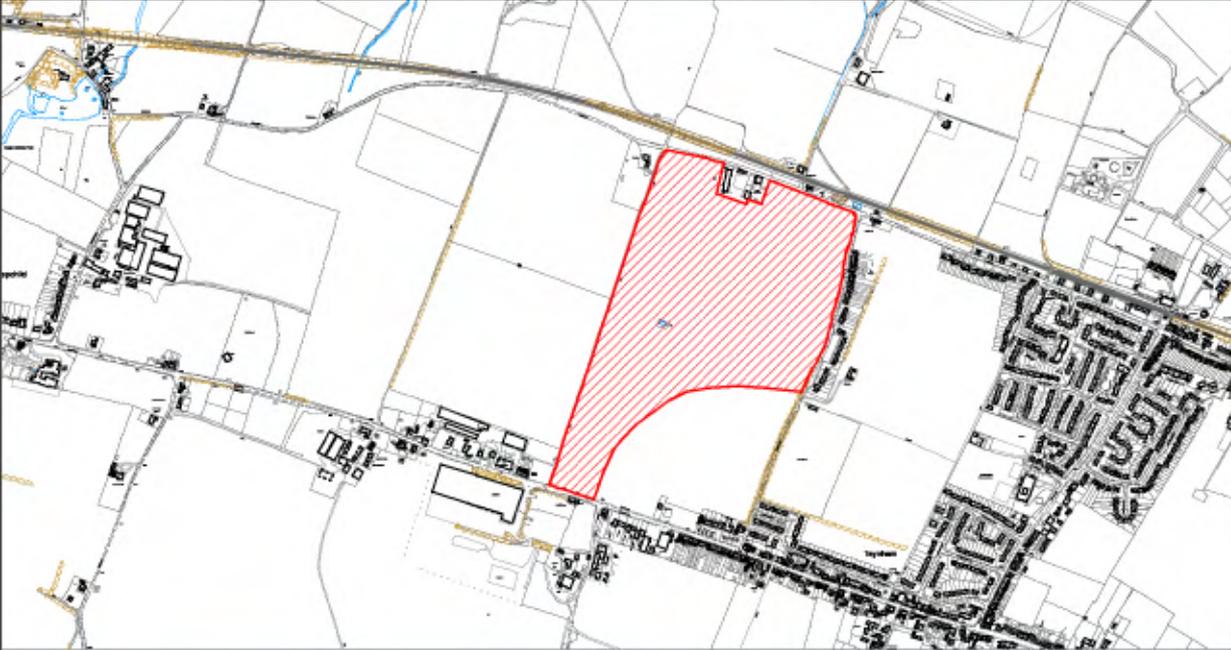
#### Achievability:

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

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

## SITE ASSESSMENT: CALL FOR SITES

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



### Site Assessment

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

#### Site Description:

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

#### Suitability:

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

#### Availability:

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

**Achievability:**

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

**Potential Residential Yield (units):** 630

**Potential Employment Area (ha):** 0

**Potential Other Use Area (ha):** 0

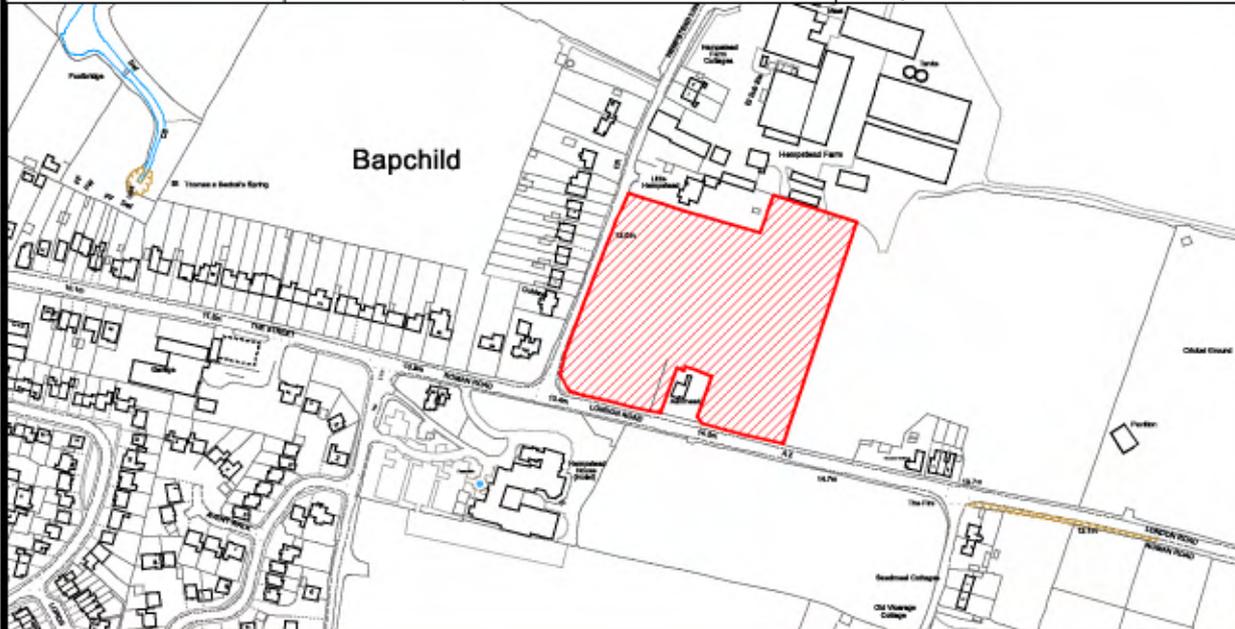
**Timescale for delivery:** 10 years

**Assessment Outcome:**

Suitable and deliverable.

## SITE ASSESSMENT: CALL FOR SITES

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



### Site Assessment

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

#### Site Description:

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

#### Suitability:

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

#### Availability:

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

#### Achievability:

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

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



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

**Potential Residential Yield (units):** 0

**Potential Employment Area (ha):** 0

**Potential Other Use Area (ha):** 0

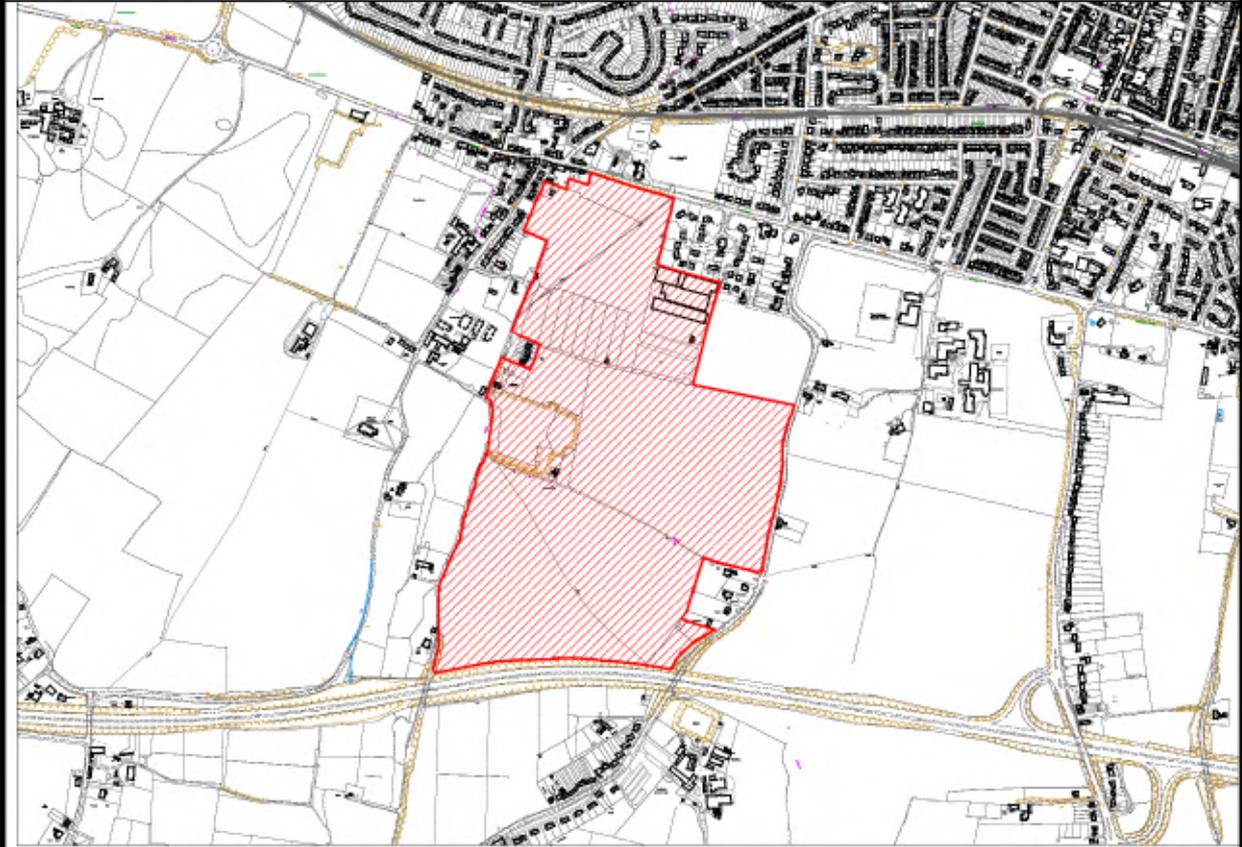
**Timescale for delivery:** 0

**Assessment Outcome:**

Unsuitable.

## SITE ASSESSMENT: CALL FOR SITES

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



### Site Assessment

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

#### Site Description:

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

#### Suitability:

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

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

**Availability:**

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

**Achievability:**

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

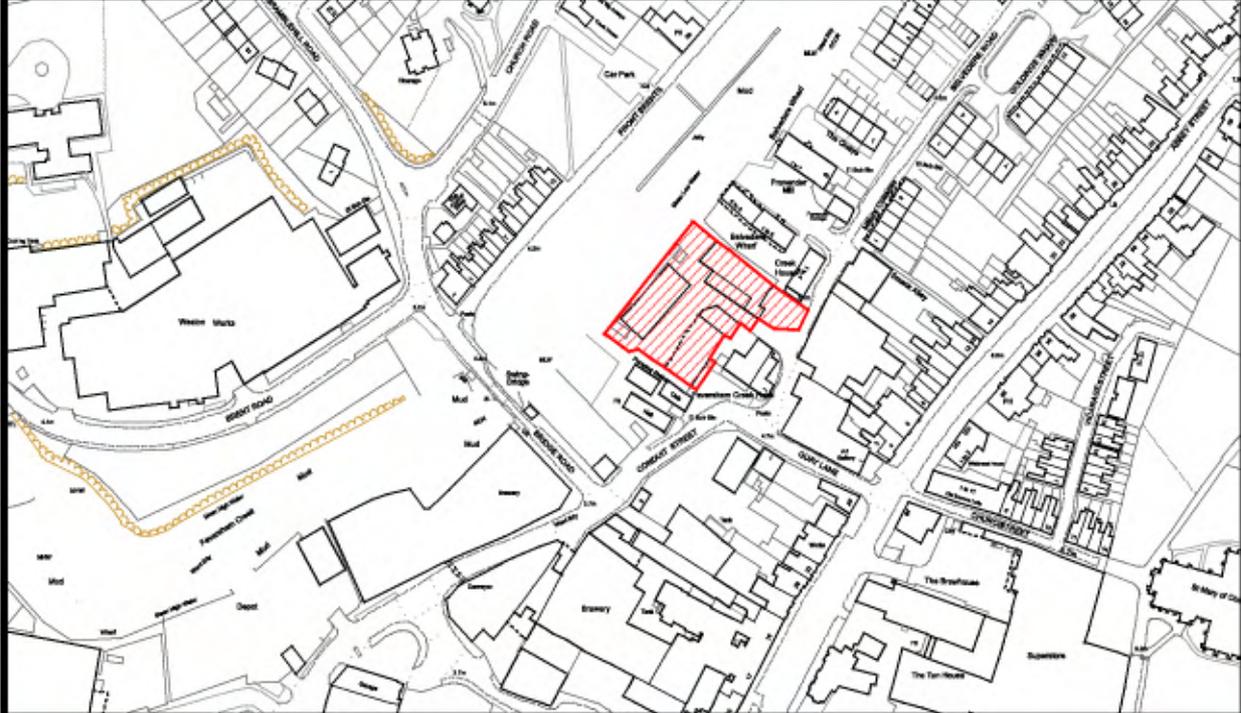
<b>Potential Residential Yield (units):</b>	400
<b>Potential Employment Area (ha):</b>	0
<b>Potential Other Use Area (ha):</b>	0
<b>Timescale for delivery:</b>	10 years

**Assessment Outcome:**

Suitable and deliverable.

## SITE ASSESSMENT: CALL FOR SITES

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



### Site Assessment

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

#### Site Description:

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

#### Suitability:

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

#### Availability:

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

#### Achievability:

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

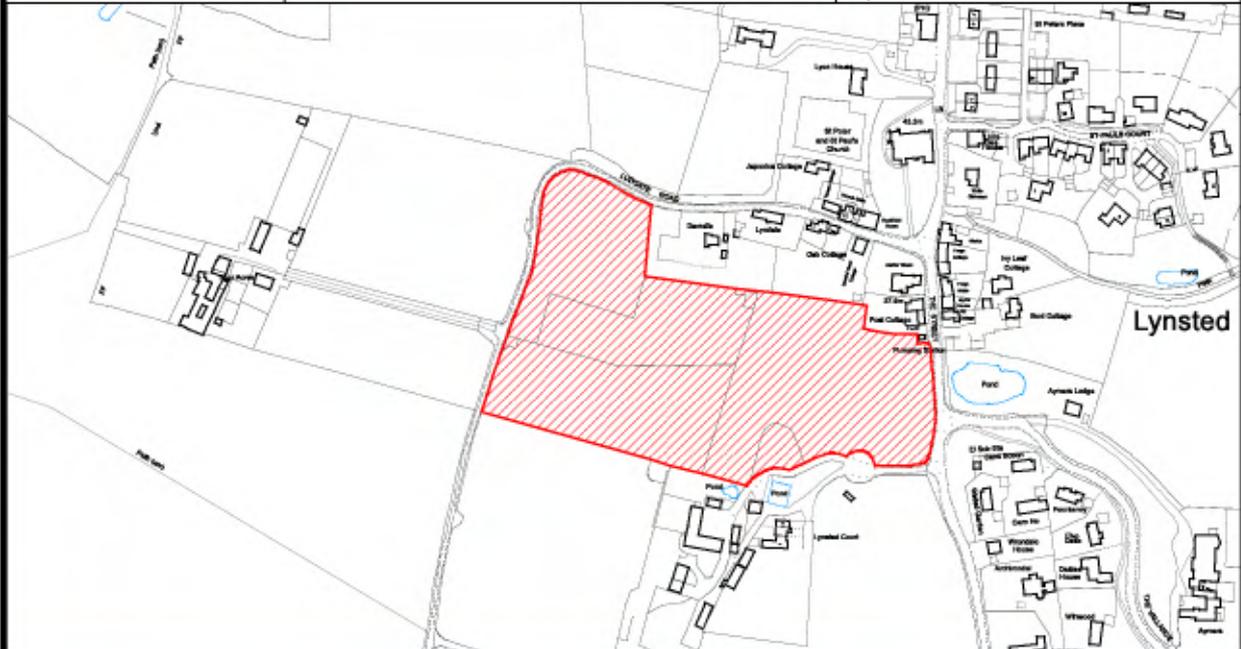
<b>Potential Residential Yield (units):</b>	0
<b>Potential Employment Area (ha):</b>	0
<b>Potential Other Use Area (ha):</b>	0
<b>Timescale for delivery:</b>	N/A
<b>Assessment Outcome:</b>	
<b>Unsuitable</b>	

18/030			
Land at Lion Field		Faversham	
	Agriculture		1.45
	Greenfield		1.45
<p>The site is adjacent to the built-up area boundary of Faversham, the town centre being approximately 2.3km to the northeast. To the north and east is the main town of Faversham, while to the south and west development becomes sporadic, surrounded by mainly open countryside and agricultural land. The site falls within a minerals safeguarding area. There are 2 conservation areas and a number of listed buildings nearby.</p>			
<p>The site is outside of but adjacent to the settlement of Faversham. It is within a reasonable walking distance of open space, a primary school, public house, convenience store and takeaway, amongst other low order services and facilities. Development of the site would require travel into Faversham for the higher order of services and facilities required for everyday living. While cycling would not be particularly attractive along the main road (A2), there are bus stops close to the site with a high frequency service into the town. Additionally, car journeys here would be short. Taking into account all of the above, the site is considered to be in a sustainable location. The site is considered suitable.</p>			
<p>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.</p>			
<p>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.</p>			

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

## SITE ASSESSMENT: CALL FOR SITES

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



### Site Assessment

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

#### Site Description:

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

#### Suitability:

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

#### Availability:

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

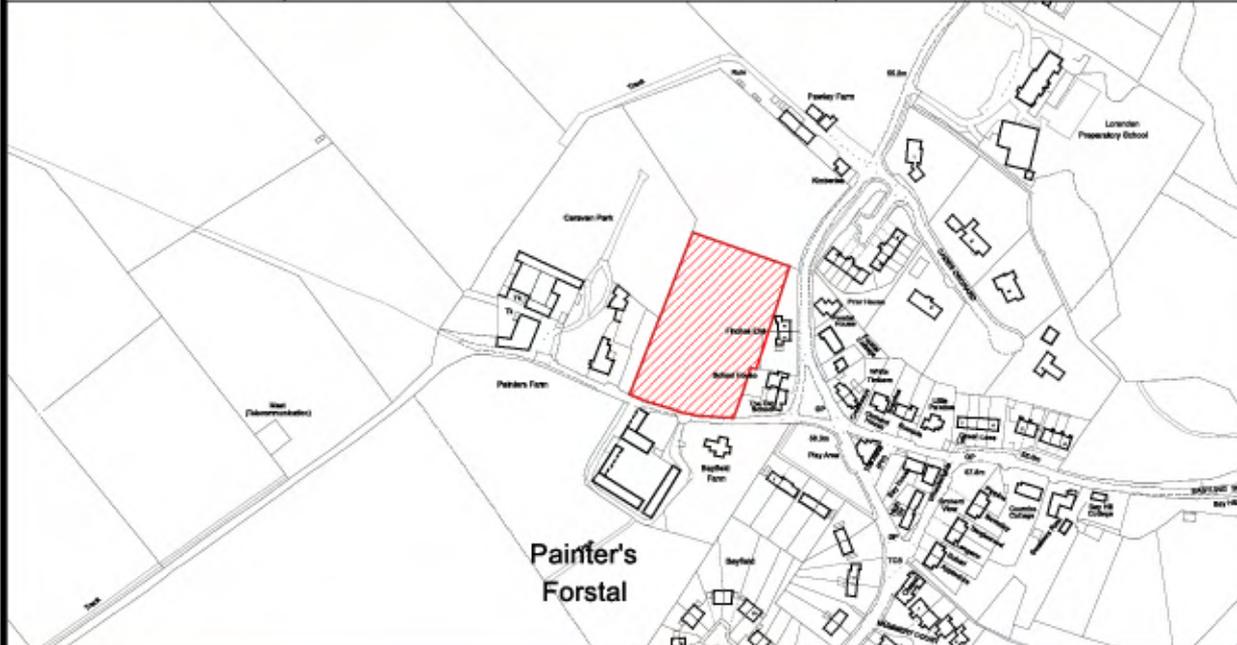
Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

	0
	0
	0
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Unsuitable.

## SITE ASSESSMENT: CALL FOR SITES

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



### Site Assessment

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

#### Site Description:

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

#### Suitability:

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

#### Availability:

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

#### Achievability:

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

**Potential Residential Yield (units):**

0

**Potential Employment Area (ha):**

0

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

0

**Timescale for delivery:**

0

**Assessment Outcome:**

Unsuitable

18/055

Land at Lynsted Lane

Teynham



Grassland

1.8

Greenfield

1.8

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

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

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>	40
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<b>Potential Employment Area (ha):</b>	0
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<b>Potential Other Use Area (ha):</b>	0
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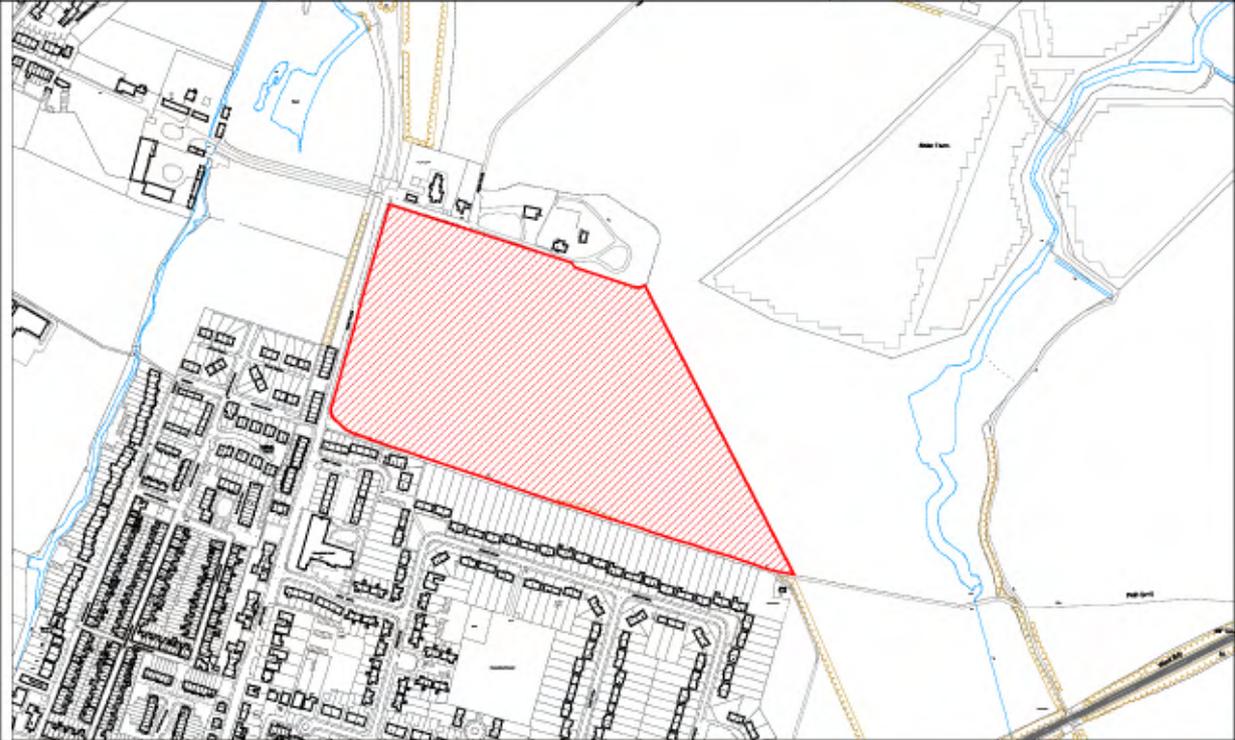
<b>Timescale for delivery:</b>	5 years
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**Assessment Outcome:**

Suitable and deliverable.

## SITE ASSESSMENT: CALL FOR SITES

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



### Site Assessment

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

#### Site Description:

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

#### Suitability:

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

#### Availability:

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

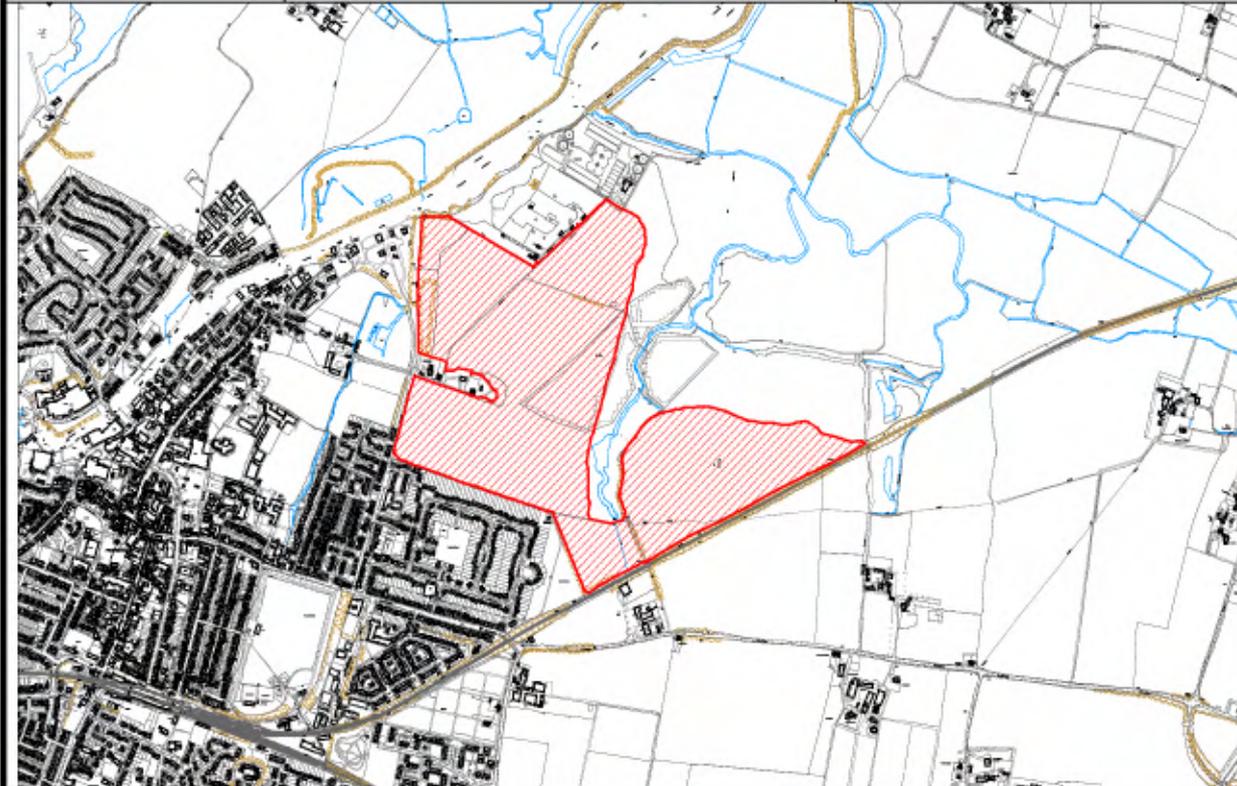
#### Achievability:

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

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

## SITE ASSESSMENT: CALL FOR SITES

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



### Site Assessment

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

#### Site Description:

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

#### Suitability:

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

#### Availability:

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

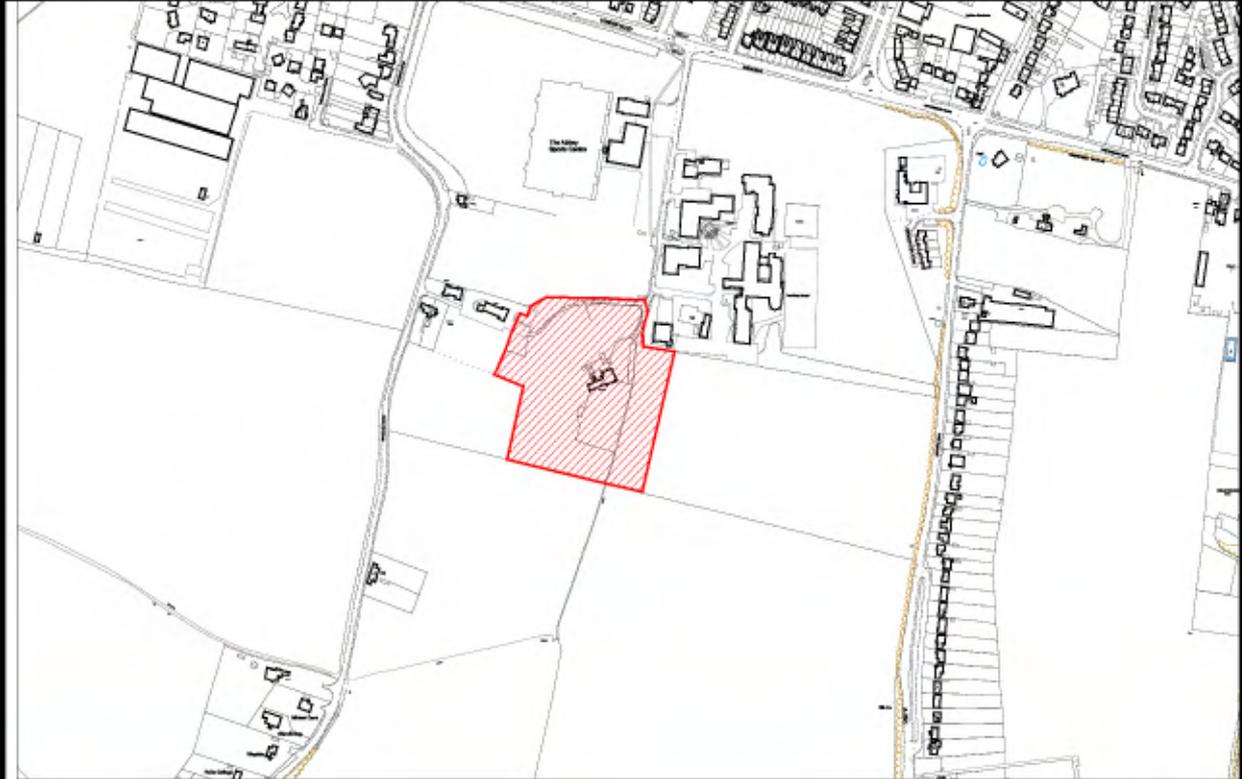
#### Achievability:

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

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

## SITE ASSESSMENT: CALL FOR SITES

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



### Site Assessment

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

#### Site Description:

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

#### Suitability:

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

#### Availability:

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

#### Achievability:

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

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

18/077	Land at Ham Road	Faversham	
			
	Former operational land for gravel extraction works, now open land		6
	Greenfield		
<p>This rectangular site sits to the north of the Davington area of Faversham, with Brents Industrial Estate to the east and open countryside to the north. Across Ham Road (the bounds the west of the site), a local plan allocation for residential development is under construction. The site is former operational land associated with Ham Road gravel works site that has, over the years become grass covered.</p>			
<p>The site is not subject to any high level constraints although it is a minerals safeguarded area (brickearth) and part of the site (the western extent, including the pond) is part of the coastal change management area. It is adjacent to the settlement confines of Faversham, its southern boundary facing the rear gardens of the residential properties on the northern side of Springhead Road. In terms of access to services and facilities, the site is in a relatively unsustainable location although this is likely to improve as a result of the nearby development that is underway on the other side of Ham Road. The site is considered suitable.</p>			

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

**Achievability:**

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

<b>Potential Residential Yield (units):</b>	100
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<b>Potential Employment Area (ha):</b>	0
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<b>Potential Other Use Area (ha):</b>	0
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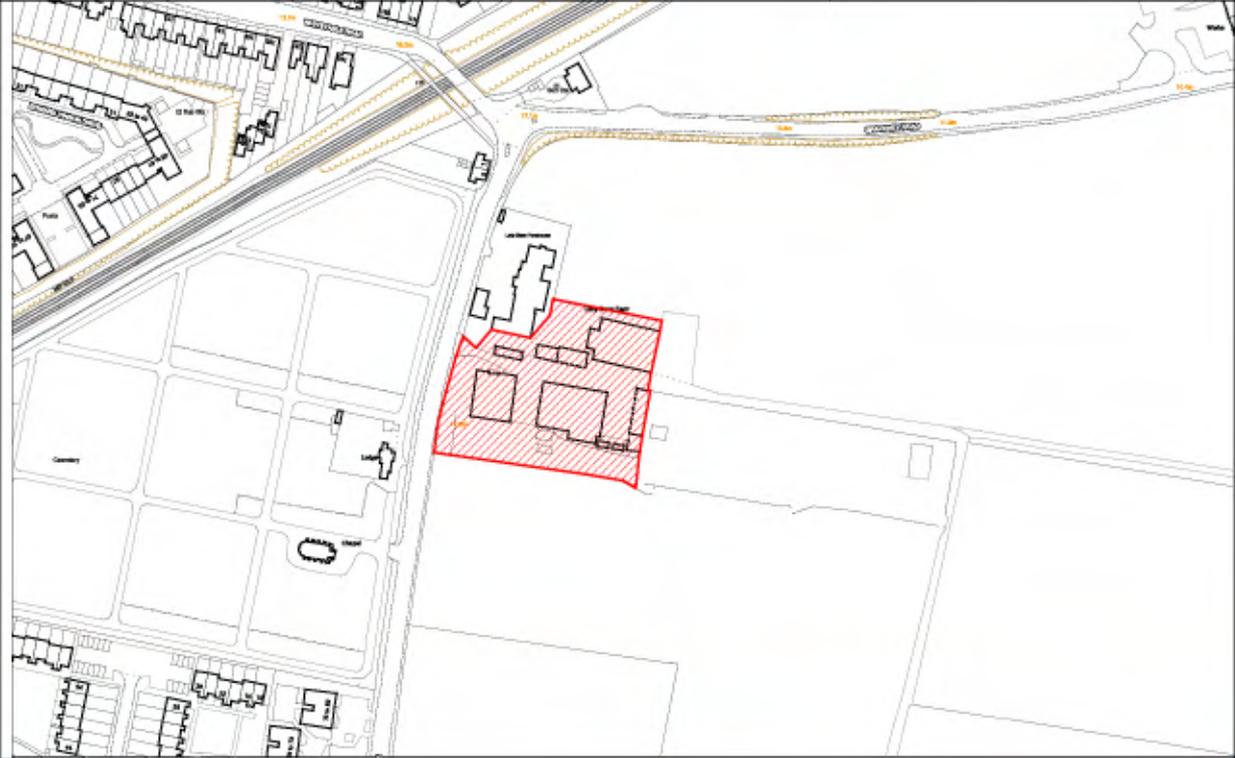
<b>Timescale for delivery:</b>	1-5 years
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**Assessment Outcome:**

**Suitable and deliverable**

## SITE ASSESSMENT: CALL FOR SITES

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



### Site Assessment

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

### Site Description:

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

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

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

### Suitability:

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

<b>Availability:</b>	
The site have been promoted by the landowner and is in single ownership. It is currently used as a working farmyard. The promoters have confirmed that the landowner intends to relocate these uses to better and more suitable premises at Ewell Farm that is better located for operational purposes and that this would make the site available in the medium term. The site is considered to be available in the longer term.	
<b>Achievability:</b>	
There are no ownership or legal issues, but no market interest recorded by the landowner. This is because the land is currently operational but those uses can be relocated within a reasonable timeframe. Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed. The site is considered to be achievable.	
<b>Potential Residential Yield (units):</b>	30
<b>Potential Employment Area (ha):</b>	0
<b>Potential Other Use Area (ha):</b>	0
<b>Timescale for delivery:</b>	6-10 years
<b>Assessment Outcome:</b>	
Suitable and deliverable	

## SITE ASSESSMENT: CALL FOR SITES

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



### Site Assessment

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

#### Site Description:

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

#### Suitability:

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

#### Availability:

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

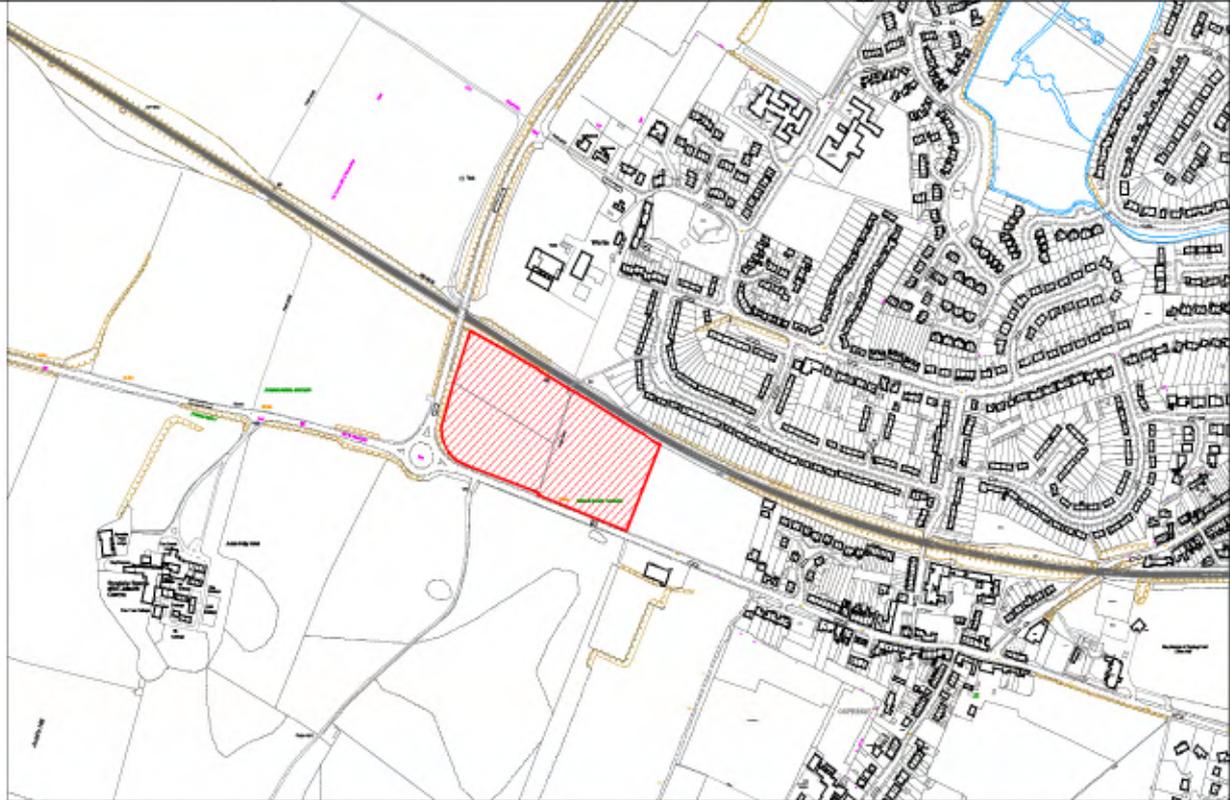
#### Achievability:

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

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

## SITE ASSESSMENT: CALL FOR SITES

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



### Site Assessment

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

#### Site Description:

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

#### Suitability:

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

#### Availability:

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

#### Achievability:

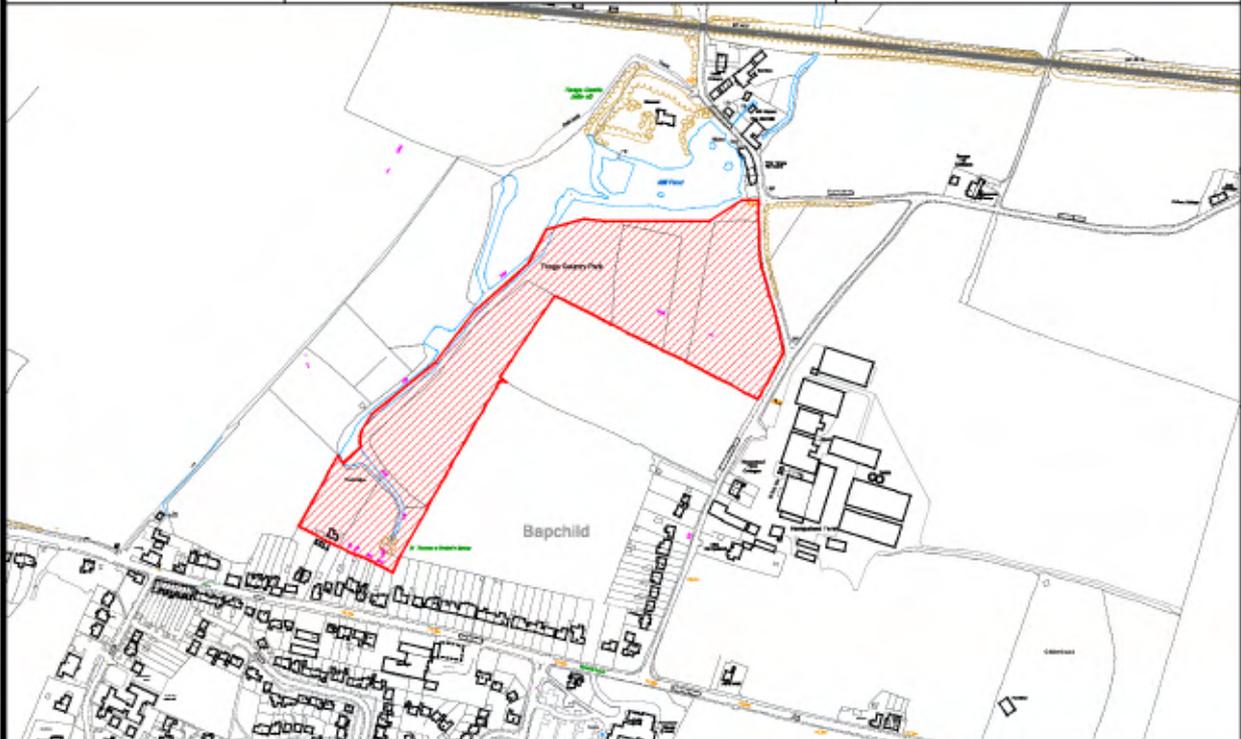
The impact on the setting of the historic park and garden (Sion House) is likely to impact on the overall capacity of the site. Subject to further consideration of any utility/infrastructure

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

	55
	0
	0
	1-5 years
<b>Suitable and deliverable</b>	

## SITE ASSESSMENT: CALL FOR SITES

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



### Site Assessment

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

#### Site Description:

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

#### Suitability:

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

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

**Availability:**

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

**Achievability:**

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

<b>Potential Residential Yield (units):</b>	0 (75)
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<b>Potential Employment Area (ha):</b>	
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<b>Potential Other Use Area (ha):</b>	
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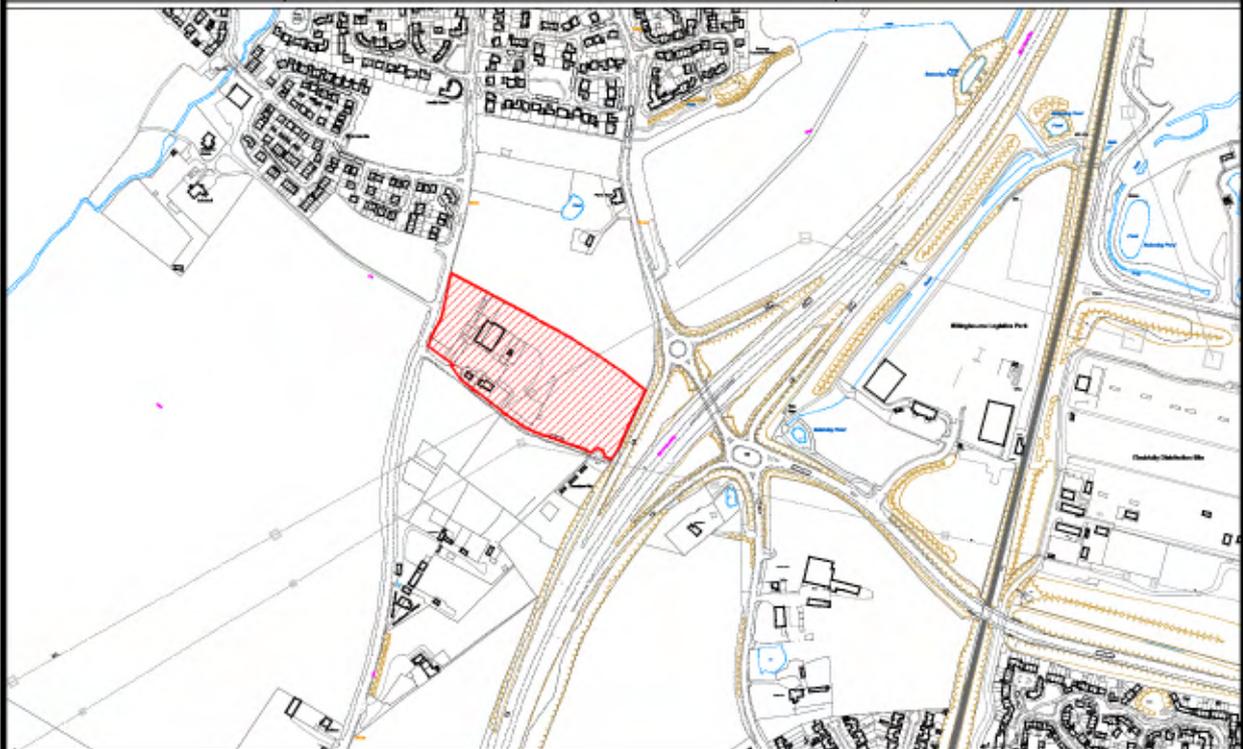
<b>Timescale for delivery:</b>	
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**Assessment Outcome:**

**Unsuitable**

## SITE ASSESSMENT: CALL FOR SITES

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



### Site Assessment

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

#### Site Description:

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

#### Suitability:

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

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

**Availability:**

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

**Achievability:**

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

**Potential Residential Yield (units):**

6

**Potential Employment Area (ha):**

0

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

450 sq m retail floorspace

**Timescale for delivery:**

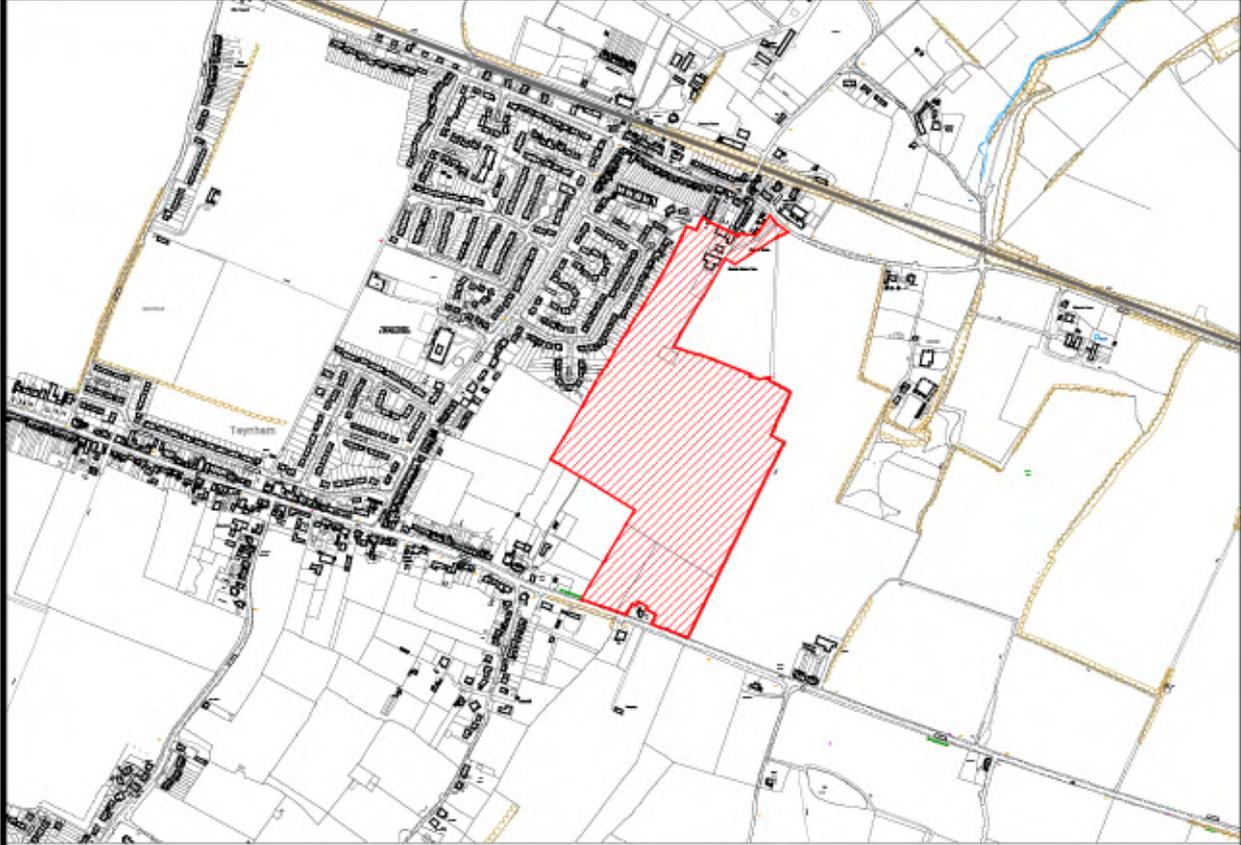
1 to 5 years

**Assessment Outcome:**

**Suitable and deliverable**

## SITE ASSESSMENT: CALL FOR SITES

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



### Site Assessment

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

#### Site Description:

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

#### Suitability:

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

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

**Availability:**

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

**Achievability:**

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

<b>Potential Residential Yield (units):</b>	430
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<b>Potential Employment Area (ha):</b>	0
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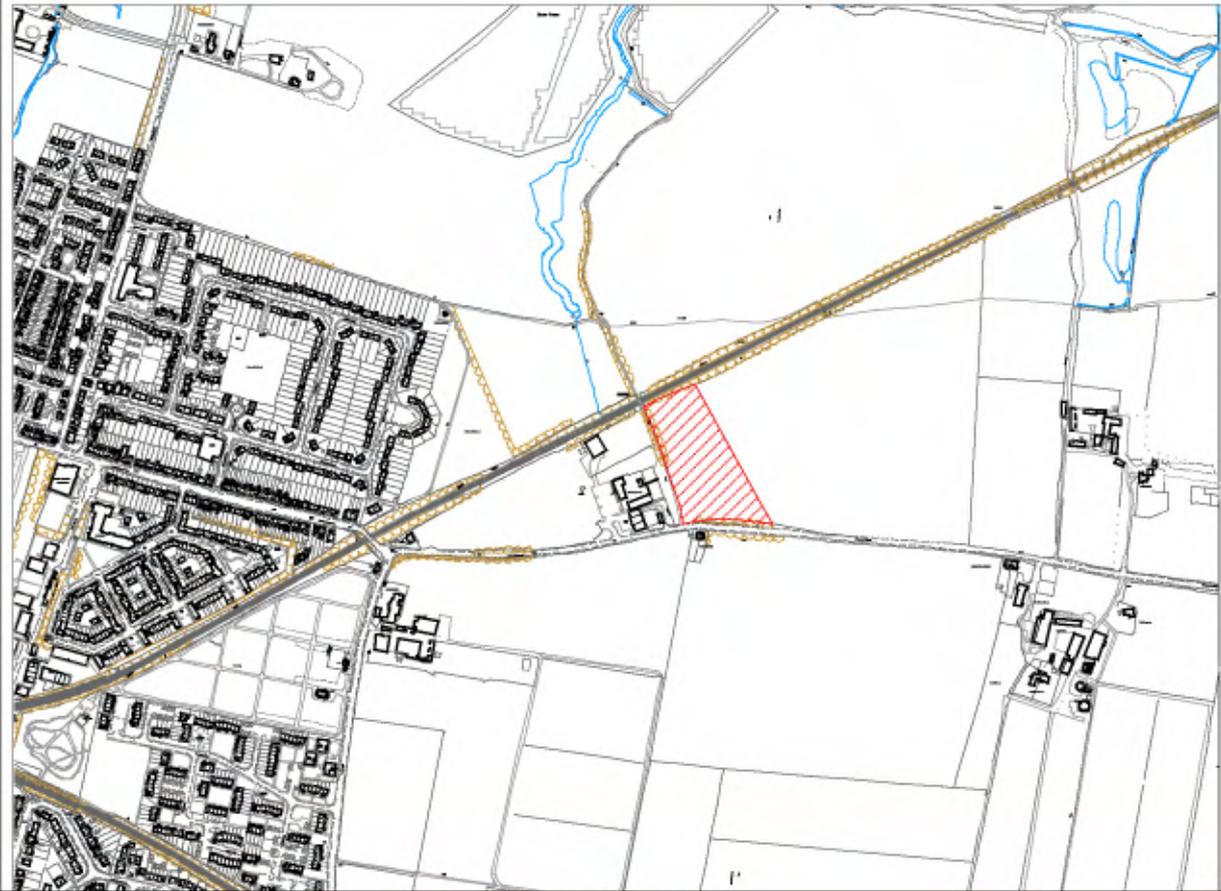
<b>Potential Other Use Area (ha):</b>	0
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<b>Timescale for delivery:</b>	5-10 years
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**Assessment Outcome:**

Suitable and deliverable.

18/107	Land east of Faversham Industrial Estate, Graveney Road	Faversham



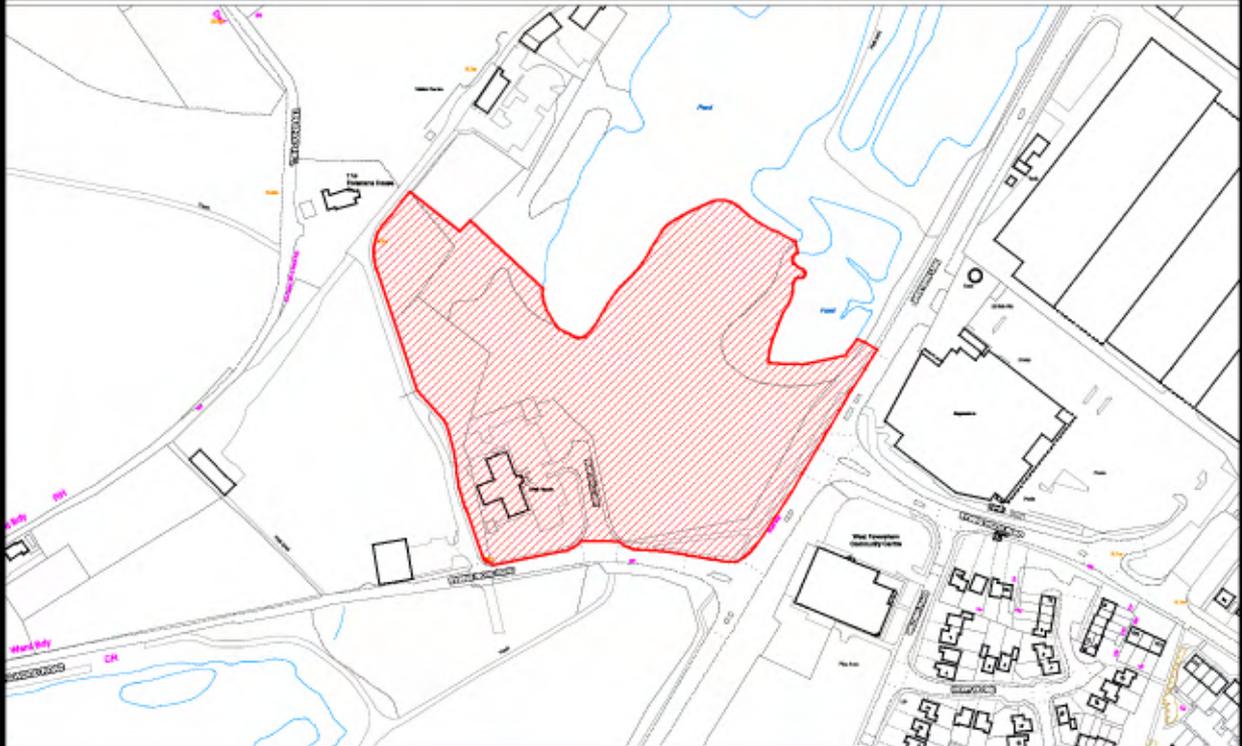
	Agriculture		1.7
	Greenfield		

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

<b>Suitability:</b>	
The site is located within the settlement confines of Faversham and in terms of access to services, it is in a relatively sustainable location. The site is not subject to any high level constraints. The site is suitable.	
<b>Availability:</b>	
The site has been promoted for development by housebuilders and confirm that terms have been agreed between the housebuilders and the landowners. The site is available.	
<b>Achievability:</b>	
There are some concerns about the access to the site from Graveney Road. However, the site can be accessed from the east through the adjacent housing site that is nearing completion. Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed. The site is considered to be achievable.	
<b>Potential Residential Yield (units):</b>	50
<b>Potential Employment Area (ha):</b>	0
<b>Potential Other Use Area (ha):</b>	0
<b>Timescale for delivery:</b>	1 to 5 years
<b>Assessment Outcome:</b>	
Suitable and deliverable	

## SITE ASSESSMENT: CALL FOR SITES

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



### Site Assessment

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

### Site Description:

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

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

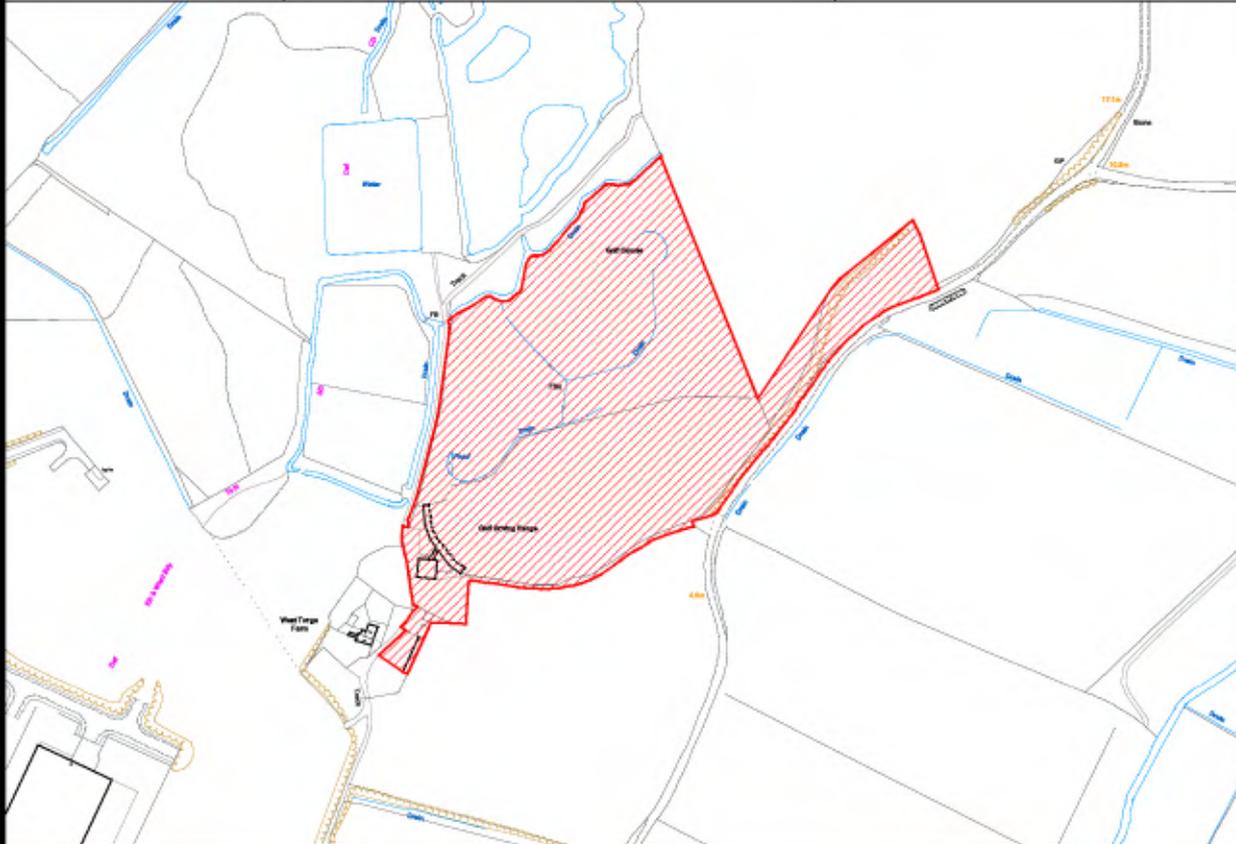
A part of the site is an Area of High Landscape Value and a Local Designated Site for Biodiversity.

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

<b>Suitability:</b>	
The site is located within metres of the settlement confines of Faversham (road's width distance). Part of the site falls within land at high risk and medium risk of flooding, a small part of the site to the north is part of a Scheduled Ancient Monument. Part of the site falls within a minerals safeguarded area (river terrace and brickearth). In terms of access to services, the site is in a relatively sustainable location. The constraints impact on the developable area of the site. The remainder of the site is considered suitable.	
<b>Availability:</b>	
The site is in single ownership and has been promoted by the landowner for residential development. The site is considered available.	
<b>Achievability:</b>	
The site has an existing access from Bysing Wood Road and subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed. The site is considered to be achievable.	
<b>Potential Residential Yield (units):</b>	35
<b>Potential Employment Area (ha):</b>	
<b>Potential Other Use Area (ha):</b>	
<b>Timescale for delivery:</b>	
<b>Assessment Outcome:</b>	
Suitable and deliverable	

## SITE ASSESSMENT: CALL FOR SITES

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



### Site Assessment

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

#### Site Description:

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

#### Suitability:

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

#### Availability:

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

#### Achievability:

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

**Potential Residential Yield (units):** 0

**Potential Employment Area (ha):** 0

**Potential Other Use Area (ha):** 0

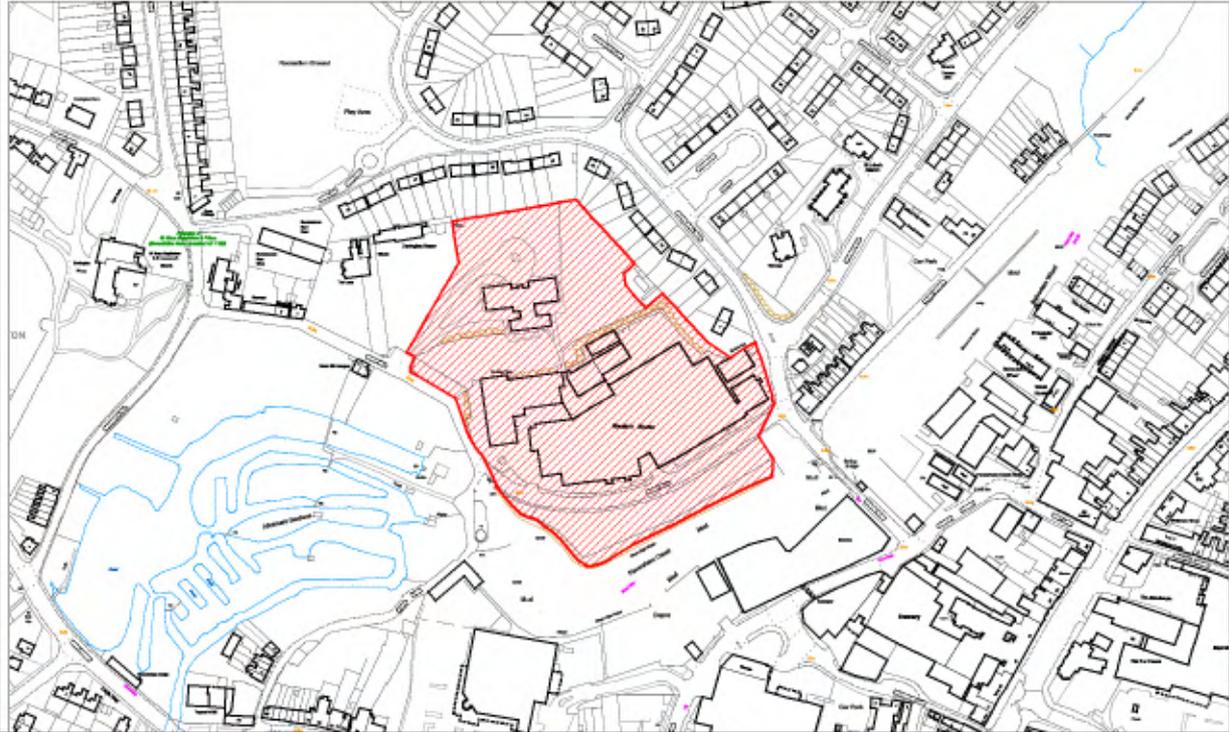
**Timescale for delivery:** 0

**Assessment Outcome:**

Unsuitable.

## SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/114	Land at Brent Road	Faversham



### Site Assessment

<b>Current/Previous Use:</b>	Employment	<b>Gross Site Area (ha):</b>	2.5
<b>Site Type:</b>	Brownfield	<b>Developable Area (ha):</b>	

### Site Description:

This site is located within the Faversham Creek area of the town and consists of a number of large building on the north side of Brent Road and a car park and open land to the south with the creek beyond and further commercial premises beyond. The eastern and northern boundaries are the rear gardens of the residential properties on Bramblehill Road. To the west the site is bounded by Davington Manor and its grounds.

### Suitability:

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

**Availability:**

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

**Achievability:**

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

**Potential Residential Yield (units):**

120

**Potential Employment Area (ha):**

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

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

0

**Timescale for delivery:**

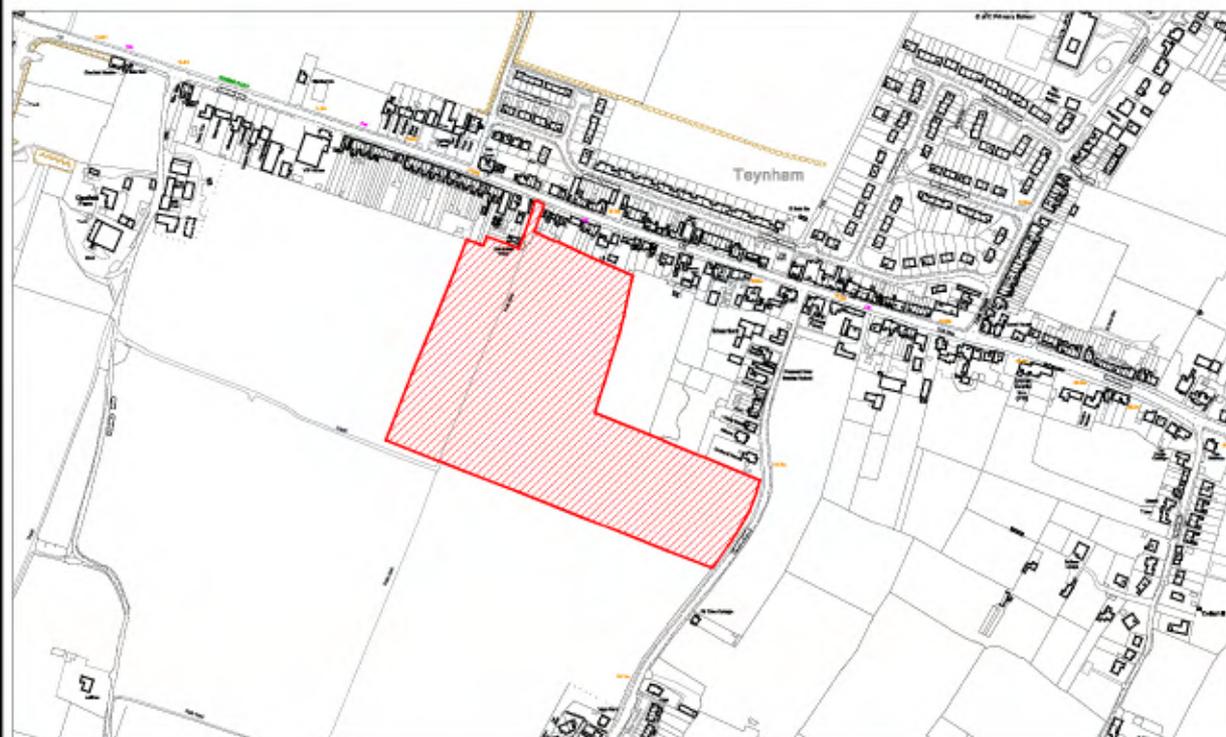
1 to 5years

**Assessment Outcome:**

Suitable and deliverable

## SITE ASSESSMENT: CALL FOR SITES

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



### Site Assessment

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

#### Site Description:

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

#### Suitability:

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

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

**Availability:**

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

**Achievability:**

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

**Potential Residential Yield (units):**

60

**Potential Employment Area (ha):**

0

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

0

**Timescale for delivery:**

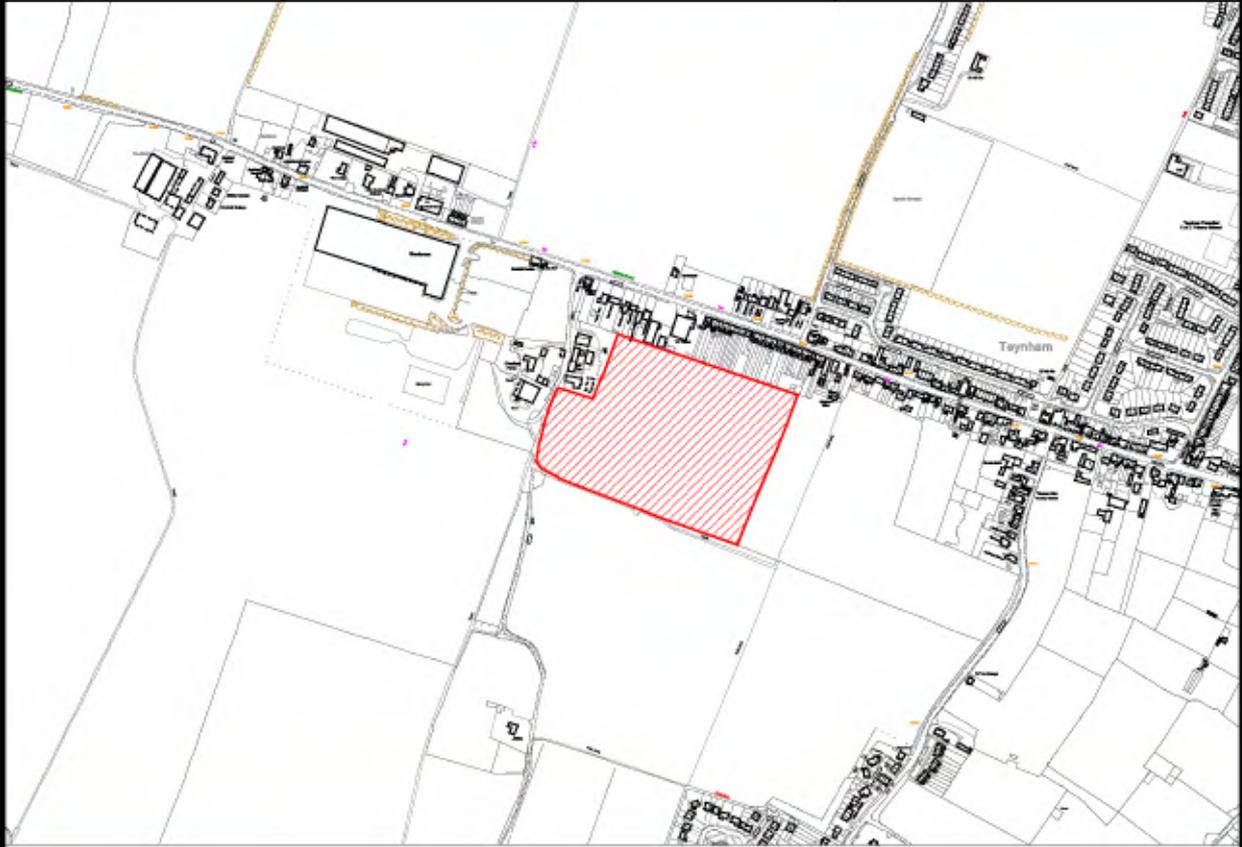
1-5 years

**Assessment Outcome:**

**Suitable and deliverable**

## SITE ASSESSMENT: CALL FOR SITES

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



### Site Assessment

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

#### Site Description:

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

#### Suitability:

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

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

**Availability:**

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

**Achievability:**

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

<b>Potential Residential Yield (units):</b>	180
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<b>Potential Employment Area (ha):</b>	0
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<b>Potential Other Use Area (ha):</b>	0
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<b>Timescale for delivery:</b>	5 years
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**Assessment Outcome:**

Suitable and deliverable.



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

**Availability:**

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

**Achievability:**

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

<b>Potential Residential Yield (units):</b>	15
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<b>Potential Employment Area (ha):</b>	0
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<b>Potential Other Use Area (ha):</b>	0
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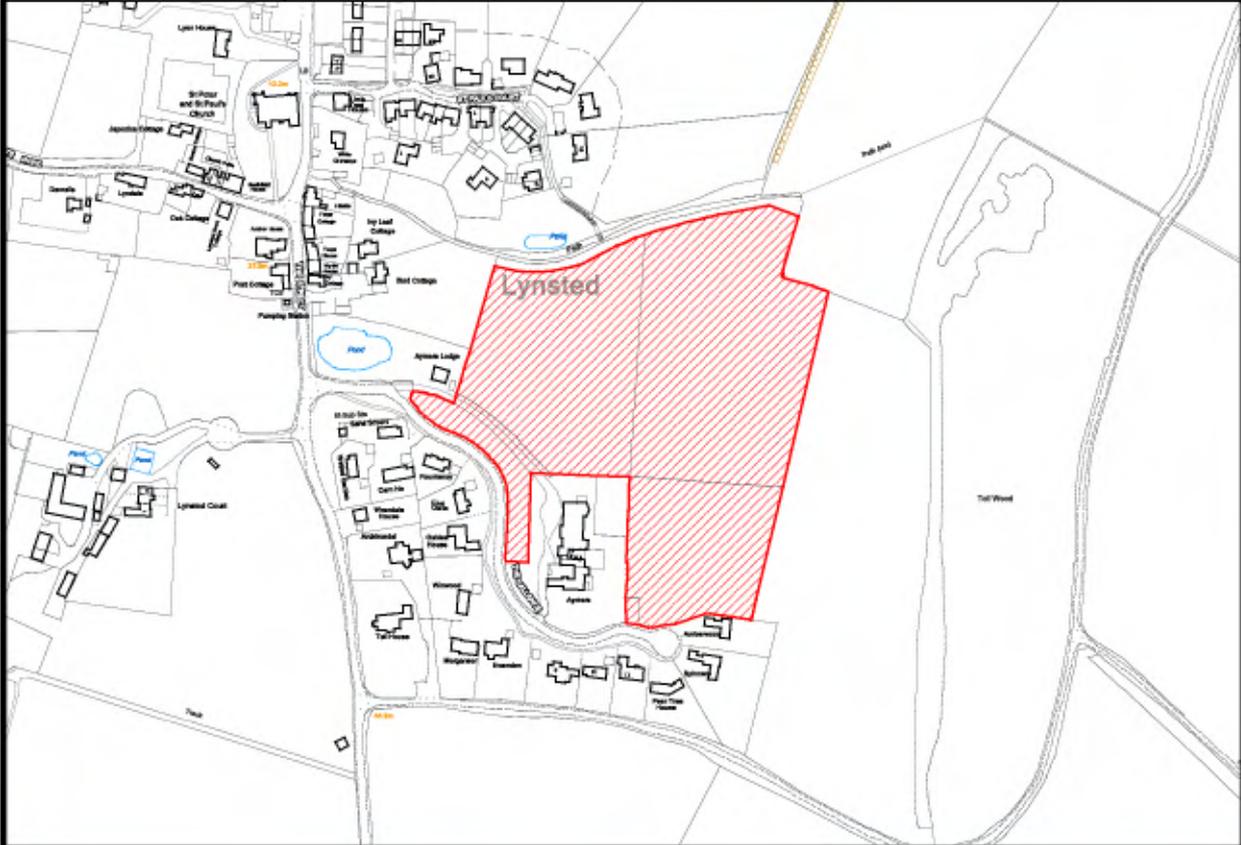
<b>Timescale for delivery:</b>	5 years
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**Assessment Outcome:**

Suitable and deliverable.

## SITE ASSESSMENT: CALL FOR SITES

<b>SHLAA SITE REF.</b>	<b>SITE NAME:</b>	<b>PARISH/SETTLEMENT:</b>
18/130	Land North of The Vallance	Lynsted



### Site Assessment

<b>Current/Previous Use:</b>	Open countryside	<b>Gross Site Area (ha):</b>	4.1
<b>Site Type:</b>	Greenfield	<b>Developable Area (ha):</b>	0

#### Site Description:

The site is situated within the Parish of Lynsted and Kingsdown but is outside of and adjacent to the built-up area boundary of the main village. . To the west, it is approximately 6.45km to Sittingbourne town centre. To the east, it is approximately 8.8km to Faversham town centre. Teynham, which is a local service centre, is around 1.8km to the north. Away from this small village, development is sporadic and the surroundings are primarily agricultural land/open countryside. Part of the site falls within a minerals safeguarding area. The site is entirely covered by a TPO, is within a Conservation Area, and is within the vicinity of a number of listed buildings.

#### Suitability:

The site is not subject to any high level constrains and is adjacent to the settlement confines of Lynsted. However, the village is lacking in services and facilities and is not within a reasonable walkable distance of the closest service centre at Teynham. Everyday essentials is likely to result in car travel to the either of the main town centres. Overall, it is considered that the site is in an unsustainable location and therefore not suitable for residential development.

#### Availability:

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

**Achievability:**

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

**Potential Residential Yield (units):** 6-8

**Potential Employment Area (ha):** 0

**Potential Other Use Area (ha):** 0

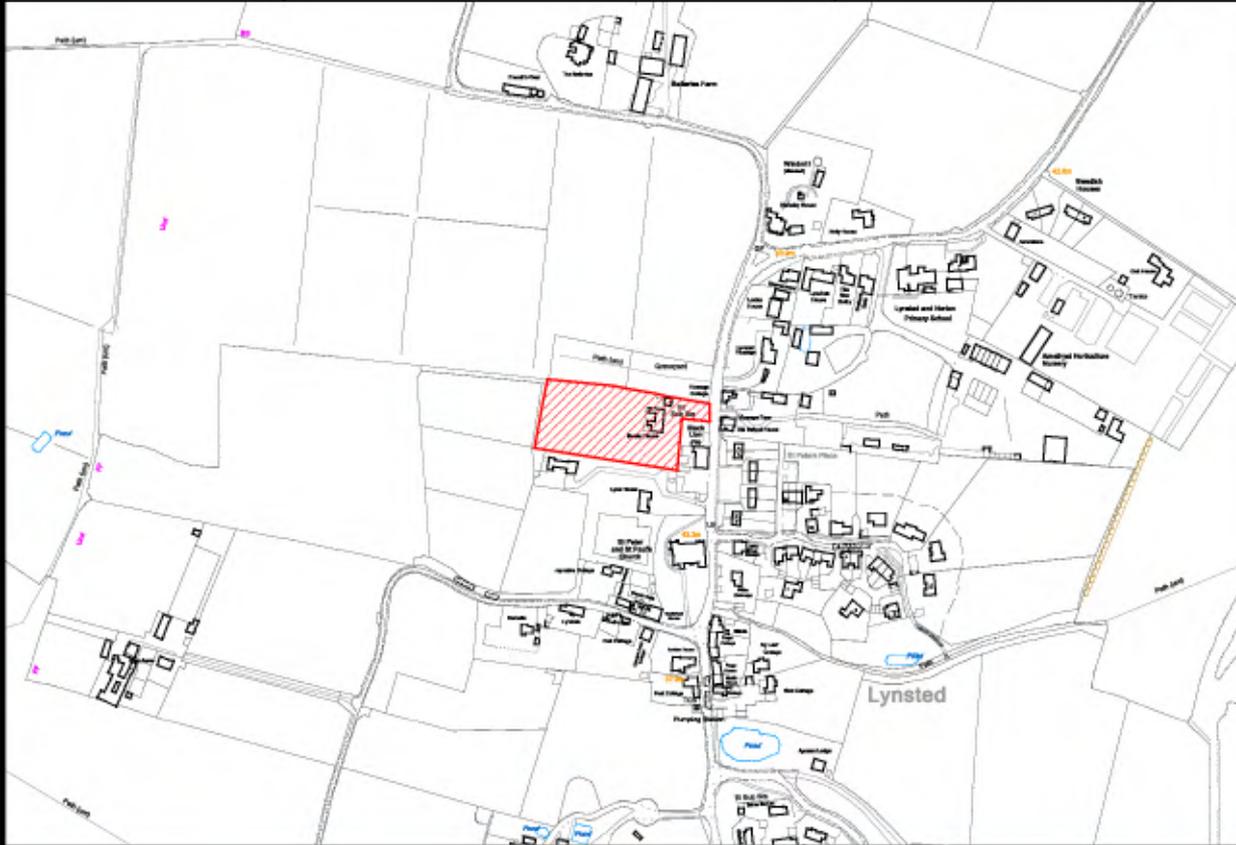
**Timescale for delivery:** 0

**Assessment Outcome:**

Unsuitable.

## SITE ASSESSMENT: CALL FOR SITES

<b>SHLAA SITE REF.</b>	<b>SITE NAME:</b>	<b>PARISH/SETTLEMENT:</b>
18/132	Medlar House, Lynsted Lane	Lynsted



### Site Assessment

<b>Current/Previous Use:</b>	Leisure	<b>Gross Site Area (ha):</b>	0.69
<b>Site Type:</b>	Greenfield	<b>Developable Area (ha):</b>	0

#### Site Description:

The site is situated within the Parish of Lynsted and Kingsdown but is outside of and adjacent to the built-up area boundary of the main village. To the west, it is approximately 6.45km to Sittingbourne town centre. To the east, it is approximately 8.8km to Faversham town centre. Teynham, which is a local service centre, is around 1.8km to the north. Away from this small village, development is sporadic and the surroundings are primarily agricultural land/open countryside. Part of the site falls within a minerals safeguarding area. The site is within a Conservation Area, and is within the vicinity of a number of listed buildings.

#### Suitability:

The site is not subject to any high level constrains and is adjacent to the settlement confines of Lynsted. However, the village is lacking in services and facilities and is not within a reasonable walkable distance of the closest service centre at Teynham. Everyday essentials is likely to result in car travel to the either of the main town centres. Overall, it is considered that the site is in an unsustainable location and therefore not suitable for residential development.

#### Availability:

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

**Achievability:**

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

**Potential Residential Yield (units):**

5

**Potential Employment Area (ha):**

0

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

0

**Timescale for delivery:**

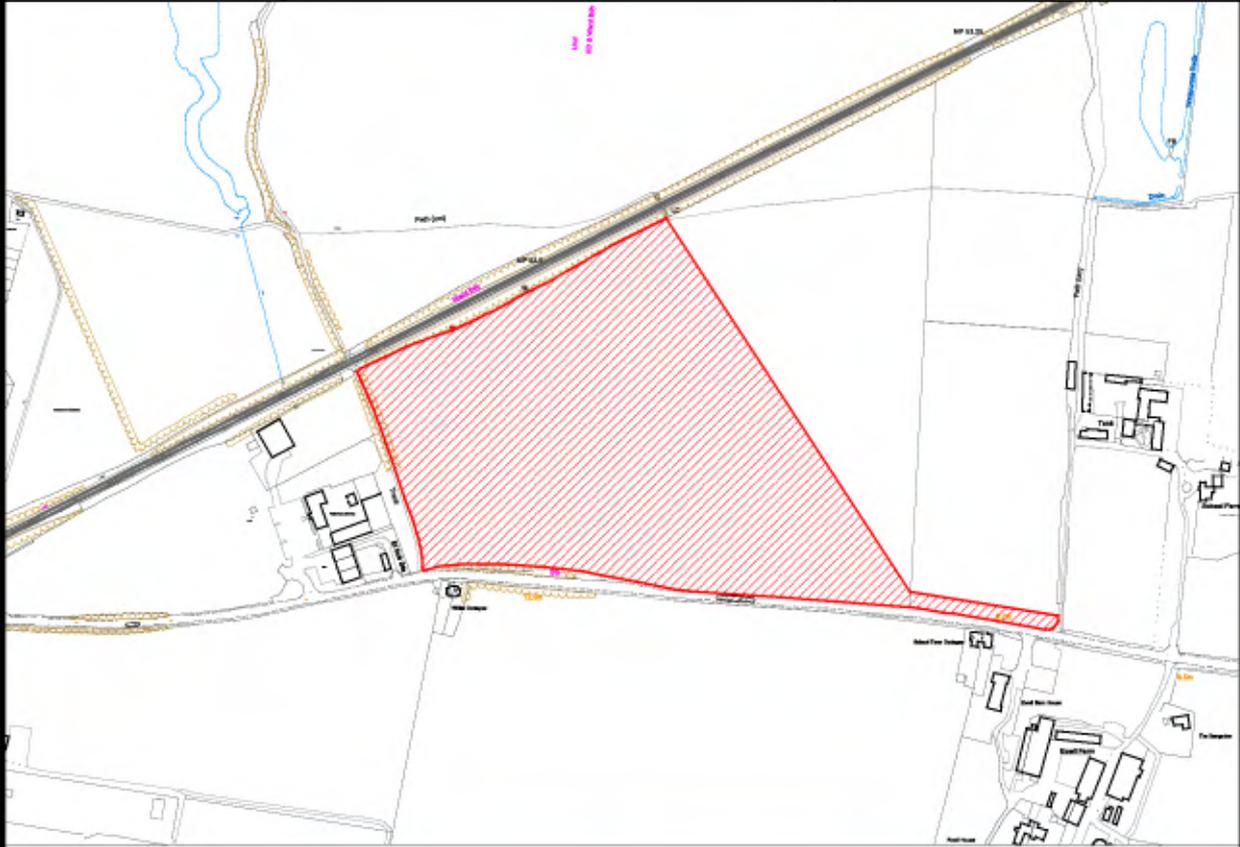
0

**Assessment Outcome:**

Unsuitable.

## SITE ASSESSMENT: CALL FOR SITES

<b>SHLAA SITE REF.</b>	<b>SITE NAME:</b>	<b>PARISH/SETTLEMENT:</b>
18/135	Land at Graveney Road	Faversham



### Site Assessment

<b>Current/Previous Use:</b>	Agricultural	<b>Gross Site Area (ha):</b>	8.41
<b>Site Type:</b>	Greenfield	<b>Developable Area (ha):</b>	8.41

#### Site Description:

The site is situated within the Parish of Graveney with Goodnestone and is partly within, partly adjacent to, the built-up area boundary of Faversham. The western portion of the site is allocated in the adopted local plan for employment. To the north, east and south the site is surrounded by sporadic development, open countryside and agricultural land. Faversham town centre is some 2km to the west. The site is partially covered by a minerals safeguarding area.

#### Suitability:

The site is not subject to any high level constrains and is adjacent to the settlement confines of Faversham. Currently, the site is not within a reasonable walking distance of any services and facilities such as a convenience store, primary school or GP's surgery. There are a number of bus stops just outside the normally considered reasonable walking distance which are well served into the town. It is close to open space. However, it is close to an existing local plan allocation, part of which has been granted planning permission and includes employment, a public house, a health centre and additional open space. There is also the possibility of a new primary school coming forwards on the other portion of the site at a later date. Once this has been built out, it is considered

that the site would represent a fairly sustainable location which is suitable for residential development.

**Availability:**

The landowner has promoted the site through the 'call for sites' exercise and there is no record of any recently unimplemented permissions. The promoters consider the employment aspect of the site is unlikely to come forwards. The site is considered to be available.

**Achievability:**

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

<b>Potential Residential Yield (units):</b>	240
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<b>Potential Employment Area (ha):</b>	0
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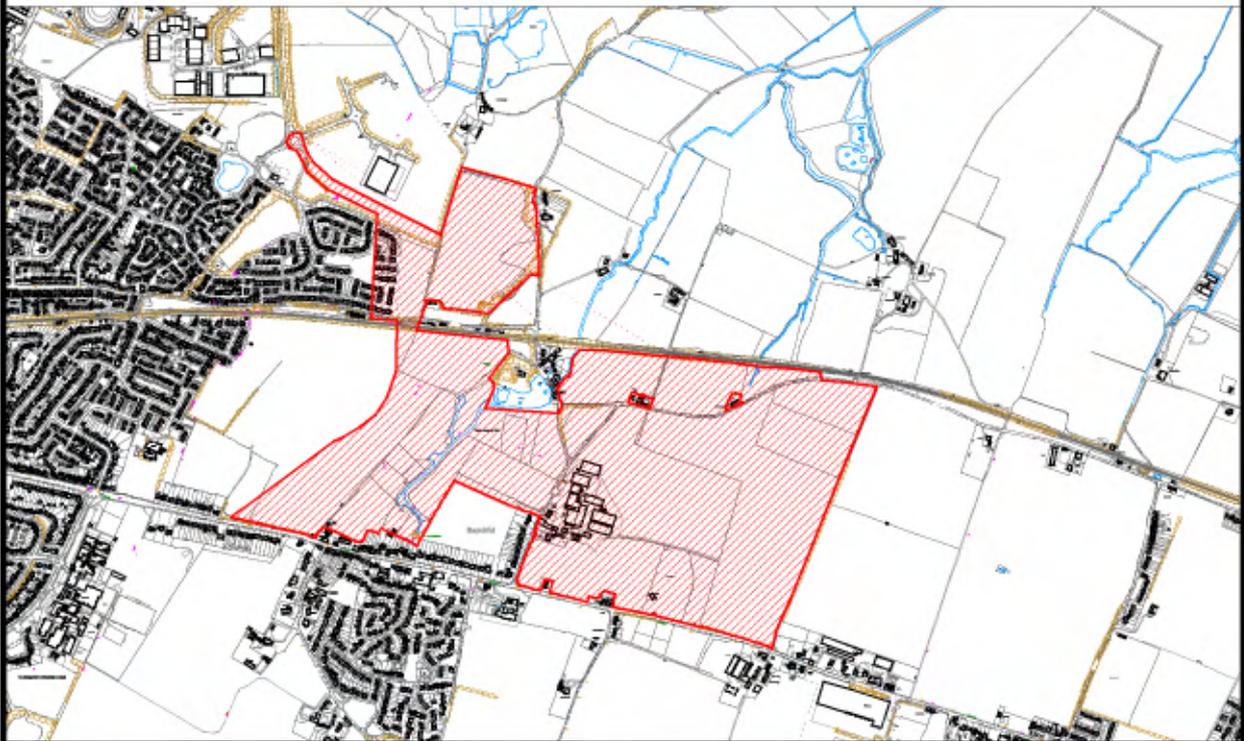
<b>Potential Other Use Area (ha):</b>	0
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<b>Timescale for delivery:</b>	5-10 years
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**Assessment Outcome:**

Suitable and deliverable.

18/137	Land between A2 Bapchild and existing Northern Relief Road	Tonge



	Agriculture, country park	91
	Greenfield	55.9

This large site extends across from the roundabout on the Northern Relief Road eastwards towards St. Giles church on Church Road. The site then extends southwards across the railway line, following it as the northernmost boundary and southwards to the A2 as it's southernmost boundary. The eastern boundary of this section follows a straight line field boundary that is broadly opposite Radfield House.

Part of the site, around Tongue Country Park is designated Local Green Space. There is a strip of land that is at high risk of flooding, running north/south to the east of Hempstead Farm. Part of the site around the country park and Church Road is a conservation area. These are high level constraints and will restrict the developable area of the site. Parts of the site are also minerals safeguarding areas (for brickearth and river terrace). The site adjoins the settlement confines of Sittingbourne and Bapchild. In terms of access to services, the site is in a sustainable location and the scale of the site would result in the provision of additional infrastructure to support the needs of the development. The site also includes land identified as an area of search for the Northern Relief Road. The site is considered suitable.

**Availability:**

The site is in multiple ownership and has been promoted by the agent/occupier of the land. The site has been promoted for development via the 'Call for Sites' exercise. The site promoters confirm that the land is not subject to physical or legal impediments that would prevent it being brought forward for mixed-use development, and enquiries have been received. The site is considered available.

**Achievability:**

There are considerable constraints affecting the developable area of the site and it is likely that there would be a requirement for significant level of infrastructure that may impact on the viability (and deliverability) of the site. Notwithstanding these concerns, the promoters confirm that their preliminary technical studies confirm that the site is achievable. Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be delivered over a certain period of time. The site is considered to be achievable.

<b>Potential Residential Yield (units):</b>	1,250
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<b>Potential Employment Area (ha):</b>	0
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<b>Potential Other Use Area (ha):</b>	0
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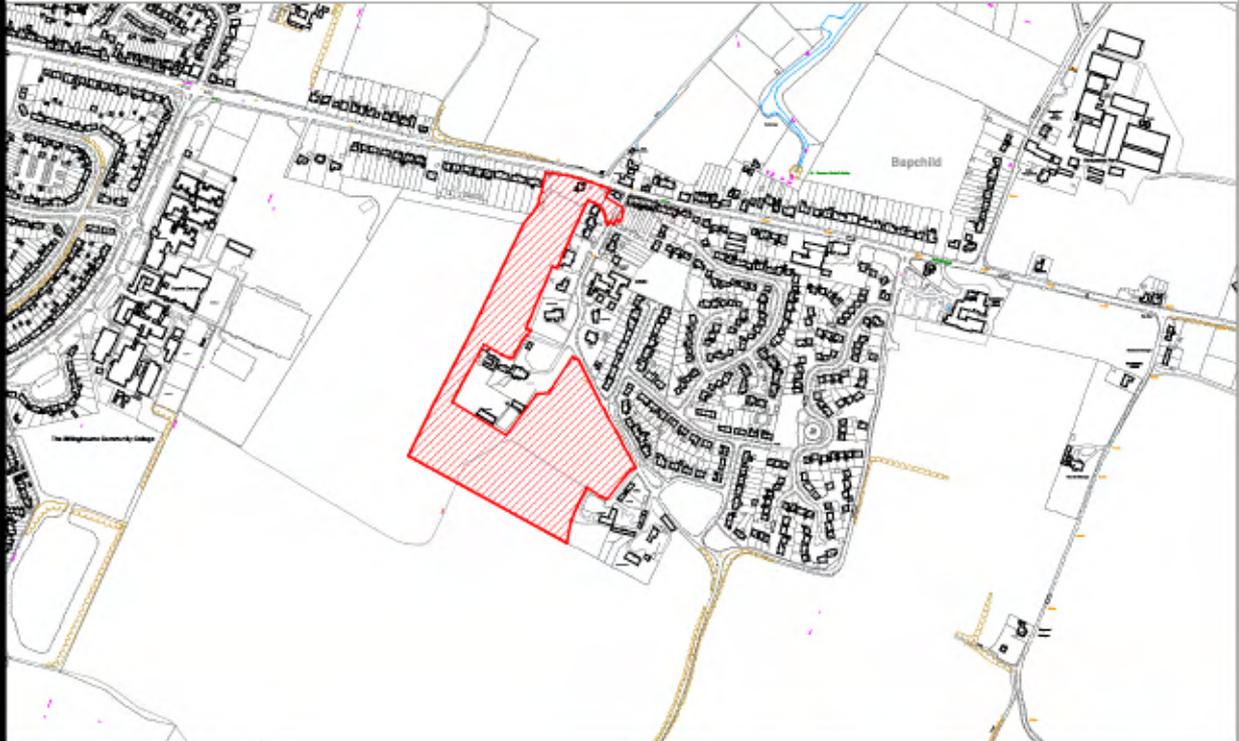
<b>Timescale for delivery:</b>	Not phased but likely to be from year 6-10 onwards.
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**Assessment Outcome:**

**Suitable and deliverable**

## SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/138	Land at Fox Hill/School Lane	Bapchild



### Site Assessment

<b>Current/Previous Use:</b>	Agriculture	<b>Gross Site Area (ha):</b>	5.86
<b>Site Type:</b>	Greenfield	<b>Developable Area (ha):</b>	

#### Site Description:

This is an 'L' shaped site that wraps around the west and south west extent of Bapchild village, it's eastern boundary being the rear gardens of the properties on School Lane, School Lane itself along with Bapchild Court and Morris Court. The site is currently in agricultural use, the western and southern boundaries do not follow any physical features, being part of larger fields that extend beyond the site.

#### Suitability:

The site is not subject to any high level constraints although much of the site is a minerals safeguarding area (brickearth). The site is adjacent to the settlement confines of Bapchild and in

terms of access to services, it is in a relatively sustainable location. The site is considered to be suitable.

**Availability:**

The site is in multiple ownership and it is under option to the developer who has promoted the site through the 'Call for Sites' process. The site is considered to be available.

**Achievability:**

Access would be via School Lane and/or the A2 and improvements will be required. Subject to further considerations of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

**Potential Residential Yield (units):**

80

**Potential Employment Area (ha):**

0

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

6,518 sq. m of retail floorspace and 19,679 sq. m. of leisure and community facilities.

**Timescale for delivery:**

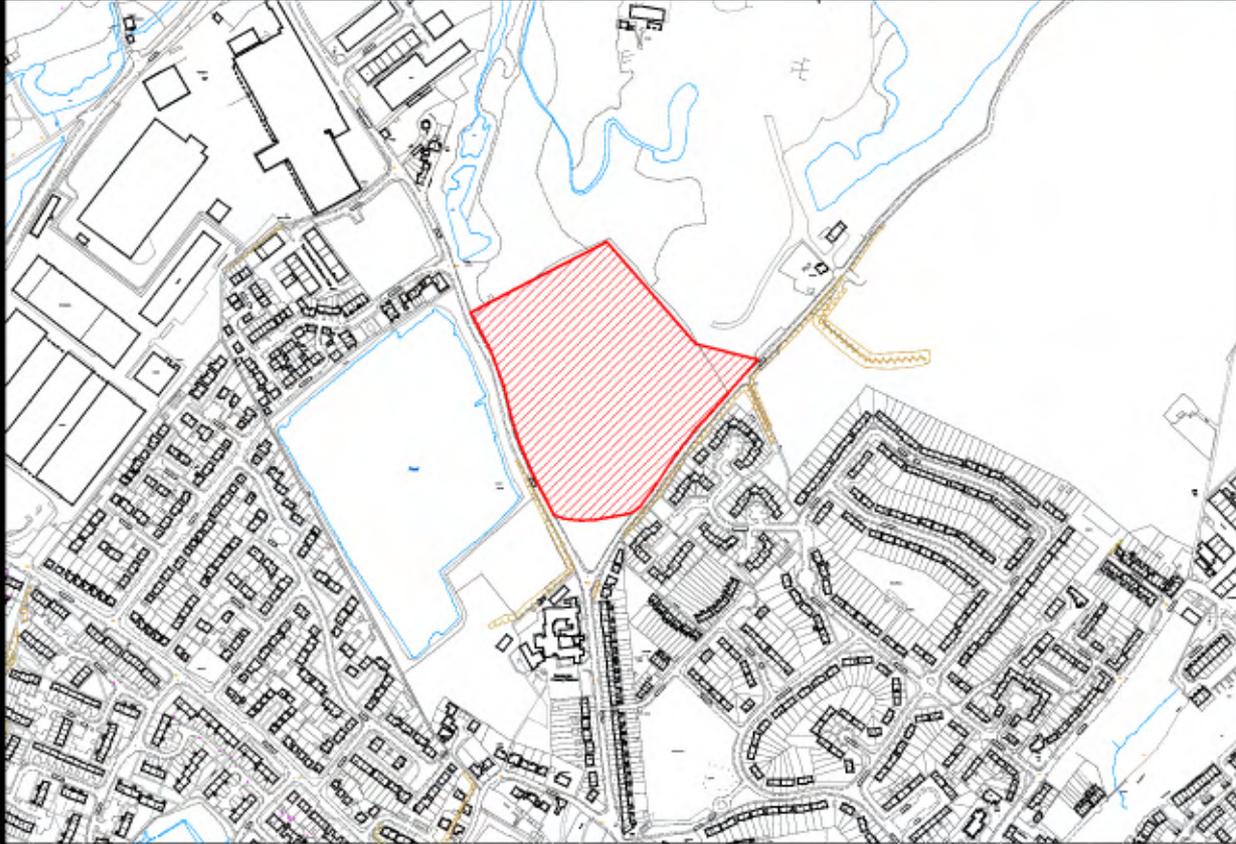
1-5 years

**Assessment Outcome:**

**Suitable and deliverable**

## SITE ASSESSMENT: CALL FOR SITES

<b>SHLAA SITE REF.</b>	<b>SITE NAME:</b>	<b>PARISH/SETTLEMENT:</b>
18/149	Land at Oare Gravel Works, Ham Road	Faversham



### Site Assessment

Current/Previous Use:	Former landfill	Gross Site Area (ha):	5.06
Site Type:	Brownfield	Developable Area (ha):	5.06

#### Site Description:

The site is situated within the built-up area boundary of Faversham, adjacent to a Conservation Area and close to a number of listed buildings. The site as a whole is an existing Local Plan allocation and already has outline planning permission for a mixed-use development; however this part of the site does not have permission for residential development. It is approximately 0.9km from the town centre boundary. To the south of the site is the main town of Faversham, and to the north is the remainder of the allocated site and the marshes. The site falls within a minerals safeguarding area.

#### Suitability:

The site is not subject to any high level constraints and is within the built-up area boundary of Faversham. Faversham provides a wide range of services and facilities required for everyday living. There is a train station and a number of bus stops. There is a range of employment opportunities. The site is in a sustainable location and considered to be suitable for residential development.

#### Availability:

The landowner has promoted the site through the 'call for sites' exercise. There is an existing outline permission which is actively being worked through. The site is considered to be available.

**Achievability:**

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. There was previous concern as to contamination of the site, but technical work has now been undertaken on the matter. The site is considered to be achievable.

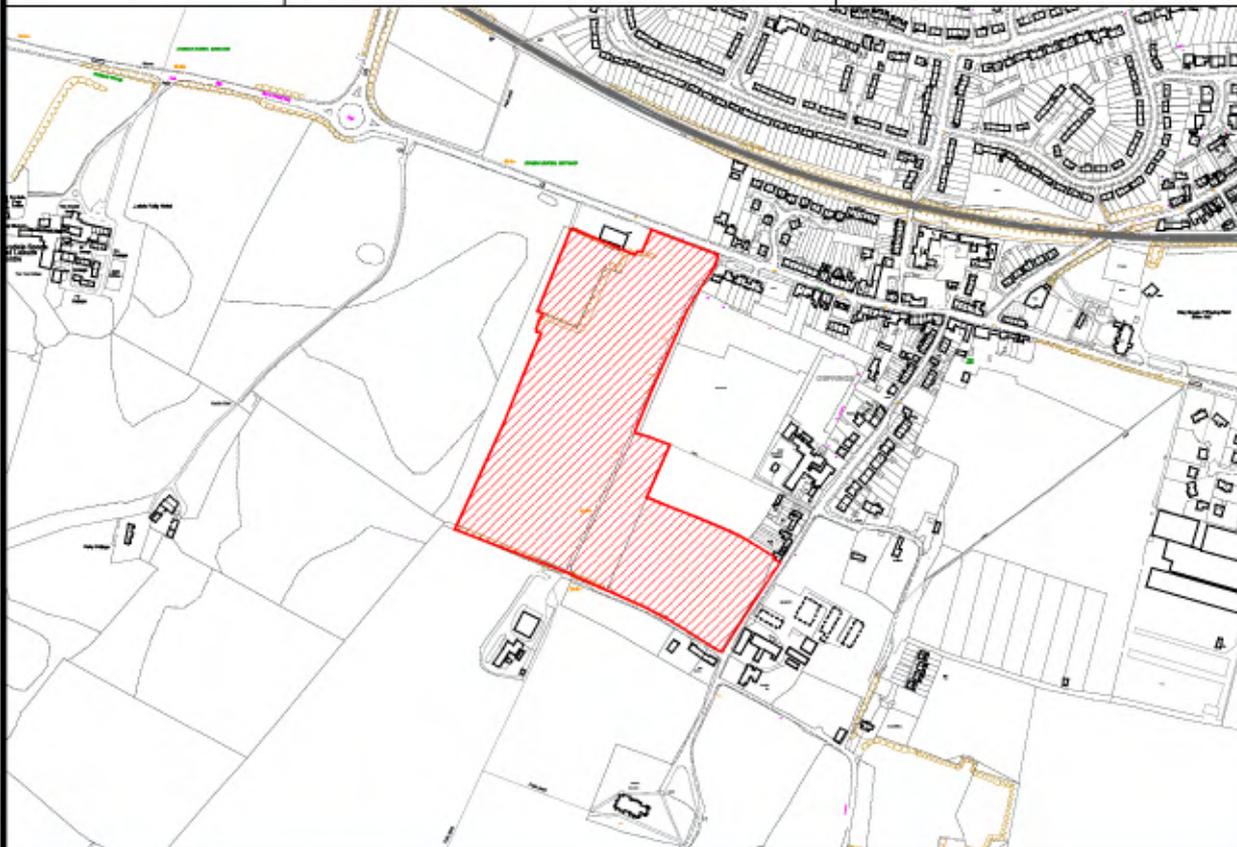
Potential Residential Yield (units):	180
Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	5 years

**Assessment Outcome:**

Suitable and deliverable.

## SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/152	Land South of A2 London Road/West of Water Lane	Ospringe



### Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	7.79
Site Type:	Greenfield	Developable Area (ha):	7.79

#### Site Description:

The site is within the parish of Ospringe but is outside of and adjacent to the built-up area boundary. Approximately 1.6km to the north-east is the main town centre of Faversham, with the remainder of the site being surrounded by sporadic mixed development, open countryside and agricultural land. The site falls within a minerals safeguarding area, is partly within and adjacent to Conservation Area and is surrounded by a number of listed buildings.

#### Suitability:

The site is not subject to any high level constraints and is adjacent to the built-up area boundary. The site borders Faversham town and is close to Faversham town centre in which a full range of everyday services and facilities is available. There are public transport options as well as a range of employment opportunities. The site is considered to be in a sustainable location which is suitable for residential development.

#### Availability:

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

**Achievability:**

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

Potential Residential Yield (units):	150-200
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Potential Employment Area (ha):	0
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Potential Other Use Area (ha):	0
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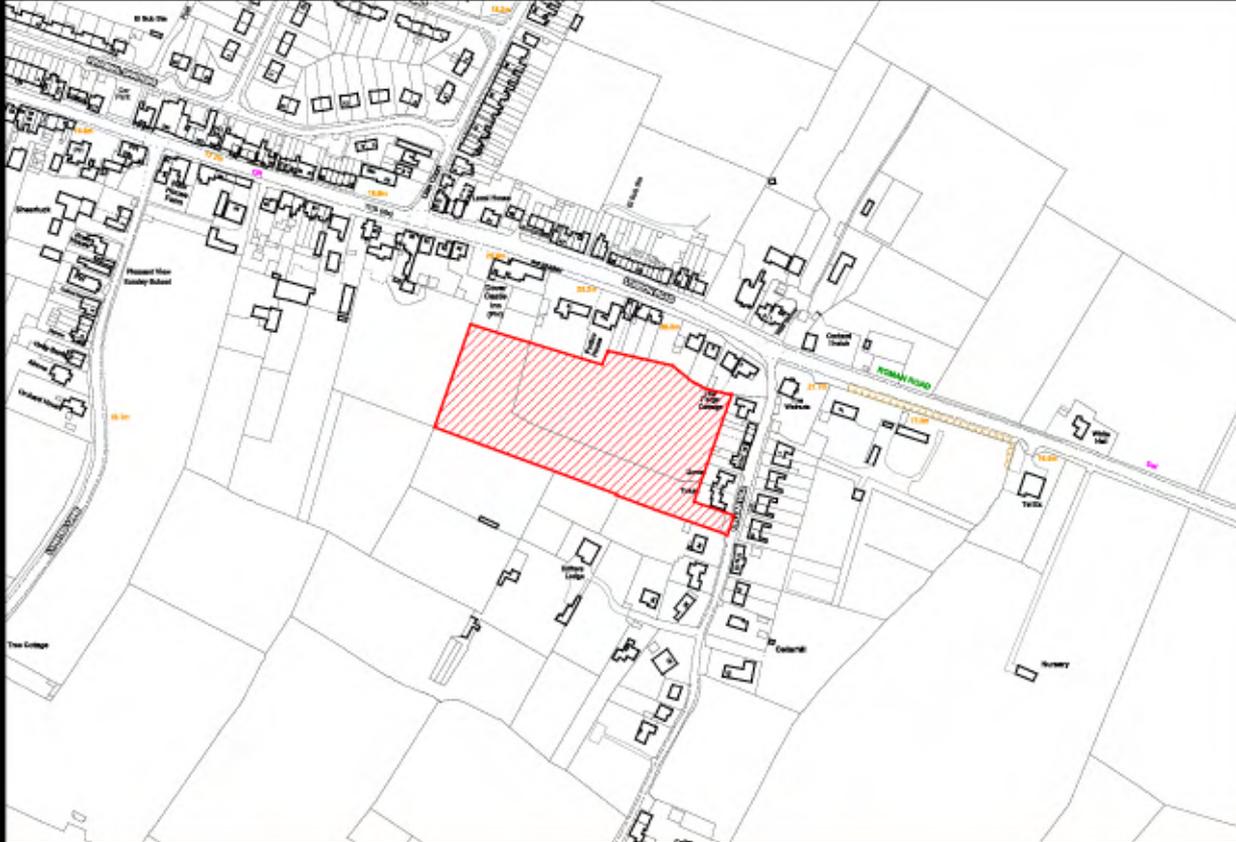
Timescale for delivery:	5 years
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**Assessment Outcome:**

Suitable and deliverable.

## SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/153	Land South of Dover Castle Inn, A2 London Road/Cellarhill	Teynham



### Site Assessment

Current/Previous Use:	Agriculture	Gross Site Area (ha):	1.46
Site Type:	Greenfield	Developable Area (ha):	1.46

#### Site Description:

The site is within the parish of Lynsted with Kingsdown but also close to the boundary with the parish of Teynham, and adjacent to its built-up area boundary. Sittingbourne and Faversham town centres are approximately 4km to the west and 6.5km to the east respectively. Away from Teynham, development is sporadic and the site is mainly surrounded by open countryside and agricultural land. The site is adjacent to a Conservation Area on 2 sides and there are a number of listed buildings within the vicinity.

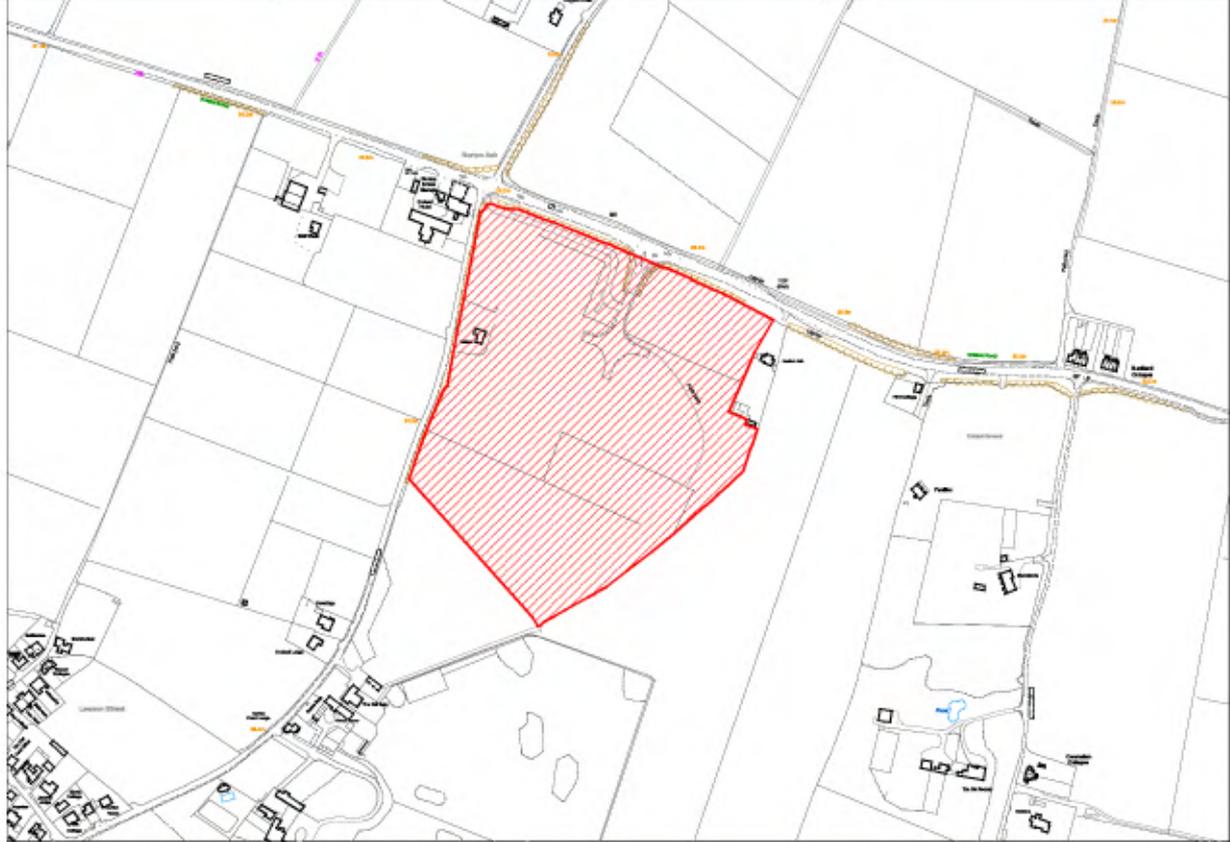
#### Suitability:

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

<b>Availability:</b>	
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.	
<b>Achievability:</b>	
Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.	
Potential Residential Yield (units):	50
Potential Employment Area (ha):	0
Potential Other Use Area (ha):	0
Timescale for delivery:	5 years
<b>Assessment Outcome:</b>	
Suitable and deliverable.	

## SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/160	Land at Norton Ash Garden Centre	Norton Ash



### Site Assessment

Current/Previous Use:	Former garden centre	Gross Site Area (ha):	9.06
Site Type:	Mixed green/brownfield	Developable Area (ha):	0

#### Site Description:

The site is within the parish of Norton, Buckland and Stone but outside of any built-up area boundary. Lewson Street is approximately 0.86km to the south and Teynham 1.9km to the west. Sittingbourne and Faversham town centres are approximately 6.53km to the west and 5.59km to the east respectively. The site fronts the A2, but away from this is surrounded by open countryside and agricultural land with only sporadic development. The site was previously used as a garden centre and much of it should be considered previously developed land. There are also significant areas of vegetation, making this a mixed green/brownfield site.

#### Suitability:

The site is not subject to any high level constraints but is separated from any other settlement and built-up area boundary. The nearest, at Lewson Street, has very limited services and facilities in all aspects of day-to-day life. There is a convenience store within a petrol station close to the site, but this does not serve the essentials for everyday living. Teynham has a wider range of services and facilities and is, generally, considered to be a fairly sustainable location. However, there are proposals to enhance cycling provision and bus services on the A2. Given the limited range of

services, it might be appropriate to provide homes for older people on this site that would not need access to schools. As such, the site could be restricted for the provision of park homes and/or homes for over 55 years. Within the parameters of this constraint, the site is considered suitable.

**Availability:**

The landowner has promoted the site through the 'call for sites' exercise. There is an extant planning permission for an alternative development of the site but a clear preference has been given for this submission. The site is considered to be available.

**Achievability:**

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

Potential Residential Yield (units):	120
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Potential Employment Area (ha):	0
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Potential Other Use Area (ha):	0
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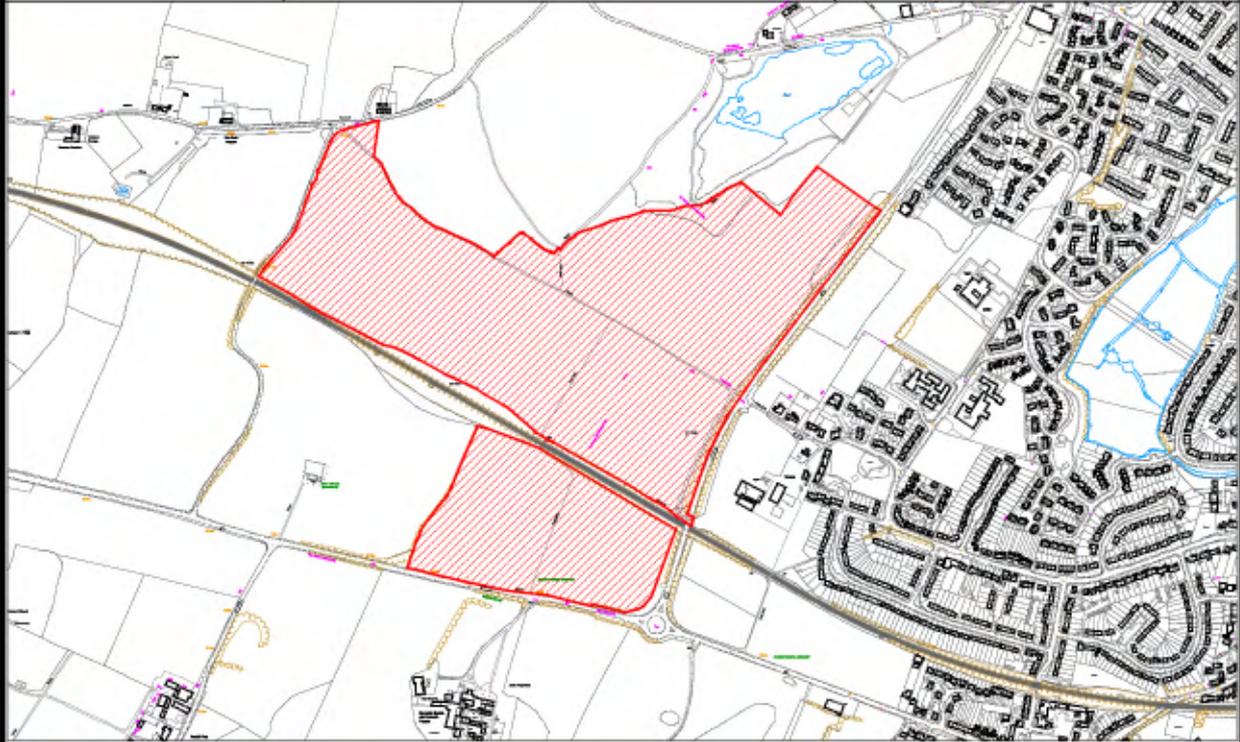
Timescale for delivery:	0
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**Assessment Outcome:**

Unsuitable.

## SITE ASSESSMENT: CALL FOR SITES

<b>SHLAA SITE REF.</b>	<b>SITE NAME:</b>	<b>PARISH/SETTLEMENT:</b>
18/167	Land west of Western Link	Faversham



### Site Assessment

<b>Current/Previous Use:</b>	Agricultural land	<b>Gross Site Area (ha):</b>	35.6
<b>Site Type:</b>	Greenfield	<b>Developable Area (ha):</b>	35.6

#### Site Description:

The site is made up of two separate but adjacent parcels of land. The larger land parcel sits to the north of the railway line, extends westwards to Bysingwood Road, eastwards to the Western Link Road and north to the extent of the field boundary and the woodland area. The southern part of the site is rectangular in shape and sits between the railway line, the Western Link Road and the A2 London Road. The western boundary is marked by a line of trees and hedgerow that thins out in places and marks the boundary between the site and the next field.

#### Suitability:

The site is located adjacent to the settlement confines of Faversham. The site is not subject to any high level constraints although falls entirely within an area of high landscape value (Kent level) and large parts of both sites are within the safeguarded area for brickearth. In terms of access to services, the site is in a reasonably sustainable location. To the south of the sites, beyond the A2 London Road, is the Syndale conservation area and the site may have an impact on its setting. An archaeological assessment would also be required given the site's proximity to the Faversham Stone Chapel. A number of public rights of way cross the site. The site is considered suitable.

#### Availability:

The site is in single ownership and has been promoted by the owners who have a willing developer. The site is considered to be available.

**Achievability:**

Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be achievable. Consideration will need to be given to the impact of the site on the conservation area and the scheduled ancient monument to the south of the A2 and to the west of the site's southern parcel of land. This may impact on the overall yield for the site. The site is considered to be achievable although it would have a significant impact on the local landscape, being in an area identified as having high landscape value (Kent level).

**Potential Residential Yield (units):**

600

**Potential Employment Area (ha):**

0

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

0

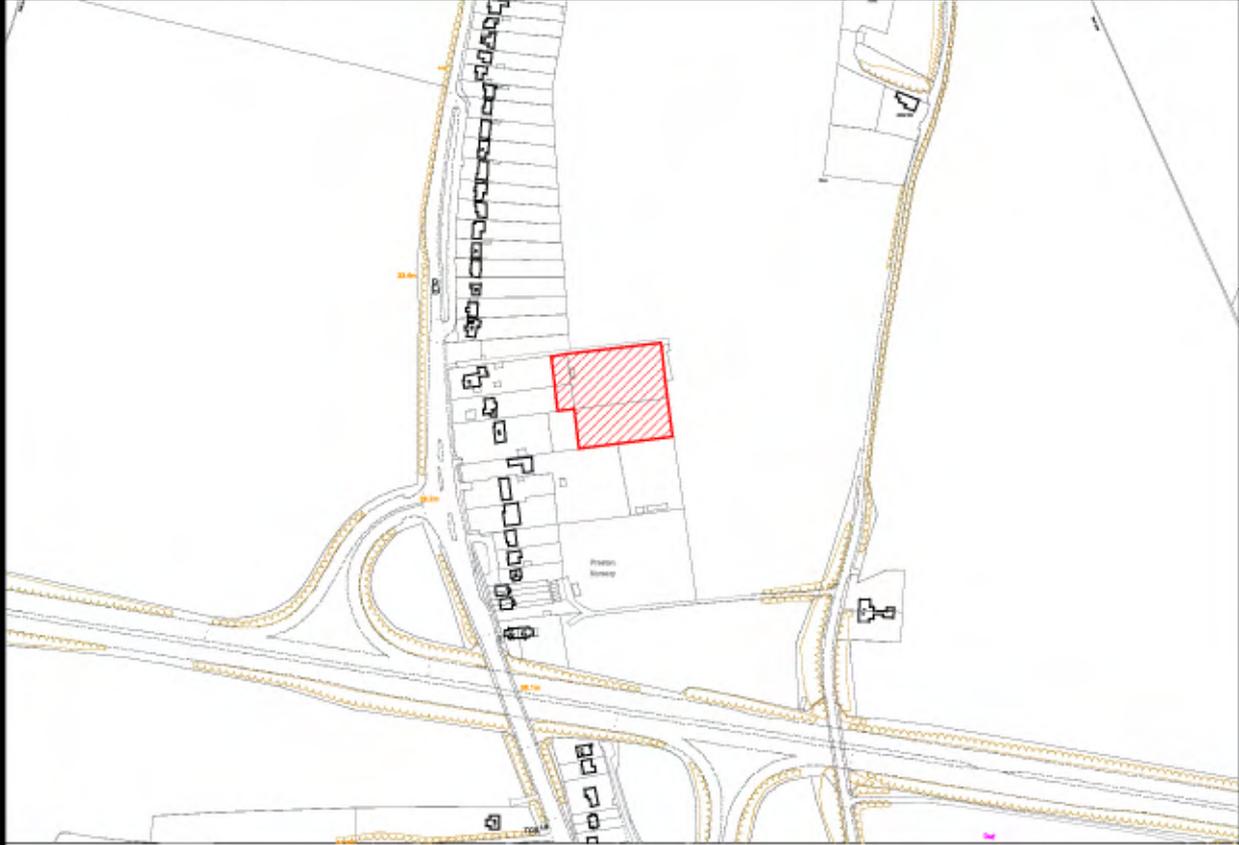
**Timescale for delivery:**

6-10 years

**Assessment Outcome:****Suitable and deliverable**

## SITE ASSESSMENT: CALL FOR SITES

<b>SHLAA SITE REF.</b>	<b>SITE NAME:</b>	<b>PARISH/SETTLEMENT:</b>
18/169	97-103 Ashford Road	Faversham



### Site Assessment

<b>Current/Previous Use:</b>	Residential gardens	<b>Gross Site Area (ha):</b>	0.32
<b>Site Type:</b>	Greenfield	<b>Developable Area (ha):</b>	0.32

#### Site Description:

The site is situated to the rear of dwellings in Ashford Road, just off junction 6 of the M2 and adjacent to the built-up area boundary of Faversham. To the south of the M2, development is sporadic and the area comprises mainly open countryside/agricultural land. To the north, there is linear residential development along Ashford Road before reaching the main town. To the east is an existing Local Plan allocation, and to the west is another allocation which now has planning permission. The site forms the residential gardens to 3 dwellings in Ashford Road.

#### Suitability:

The site is not subject to any high level constraints and is adjacent to the settlement confines of Faversham. In terms of access to services and facilities, the site is approximately 1km away from Faversham town centre. However, the existing Local Plan allocations to the west and east of the site will provide closer access to shops and employment opportunities, with enhances links to the main town. The site is therefore considered to be in a sustainable location and therefore suitable. .

#### Availability:

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

**Achievability:**

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

**Potential Residential Yield (units):** 20

**Potential Employment Area (ha):** 0

**Potential Other Use Area (ha):** 0

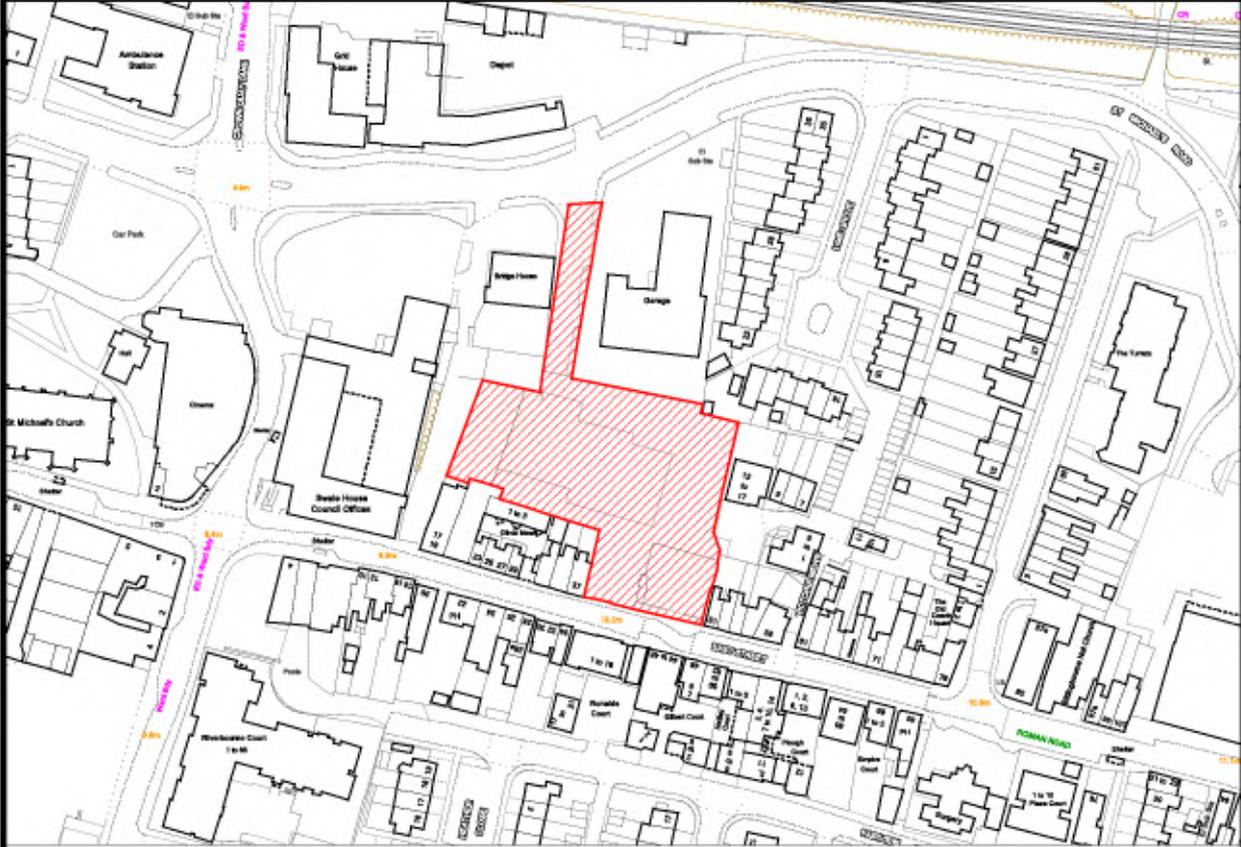
**Timescale for delivery:** 5 years

**Assessment Outcome:**

Suitable and deliverable.

## SITE ASSESSMENT: CALL FOR SITES

<b>SHLAA SITE REF.</b>	<b>SITE NAME:</b>	<b>PARISH/SETTLEMENT:</b>
18/170	Former Bus Depot, East Street	Sittingbourne



### Site Assessment

<b>Current/Previous Use:</b>	Commercial	<b>Gross Site Area (ha):</b>	0.46
<b>Site Type:</b>	Brownfield	<b>Developable Area (ha):</b>	0.46

**Site Description:**  
 The site is within Sittingbourne town centre, formerly a bus depot now used for parking by a vehicle dealership. The site is surrounded by a mixture of commercial, leisure and residential development. The site is close to a conservation area and listed building.

**Suitability:**  
 The site is not subject to any high level constraints and is within the existing settlement boundary for Sittingbourne town centre. The site is within a reasonable walking distance of a wide range of shops, a GP's surgery, leisure facilities, open space, a primary school and a range of employment opportunities. Additionally, it is close to bus stops and a train station with regular services around and out of the town. The site is considered to be in a sustainable location suitable for residential development.

**Availability:**  
 The site is owned by the Local Authority, but is currently leased to a vehicle dealership for use as storage. The site is not considered to be available at this time.

**Achievability:**

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

**Potential Residential Yield (units):** 0

**Potential Employment Area (ha):** 0

**Potential Other Use Area (ha):** 0

**Timescale for delivery:** 0

**Assessment Outcome:**

Suitable but undeliverable.

## SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/174	Land at Ham Farm, Ham Road	Faversham



### Site Assessment

<b>Current/Previous Use:</b>	Agricultural land	<b>Gross Site Area (ha):</b>	1.17
<b>Site Type:</b>	Greenfield	<b>Developable Area (ha):</b>	1.17

**Site Description:**  
 This site is located within the settlement confines of north Faversham. With open countryside to the north, its most recent use was workings for gravel extraction. The site is flat and set below the level of Ham road that runs along the north west boundary of this kite shaped site.

**Suitability:**  
 The site is in a sustainable location in terms of access to a primary school, shop and bus service. The site is not subject to any high level constraints. Access for the site may impact on the rural character of Ham Road. The site is considered to be suitable.

**Availability:**  
 The site has been promoted on behalf of the landowner (single ownership) and is therefore considered to be available. It is also allocated for residential development in the 2017 Local Plan, Bearing Fruits.

**Achievability:**  
 Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low and the site is considered to be achievable subject to satisfactory access that would be agreed at planning application stage. The site is considered to be achievable.

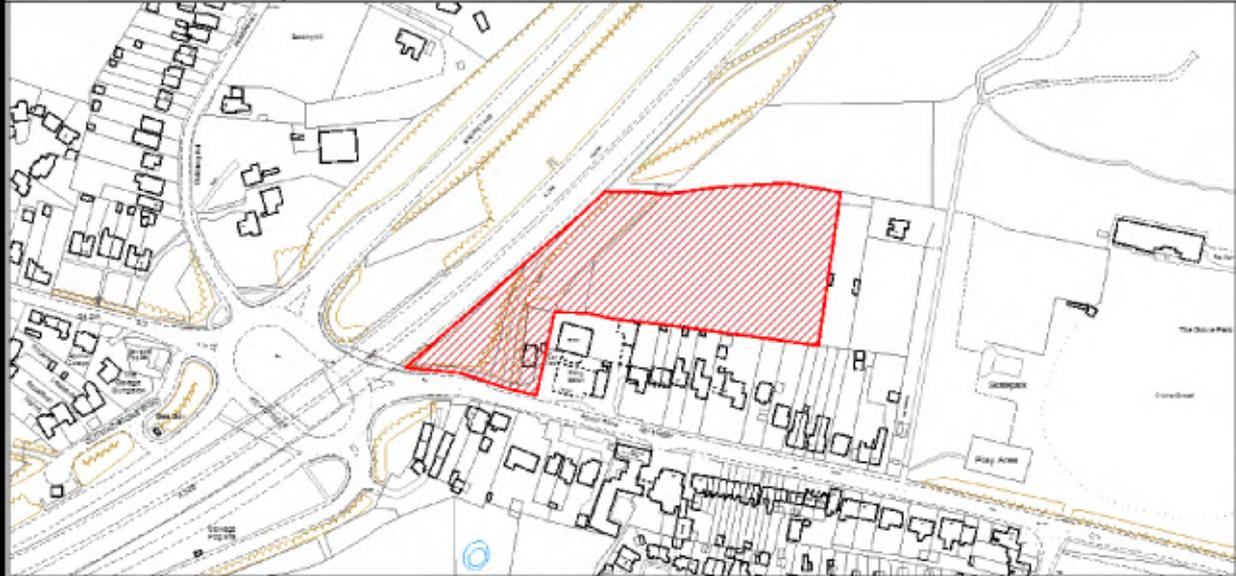
<b>Potential Residential Yield (units):</b>	35
<b>Potential Employment Area (ha):</b>	0
<b>Potential Other Use Area (ha):</b>	0

<b>Timescale for delivery:</b>	0-5 years
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**Suitable and deliverable.**

## SITE ASSESSMENT: CALL FOR SITES

<b>SHLAA SITE REF.</b>	<b>SITE NAME:</b>	<b>PARISH/SETTLEMENT:</b>
18/175	Land north of Key Street, Sittingbourne	



### Site Assessment

<b>Current/Previous Use:</b>	Commercial	<b>Gross Site Area (ha):</b>	1.56
<b>Site Type:</b>	Greenfield	<b>Developable Area (ha):</b>	1.56

#### Site Description:

The site is located on the western periphery of Sittingbourne, adjacent to the junction of the A2 and A249. It is a flat greenfield parcel set at a lower level than the surrounding properties to the south of the site, the A249 to the west and the woodland to the north (that is covered with TPO) giving it an enclosed character that is well screened in wider views.

#### Suitability:

The site is within the settlement confines of Sittingbourne. The site is not subject to any high level constraints although ground water flooding is a potential issue. In terms of access to services, the site is in a sustainable location with access to a shop and regular bus services on Key Street and schools. The site is considered to be suitable.

#### Availability:

The site has been promoted by the landowner and is therefore considered to be available.

#### Achievability:

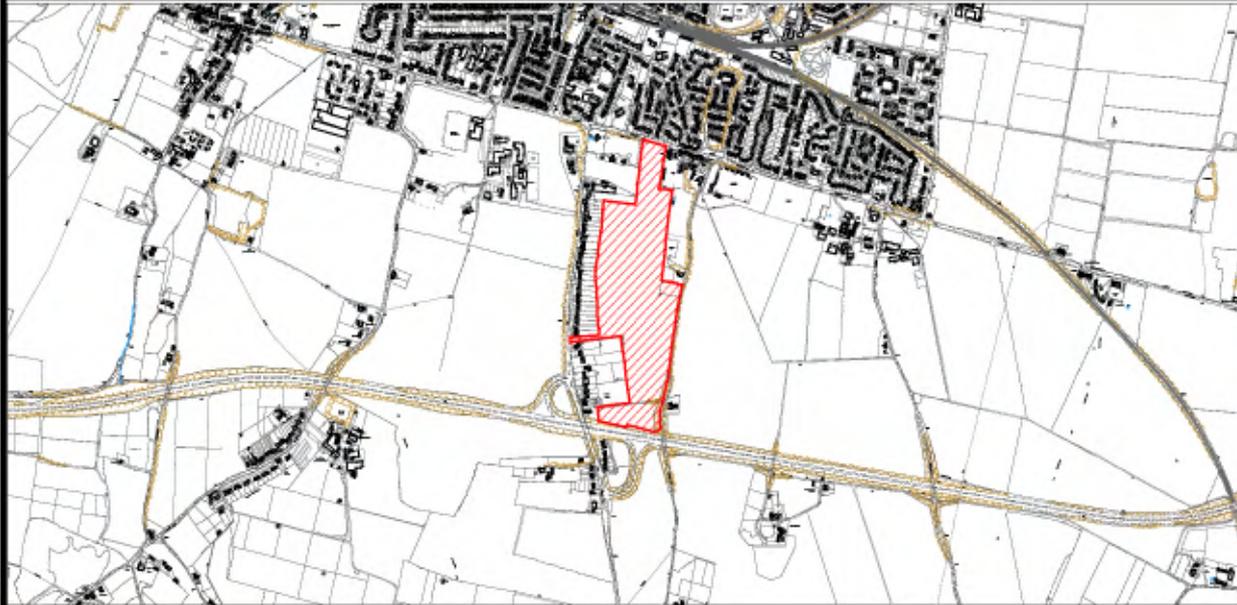
There is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low and the site is considered to be achievable although it has remained undeveloped despite previously being allocated for residential development in the 2008 local plan and there are no extant planning permission for the site. The site is considered achievable in the longer terms

<b>Potential Residential Yield (units):</b>	30
<b>Potential Employment Area (ha):</b>	N/A

	N/A
	Years 11 to 16
<b>Suitable and deliverable.</b>	

## SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/178	Preston Fields, Canterbury Road, Faversham	Faversham



### Site Assessment

<b>Current/Previous Use:</b>	Agricultural land	<b>Gross Site Area (ha):</b>	14
<b>Site Type:</b>	Greenfield	<b>Developable Area (ha):</b>	1.6

#### Site Description:

The site is broadly rectangular in shape and sites behind the line of properties on Ashford Road to the west and Salters Lane to the east. It is bounded by the M2 to the south and the A2 Canterbury Road to the north excluding the KCC highway depot that sites to the north east corner. The site is formed by a shallow valley providing rural views from the A2, the valley rising moderately up to Salters Lane and to Ashford Road.

#### Suitability:

The site is not subject to any high level constraints, the northern half of the site falling within the settlement confines of Faversham. In terms of access to services, the site is in a relatively sustainable location, within 800 metres of a train station and 800 metres of a primary school. A convenience store and GP surgery is further away at 835m and 1.1km respectively. Overall, the part of the site that falls within the settlement confines is suitable.

#### Availability:

The site has been promoted by the landowner and is an allocation in the adopted Local Plan, Bearing Fruits for housing. The site is considered available.

#### Achievability:

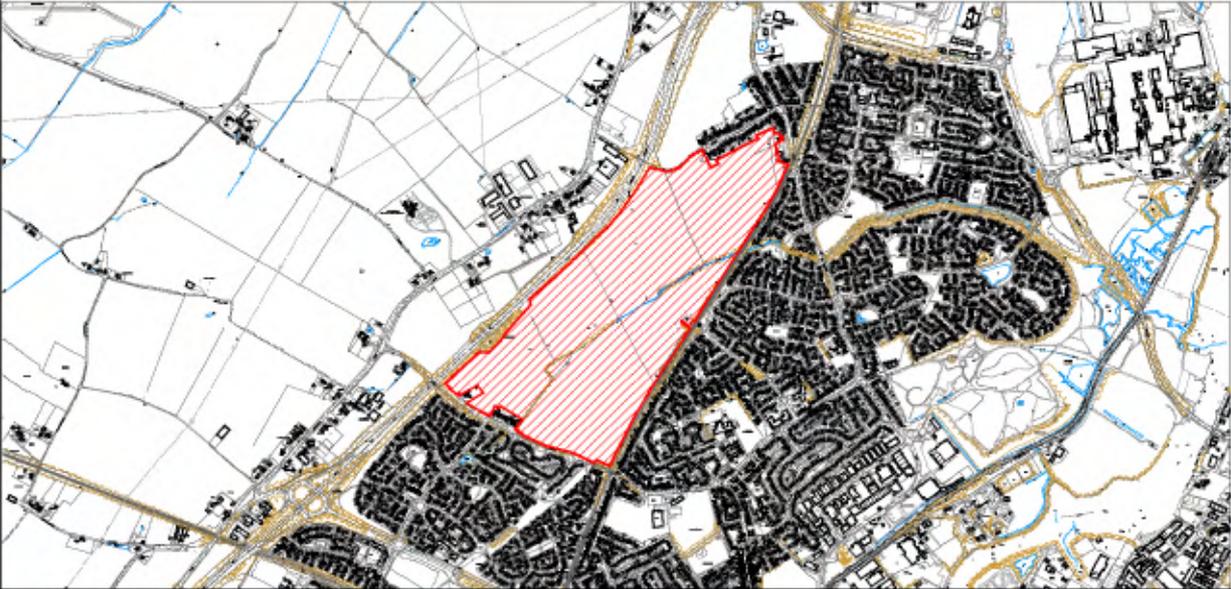
The site has outline planning permission for housing development, including highway improvements at the A2/A251 and the S106 agreement is due to be completed in due course. The site is considered achievable.

<b>Potential Residential Yield (units):</b>	250
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<b>Potential Employment Area (ha):</b>	0
<b>Potential Other Use Area (ha):</b>	0
<b>Timescale for delivery:</b>	1-5 years
<b>Assessment Outcome:</b>	
Suitable and deliverable	

## SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/182	Land north of Quinton Road	Sittingbourne



### Site Assessment

<b>Current/Previous Use:</b>	Agriculture	<b>Gross Site Area (ha):</b>	61
<b>Site Type:</b>	Greenfield	<b>Developable Area (ha):</b>	

#### Site Description:

This substantial greenfield site is located to the north of Quinton Road between the A249 to the west and the railway line to the east. The site fronts the residential development along Bramblefield Lane, Bramblefield Medical Centre and Kemsley Railway Station to the north east. There is a small drain that roughly divides the site in half, entering towards the north east and terminating at the small coppice of poplar trees towards the centre of the site. The western boundary of the site is formed by the embankment of the A249.

#### Suitability:

The site is not subject to any high level constraints and is within the settlement confines of Sittingbourne. In terms of access to services, the site is in a sustainable location with additional facilities planned. The site is considered as suitable.

#### Availability:

The site has been promoted for development and a planning application has been submitted. The site is considered as available.

**Achievability:**

Planning permission is sought for this site and includes proposals for the infrastructure necessary to support existing and new communities. The site is considered to be achievable.

<b>Potential Residential Yield (units):</b>	1,000
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<b>Potential Employment Area (ha):</b>	0
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<b>Potential Other Use Area (ha):</b>	Secondary School
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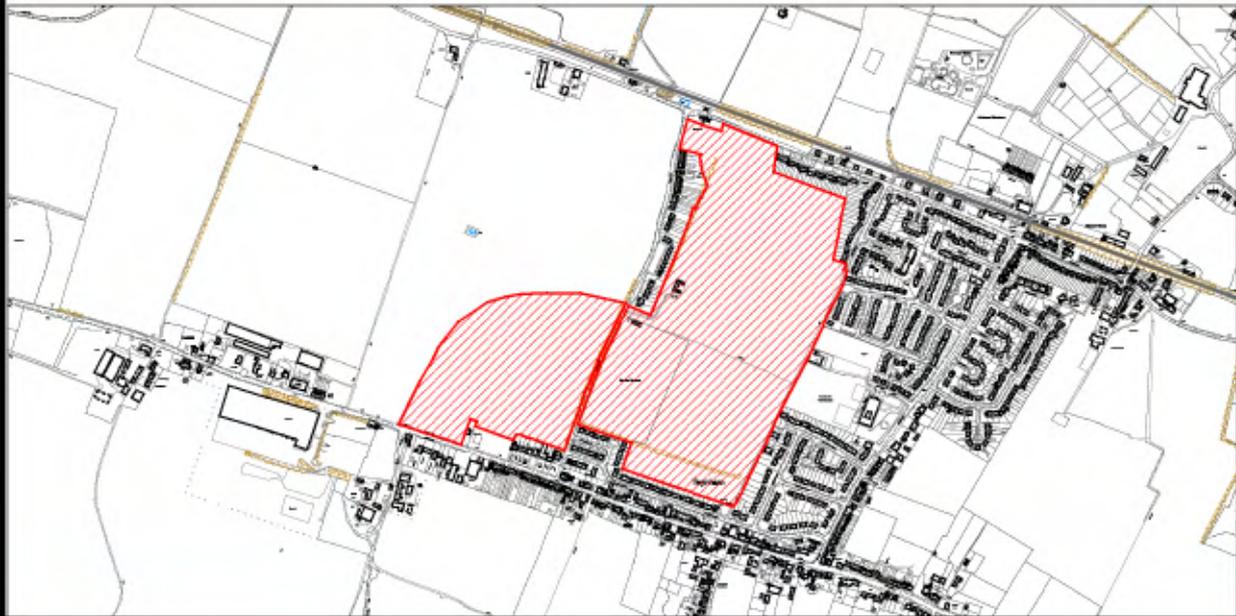
<b>Timescale for delivery:</b>	1 to 5 years; 6 to 10 years
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**Assessment Outcome:**

Suitable and devlierable

## SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/183	Land at Frognal Lane	Teynham



### Site Assessment

<b>Current/Previous Use:</b>	Agriculture	<b>Gross Site Area (ha):</b>	30.5
<b>Site Type:</b>	Greenfield	<b>Developable Area (ha):</b>	

#### Site Description:

The site is formed of two parcels of land. The first is the area between the rear of the properties on the northern side of Frognal Gardens, the east of Frognal Lane, south of Lower Road and west of Cherry Gardens, Orchard View and Teynham primary school. The site comprise sports pitches to the north west and arable land to the east. It is relatively level, open in character with mature hedgerow at Frognal Lane to the west. The second parcel of land sits to the west of Frognal Lane and the north of the rear of the properties on London Road and includes some frontage with London Road itself. The northern, curved boundary of the site forms part of a larger field, open countryside extending to the north.

#### Suitability:

The site is not subject to any high level constraints. The rectangular site falls within the settlement confines of Teynham. In terms of access to services, the site is in a sustainable location. Additional

employment land is promoted as well as residential and open space provision. The site is considered as suitable.

**Availability:**

The main site is in single ownership and has been promoted for development by a developer. The site is considered to be available.

**Achievability:**

Capacity for additional traffic on Frogal Lane will need to be addressed. Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

**Potential Residential Yield (units):** 260

**Potential Employment Area (ha):** 32,850 sq. m.

**Potential Other Use Area (ha):** 0

**Timescale for delivery:** 1 to 5 years; 6 to 10 years

**Assessment Outcome:**

**Suitable and deliverable**

## SITE ASSESSMENT: CALL FOR SITES

<b>SHLAA SITE REF.</b>	<b>SITE NAME:</b>	<b>PARISH/SETTLEMENT:</b>
18/190	Land East of Station Road	Teynham



### Site Assessment

<b>Current/Previous Use:</b>	Open land and former orchard	<b>Gross Site Area (ha):</b>	4.3
<b>Site Type:</b>	Greenfield	<b>Developable Area (ha):</b>	4.3

#### Site Description:

This rectangular shaped site is surrounded by residential development to the north, west and south with a shallow valley of agricultural land to the east beyond the mature trees and hedgerow that screen and contain the site.

#### Suitability:

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

#### Availability:

The site is in single ownership and is an allocation for housing in the adopted local plan, Bearing Fruits. The site is considered as available.

#### Achievability:

Information from Southern Water confirms that improvements to the waste water treatment works will be required and that these are programmed for its next investment plan, meaning that development is unlikely to begin until that investment is complete (not before 2020-21). Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. The site is considered achievable.

<b>Potential Residential Yield (units):</b>	107
<b>Potential Employment Area (ha):</b>	0
<b>Potential Other Use Area (ha):</b>	0

**Timescale for delivery:**

6-10 years

**Assessment Outcome:**

**Suitable and deliverable**

## SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/192	Faversham Police Station, Church Road	Faversham



### Site Assessment

<b>Current/Previous Use:</b>	Police Station	<b>Gross Site Area (ha):</b>	0.25
<b>Site Type:</b>	Brownfield	<b>Developable Area (ha):</b>	

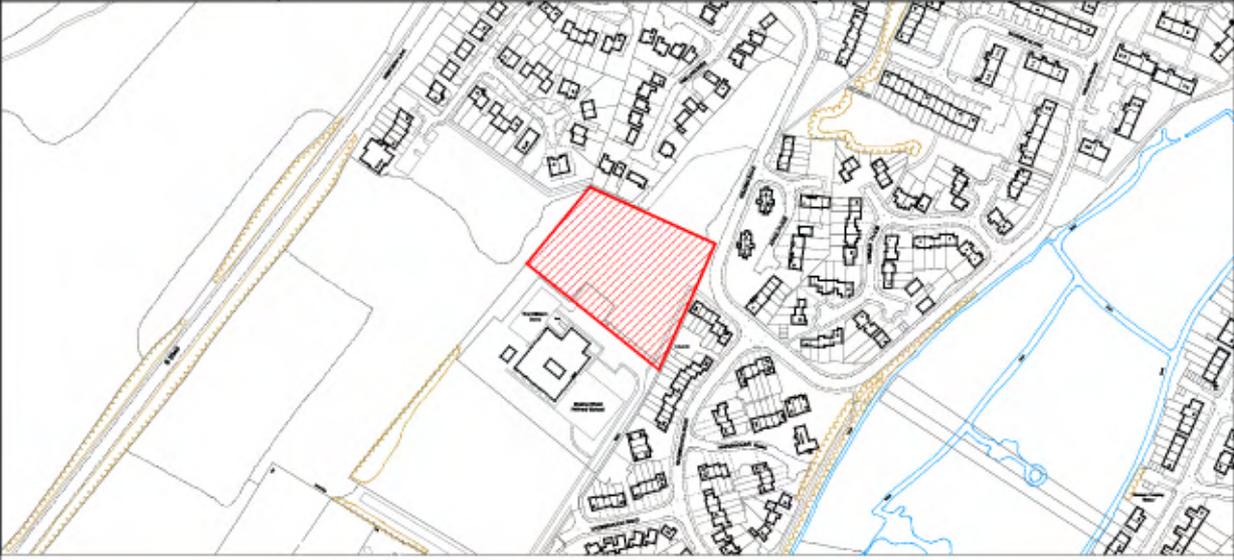
#### Site Description:

This rectangular shaped site comprises a 1904 red brick Police Station (with additions) and yard, within the Faversham conservation area. The site adjoins the Grade II\* listed Cooksditch House to the south and the Grade II listed St Mary's Court to the north. The site has existing access onto Church Road that runs north/south on the its western boundary.

#### Suitability:

The site is not subject to any high level constraints (but falls within Faversham conservation area) and is within the settlement confines of Faversham. In terms of access to services, the site is in a sustainable location. The Police Station building itself is not listed but considered to be an attractive and important local building. Any development proposals will need to consider the impacts on the setting of the adjacent listed buildings. The site is considered to be suitable.

<b>Availability:</b>	
The site has been promoted for development although it is currently in use as a Police Station and alternative accommodation would need to be secured before the site would be available for development. The availability of the site in the short to medium term is uncertain and the site is likely to become available in the later years of the plan. Overall, the uncertainty impacts the site and it is considered to be unavailable.	
<b>Achievability:</b>	
The site will require sensitive treatment bearing in mind its proximity to the listed buildings and conservation area setting. This may impact its overall viability but overall, and subject to further consideration if any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed in the longer term. The site is considered to be achievable.	
<b>Potential Residential Yield (units):</b>	12
<b>Potential Employment Area (ha):</b>	0
<b>Potential Other Use Area (ha):</b>	0
<b>Timescale for delivery:</b>	Years 16+
<b>Assessment Outcome:</b>	
<b>Suitable but undeliverable</b>	

18/194	Bysingwood Primary School, Hazebrouck Road	Faversham
		
	Former school grounds	0.7
	Urban greenfield	0.7
<p>The majority of this site comprises former school grounds which have been fenced off and are currently unused. The site is on the edge of a residential development and has a wooded appearance with footpaths on three sites. To the west of the site, residential development is underway on the land fronting the Western Link Road.</p>		
<p>The site lies within the settlement confines of Faversham and is not subject to any high level constraints. In terms of access to services, the site is in a relatively sustainable location with good access to a convenience store, school and bus stops. There is no GP surgery in the area.</p>		
<p>The site is in single ownership and there are no apparent legal issues or lease/tenancy agreements affecting its availability. The disposal of the site will depend on the timing of KCC's school building programme and this is likely to be during the mid to later years of the plan period. The site is considered available.</p>		
<p>Access to the site is currently via the school and potential access would need to be assessed. It is unlikely that there will be any abnormal development costs and the site is considered achievable.</p>		
	15	
	0	

<b>Potential Other Use Area (ha):</b>	0
<b>Timescale for delivery:</b>	6-10 years
<b>Assessment Outcome:</b>	
Suitable and deliverable	

## SITE ASSESSMENT: CALL FOR SITES

<b>SHLAA SITE REF.</b>	<b>SITE NAME:</b>	<b>PARISH/SETTLEMENT:</b>
18/195	152 Staplehurst Road	Sittingbourne



### Site Assessment

<b>Current/Previous Use:</b>	Industrial/commercial	<b>Gross Site Area (ha):</b>	1.8
<b>Site Type:</b>	Brownfield	<b>Developable Area (ha):</b>	1.8

#### Site Description:

This site is located between the railway line along its northern boundary and Kenilworth Court to the south. To the east is Staplehurst Road that sits at a higher level than the rest of the site and provides access to the site.

#### Suitability:

The site is located within the settlement confines of Sittingbourne and is considered to be in a sustainable location in terms of access to services although the closest GP practice is over the ideal distance. The site is not subject to any high level constraints although there are likely to be constraints in terms of potential contamination and hazardous materials. The site is considered to be suitable.

#### Availability:

The site is still in B2 use and will continue to be operational until the relocation of the current businesses is complete. The current owners are investigating potential alternatives and this is likely to place development of the site at the middle/late years of the plan period.

#### Achievability:

It is unlikely that there will be any abnormal development costs and the site is considered achievable.

<b>Potential Residential Yield (units):</b>	75
<b>Potential Employment Area (ha):</b>	0

<b>Potential Other Use Area (ha):</b>	0
<b>Timescale for delivery:</b>	6-10 years
<b>Assessment Outcome:</b>	
<b>Suitable and deliverable</b>	

## SITE ASSESSMENT: CALL FOR SITES

<b>SHLAA SITE REF.</b>	<b>SITE NAME:</b>	<b>PARISH/SETTLEMENT:</b>
18/200	Swale House, East Street	Sittingbourne



### Site Assessment

<b>Current/Previous Use:</b>	Offices	<b>Gross Site Area (ha):</b>	0.58
<b>Site Type:</b>	Brownfield	<b>Developable Area (ha):</b>	0.58

#### Site Description:

The site is within Sittingbourne town centre, currently used by the Local Authority for its offices. The site is surrounded by a mixture of commercial, leisure and residential development. The site is close to a conservation area and listed building.

#### Suitability:

The site is not subject to any high level constraints and is within the existing settlement boundary for Sittingbourne town centre. The site is within a reasonable walking distance of a wide range of shops, a GP's surgery, leisure facilities, open space, a primary school and a range of employment opportunities. Additionally, it is close to bus stops and a train station with regular services around and out of the town. The site is considered to be in a sustainable location suitable for residential development.

#### Availability:

The site is owned by the Local Authority, but currently in use as its base with no immediate prospect for re-location. The site is not considered to be available at present.

#### Achievability:

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

<b>Potential Residential Yield (units):</b>	0
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<b>Potential Employment Area (ha):</b>	0
<b>Potential Other Use Area (ha):</b>	0
<b>Timescale for delivery:</b>	0
<b>Assessment Outcome:</b>	
Suitable but undeliverable.	

18/201			Land at Central Avenue			Sittingbourne		
			Library and car park			0.92		
			Brownfield			0		
<p>The site is within Sittingbourne town centre, currently used by Sittingbourne library and a car park. The site is surrounded by a dense mixture of commercial, leisure and residential development. It is close to a conservation area and a number of listed buildings.</p>								
<p>The site is not subject to any high level constraints and is within the existing settlement boundary for Sittingbourne town centre. The site is within a reasonable walking distance of a wide range of shops, a GP's surgery, leisure facilities, open space, a primary school and a range of employment opportunities. Additionally, it is close to bus stops and a train station with regular services around and out of the town. The site is considered to be in a sustainable location suitable for residential development.</p>								
<p>The site is Council owned, but currently used for Sittingbourne library and car parking. There is no current prospect of the site being vacated and it is not considered to be available at this time.</p>								
<p>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.</p>								
			0					

<b>Potential Employment Area (ha):</b>	0
<b>Potential Other Use Area (ha):</b>	0
<b>Timescale for delivery:</b>	0
<b>Assessment Outcome:</b>	
Suitable but undeliverable.	

## SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/203	Provender Mill, New Creek Road	Faversham



### Site Assessment

<b>Current/Previous Use:</b>	Commercial/industrial	<b>Gross Site Area (ha):</b>	0.95
<b>Site Type:</b>	Brownfield	<b>Developable Area (ha):</b>	

#### Site Description:

This former commercial site is located on the southern side of Standard Quay in the Creek area of Faversham. It is bounded to the south by New Creek road and Abbey Road, the former Standard House to the east and residential buildings to the west. The site is identified for development in the Faversham Creek Neighbourhood Plan that seeks to promote the appropriate redevelopment of vacant sites in this location.

#### Suitability:

Most of the site falls within land at high risk of flooding (the southern edge being land at medium risk of flooding) and is within the settlement confines of Faversham. A public right of way runs along the north of the site along the Creek. In terms of access to services, the site is in a sustainable location. The site is considered unsuitable.

#### Availability:

The site has been promoted for development through the local plan and neighbourhood plan process and is considered as available.

**Achievability:**

Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time having recently secured planning permission for 6 residential units on one part of the site and 10 on another part. The site is considered to be achievable.

**Potential Residential Yield (units):**

25

**Potential Employment Area (ha):**

0

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

0

**Timescale for delivery:**

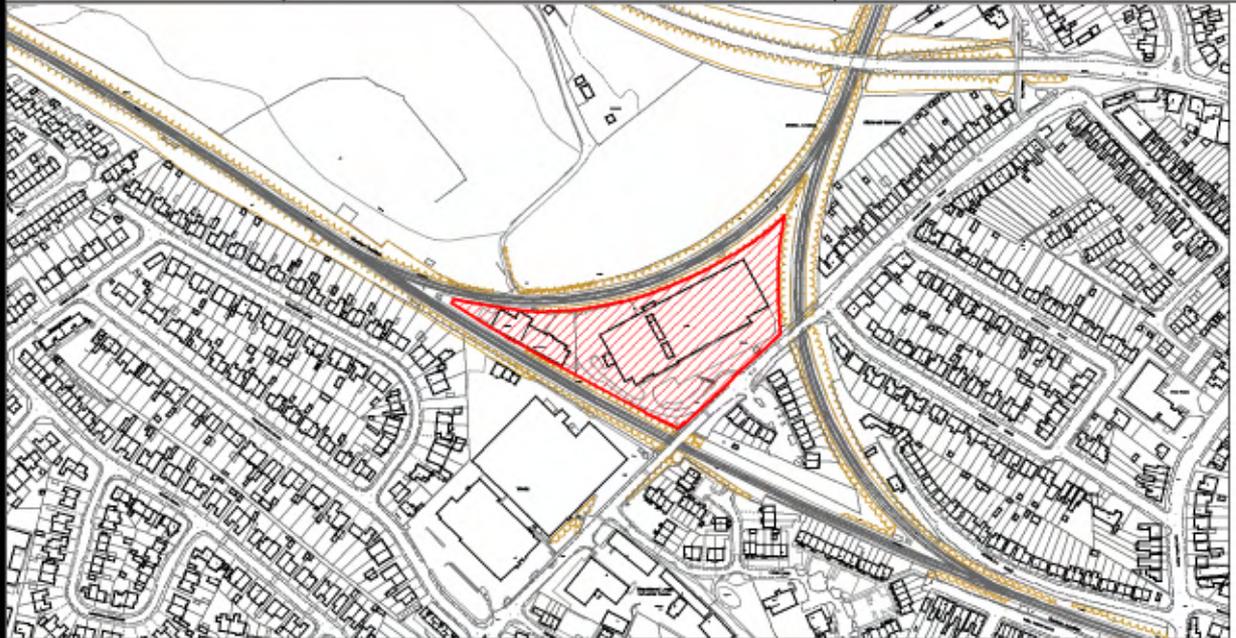
1 to 5 years

**Assessment Outcome:**

**Unsuitable**

## SITE ASSESSMENT: CALL FOR SITES

<b>SHLAA SITE REF.</b>	<b>SITE NAME:</b>	<b>PARISH/SETTLEMENT:</b>
18/208	Staplehurst Road	Sittingbourne



### Site Assessment

<b>Current/Previous Use:</b>	Industrial	<b>Gross Site Area (ha):</b>	1.5
<b>Site Type:</b>	Brownfield	<b>Developable Area (ha):</b>	1.5

#### Site Description:

The site is generally flat and is bounded on three sides by railway lines, Staplehurst Road running along the forth boundary. The site is occupied by large commercial premises and has direct access to Staplehurst Road via a steep ramp with a sharp turn onto the road itself.

#### Suitability:

The site is located within the settlement confines of Sittingbourne but is not set within the desired distances from services and community facilities. Nevertheless, this is a brownfield site within the urban area. The site is considered suitable.

#### Availability:

The site is in single ownership, although with two smaller independent units in the far western corner. The site is allocated for development in the adopted local plan, Bearing Fruits. Subject to replacement premises being found, the site is available for development.

#### Achievability:

The site is situated within the settlement confines on a brownfield site with a local plan allocation. It is an attractive development option, similar sites in the vicinity have already come forward. It is unlikely that there will be any abnormal development costs and the site is considered achievable.

<b>Potential Residential Yield (units):</b>	60
<b>Potential Employment Area (ha):</b>	0

<b>Potential Other Use Area (ha):</b>	0
<b>Timescale for delivery:</b>	11-15 years
<b>Assessment Outcome:</b>	
Suitable and deliverable	

## SITE ASSESSMENT: CALL FOR SITES

<b>SHLAA SITE REF.</b>	<b>SITE NAME:</b>	<b>PARISH/SETTLEMENT:</b>
18/212	Land Adjoining Mayfield, London Road, Teynham	Teynham



### Site Assessment

<b>Current/Previous Use:</b>	Open land/former allotments	<b>Gross Site Area (ha):</b>	0.33
<b>Site Type:</b>	Greenfield	<b>Developable Area (ha):</b>	0.33

#### Site Description:

This rectangular shaped site sits is relatively flat and level on the western side of the settlement of Teynham fronting on to the A2 along its southern boundary behind substantial hedgerow planting.

#### Suitability:

The site is within the settlement confines of Teynham and is not subject to any high level constraints. In terms of access to services, the site is in a relatively sustainable locations with shops, primary school and bus stop within 800 metres. The site is considered suitable.

#### Availability:

The site is allocated in the adopted local plan, Bearing Fruits. It is in single ownership and would be best developed with the allocated site a Frogmal Lane to maximise a more suitable access arrangement. The site is considered available.

#### Achievability:

Development demand in this location is good and its location to services and transport makes it an attractive proposition. There is unlikely to be abnormal development costs associated with the development of this site, it is therefore considered to be achievable.

<b>Potential Residential Yield (units):</b>	13
<b>Potential Employment Area (ha):</b>	0
<b>Potential Other Use Area (ha):</b>	0

**Timescale for delivery:**

6-10 years

**Assessment Outcome:**

**Suitable and deliverable**

## SITE ASSESSMENT: CALL FOR SITES

<b>SHLAA SITE REF.</b>	<b>SITE NAME:</b>	<b>PARISH/SETTLEMENT:</b>
18/213	Barrow Green Farm, Barrow Green, Teynham	Teynham



### Site Assessment

<b>Current/Previous Use:</b>	Agricultural land	<b>Gross Site Area (ha):</b>	1.1
<b>Site Type:</b>	Greenfield	<b>Developable Area (ha):</b>	1.1

#### Site Description:

This rectangular shaped site with arm to the north-east corner is located on the eastern fringes of Teynham off the Lower Road. The site comprises former farm buildings and arable land and is bounded by residential properties on the western and northern sides with open countryside to the south and east. The site includes a track that connects the site to the Lower Road which is a Rural Lane.

#### Suitability:

The site is not subject to any high level constraints and in terms of access to services is in a relatively sustainable location. Access to the site may be difficult due to the winding nature of Lower Road and the incline of the existing access point but overall the site is suitable.

#### Availability:

The site has a willing landowner and is available for development. The site is therefore considered to be available.

#### Achievability:

The site is in a good location for housing, it being able to access local services and transport connections. There is unlikely to be abnormal development costs associated with the development of this site, it is therefore considered to be achievable.

<b>Potential Residential Yield (units):</b>	30
<b>Potential Employment Area (ha):</b>	0

	0
	6-10 years
<b>Suitable and deliverable</b>	

## SITE ASSESSMENT: CALL FOR SITES

<b>SHLAA SITE REF.</b>	<b>SITE NAME:</b>	<b>PARISH/SETTLEMENT:</b>
18/216	Bell House, Bell Road	Sittingbourne



### Site Assessment

<b>Current/Previous Use:</b>	Commercial	<b>Gross Site Area (ha):</b>	0.8
<b>Site Type:</b>	Brownfield	<b>Developable Area (ha):</b>	0.8

#### Site Description:

The site is within Sittingbourne town centre, towards the eastern end of the High Street close to the junction with Crown Quay Lane. The site is surrounded by a dense mixture of residential, commercial and leisure development. The site is close to a number of listed buildings and partly within a conservation area.

#### Suitability:

The site is not subject to any high level constraints and is within the existing settlement boundary for Sittingbourne town centre. The site is within a reasonable walking distance of a wide range of shops, a GP's surgery, leisure facilities, open space, a primary school and a range of employment opportunities. Although slightly outside the reach of a walking distance to the train station, the site is close to bus stops with regular services in this direction. The site is considered to be in a sustainable location suitable for residential development.

#### Availability:

The site is an existing local plan allocation, an application for which is pending decision following a resolution to grant planning permission subject to a Section 106 agreement. The site is considered to be available.

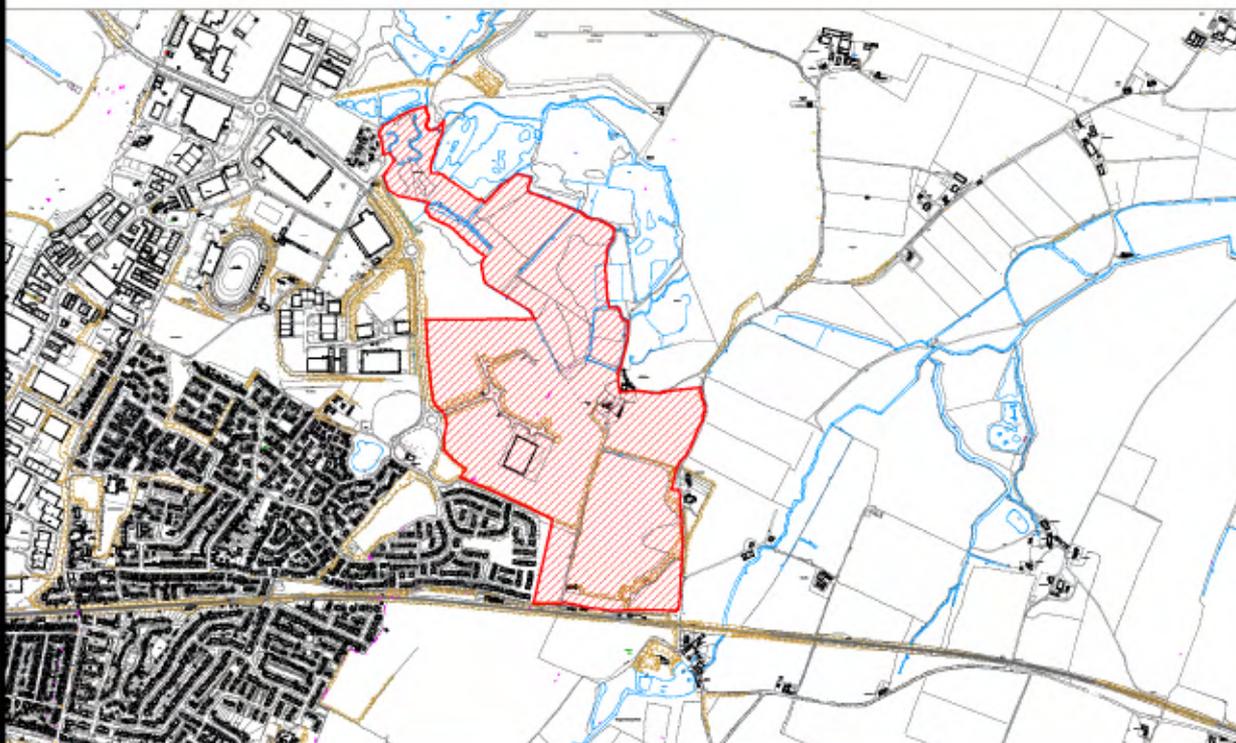
#### Achievability:

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

<b>Potential Residential Yield (units):</b>	165
<b>Potential Employment Area (ha):</b>	0
<b>Potential Other Use Area (ha):</b>	0
<b>Timescale for delivery:</b>	5 years
<b>Assessment Outcome:</b>	
Suitable and deliverable.	

## SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/218	North east Sittingbourne	Sittingbourne



### Site Assessment

<b>Current/Previous Use:</b>	Agriculture	<b>Gross Site Area (ha):</b>	5.9
<b>Site Type:</b>	Greenfield	<b>Developable Area (ha):</b>	

#### Site Description:

This site to the north east of Sittingbourne is allocated in the adopted local plan, Bearing Fruits for mixed use development. It incorporates Eurolink 5 for commercial development and a swath of land along a north eastern arc that includes land that is within the area of search for the Northern Relief Road. Overall, it is relatively level land that undulates gently from the south and south west to the east.

#### Suitability:

The eastern most extent of the site falls within land at medium risk of flooding and a public right of way runs across and southwards in the south western corner. The site western part of the site is within the settlement confines of Sittingbourne, the eastern part outside the settlement confines to

provide public open space. Part of the site falls within a minerals safeguarding area (brickearth). The site is considered to be suitable.

**Availability:**

The site has promoted through the local plan process and part of the site (Eurolink 5) is under construction. The site is considered to be available.

**Achievability:**

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

**Potential Residential Yield (units):** 106

**Potential Employment Area (ha):** 43,000 sq. m.

**Potential Other Use Area (ha):** 31.1 open space

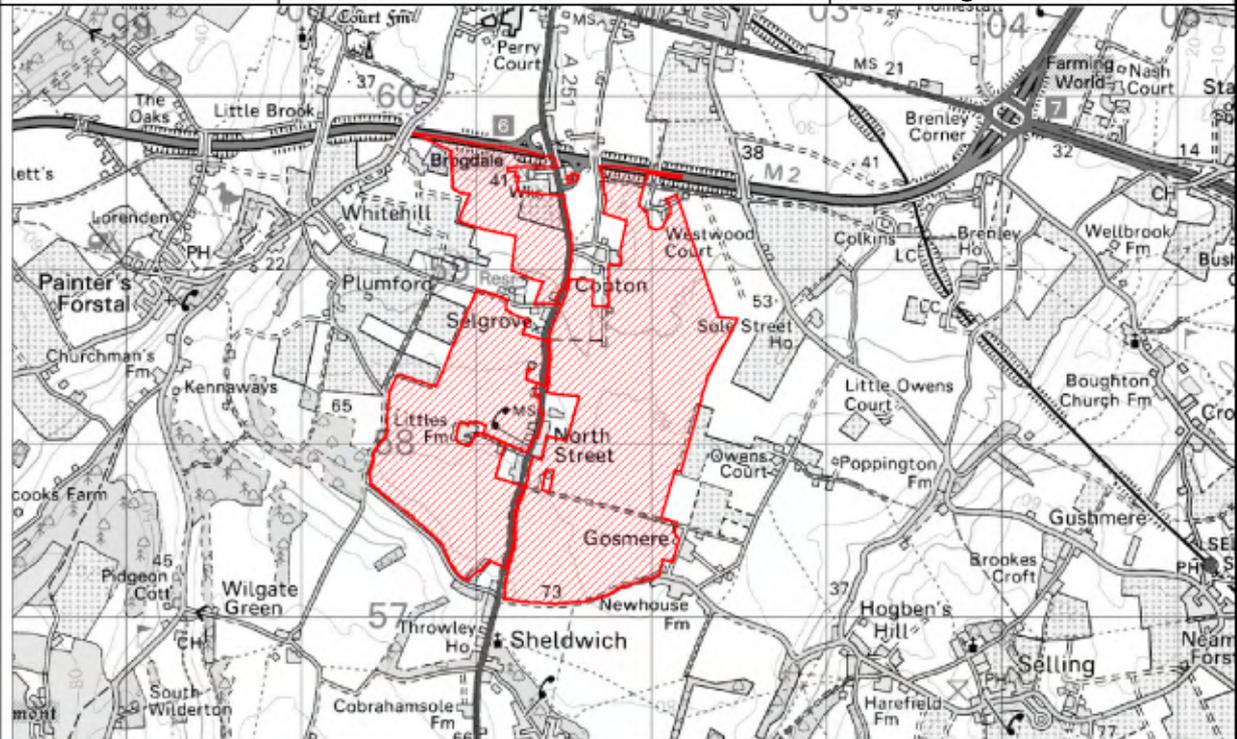
**Timescale for delivery:**

**Assessment Outcome:**

**Suitable and deliverable**

## SITE ASSESSMENT: CALL FOR SITES

<b>SHLAA SITE REF.</b>	<b>SITE NAME:</b>	<b>PARISH/SETTLEMENT:</b>
SLA18/223	Land at Ashford Road, North Street, Sheldwich.	The site spans two parishes: Faversham and Sheldwich and includes very small areas within the parishes of Ospringe and Selling.



### Site Assessment

<b>Current/Previous Use:</b>	Agriculture	<b>Gross Site Area (ha):</b>	309
<b>Site Type:</b>	Greenfield	<b>Developable Area (ha):</b>	309

#### Site Description:

The site lies to the south of Faversham and to the south of the M2. The A251 Ashford Road passes through the centre of the site along which lies the village of North Street. The village of Sheldwich lies further south outside of the site boundary.

The site itself falls within the designation 'High Landscape Value – Kent Level' (HLV-KL) and surrounding the site, abutting in the south is the 'Kent Downs Area of Outstanding Natural Beauty' (KD-AONB).

There are listed buildings within the site and the impact of the development on them is identified as low. However, the impact of the setting of the listed building and the setting of conservation area must also be considered.

#### Suitability:

The New Garden Communities are undergoing detailed assessment by consultants on behalf of Swale Borough Council. The assessment includes: national and local policy, highways infrastructure, utilities infrastructure, landscape character, design, heritage and viability.

There are concerns regarding transport impact of the proposed scale of development with the suggestion that the development could be reduced in scale; the M2 Junction 7 is currently operating at capacity, the M2 Junction 6 is at 98% capacity and the A2/A251 is at 90% capacity. Further work to mitigate these concerns is required.

The North Downs AONB unit have expressed significant concern about the impact of the development on the setting of the AONB and there is a risk that they may submit objections.

**Availability:**

The site is under the control of four principal landowners and is being promoted by a land promoter.

**Achievability:**

There are challenges with this project specific to mitigation of the AONB setting and transport issues related to junction capacity.

<b>Potential Residential Yield (units):</b>	4,500 dwellings and an assumption of 40% affordable has been made.
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<b>Potential Employment Area (ha):</b>	Business area
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<b>Potential Other Use Area (ha):</b>	Re-alignment of the A251 through the site is indicated, together with improvements at M2 Junction 6; Retirement communities; Retail and leisure high street; Allotments; Health centre; Village sports club; Youth centre; Leisure centre; Medical centre; Secondary school and two primary schools.
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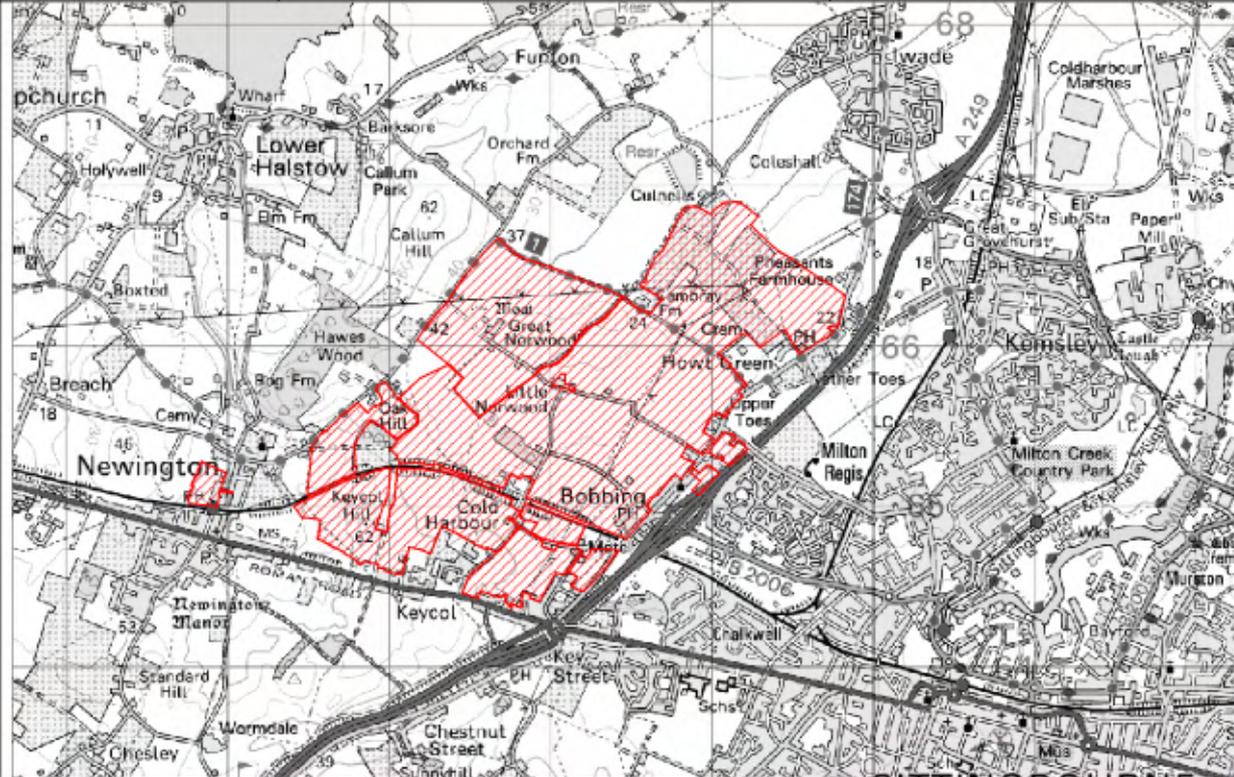
<b>Timescale for delivery:</b>	20 years
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**Assessment Outcome:**

Not suitable.

## SITE ASSESSMENT: CALL FOR SITES

<b>SHLAA SITE REF.</b>	<b>SITE NAME:</b>	<b>PARISH/SETTLEMENT:</b>
SLA18/224	Land at Bobbing, west of Sittingbourne.	The site spans three parishes: Bobbing, Iwade and Newington



### Site Assessment

<b>Current/Previous Use:</b>	Agricultural	<b>Gross Site Area (ha):</b>	410.5
<b>Site Type:</b>	Greenfield	<b>Developable Area (ha):</b>	410.5

### Site Description:

The site west of Sittingbourne is bound by the A2 in the south-west and Sheppey Way, the old route to the Isle of Sheppey, along which lies the village of Bobbing bounds the south-east. The A249 runs roughly parallel with Sheppey Way and forms a junction with the A 249 and B2006 leading to Sittingbourne. The main London to Margate/Dover railway line runs through the site in the south. The large village of Newington lies to the south-west. The expanding village of Iwade lies to the north-east.

The site is bound by visually prominent hills known as the Iwade Ridge including Bobbing Hill, Keycol Hill, Oak Hill, Callum Hill and Tiptree Hill in the south-west and west but the itself site is relatively flat gently rising from the north-east towards the south-west descending from 60m AOD in the south to 20m AOD in the north. Wardell Wood and Hawes Wood, both ancient woodland, partially cover the southern hills. The site is visible from Sheppey Way and from within the site there are distant views towards Sheppey Crossing.

The site itself is not within any national or local landscape designations. However directly west of the site is an area of 'High Landscape Value – Swale Level' (HLV-SL) encompassing the hills and an area of 'High Landscape Value – Kent Level' (HLV-KL) encompassing the marshes beyond the hills.

There are no heritage assets within the site therefore there are no direct impacts however there are a number of assets which would require consideration of the setting or which may benefit from enhancement. A power line runs through the site.

**Suitability:**

The New Garden Communities are undergoing detailed assessment by consultants on behalf of Swale Borough Council. The assessment includes: national and local policy, highways infrastructure, utilities infrastructure, landscape character, design, heritage and viability.

The findings set out that there are no impediments to delivering the scheme although there is much work to be done to ensure a satisfactory scheme. However, KCC have expressed concerns regarding possible limitations of the A249 / Sheppey Way and means to mitigate concerns have yet to be established.

**Availability:**

There are a small number of landowners across the site. Appin Land Ltd and Crabtree Ltd currently has a promotion agreement in place for all the land falling within the red line.

**Achievability:**

Development of the site is achievable subject to further transport study.

**Potential Residential Yield (units):**

3,000 dwellings of which there is a commitment to deliver up to 40% affordable homes.

**Potential Employment Area (ha):**

Flexible employment space covering 9.4 hectares which could accommodate A2, A3, B1, B2, B8 but also promote pop up enterprise units and /or space for arts and culture.

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

A new health centre;  
 One 3FE primary school;  
 Improved parking facilities for Bobbing Primary School;  
 A new Village Hall, Community Centre and Nursery, pub/restaurant and local retail centre;  
 A new village green set to incorporate the new and improved Bobbing Cricket Club and the Gore Court Sports Facility subject to further discussion;  
 Multi-functional public open spaces covering 100 ha including new parklands, greens allowing for public events, public art, playgrounds, community gardens and allotments and retained agricultural land amounting to a minimum of 50% of the land as required by the New Garden Communities Prospectus.

**Timescale for delivery:**

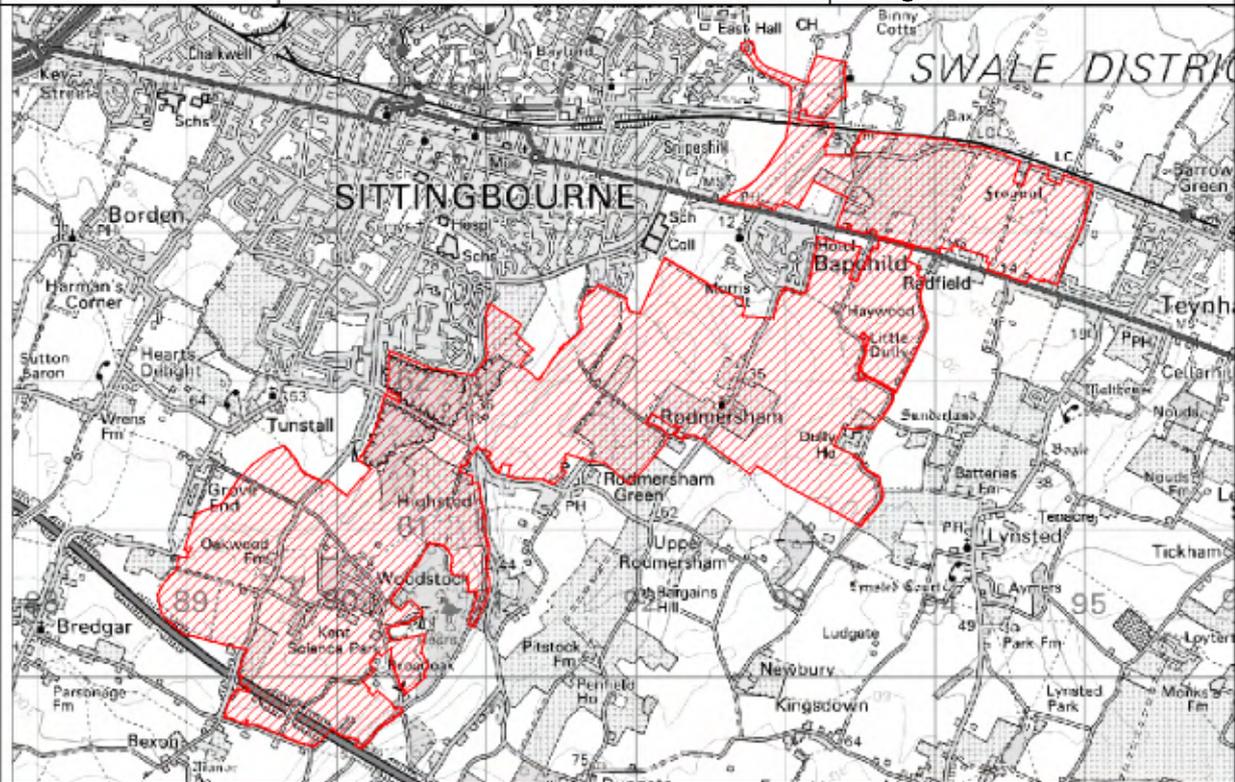
15 years

**Assessment Outcome:**

Suitable but delivery subject to further transport studies.

## SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
SLA18/225	South East Sittingbourne	The site spans a number of parishes: Bapchild, Tonge, Rodmersham, Tunstall, Teynham, Milstead and Bredgar.



### Site Assessment

<b>Current/Previous Use:</b>	Agriculture	<b>Gross Site Area (ha):</b>	800.7
<b>Site Type:</b>	Greenfield	<b>Developable Area (ha):</b>	800.7

### Site Description:

The site to the east and south of Sittingbourne stretches, in the north, from the London to Margate/Dover railway line, crossing the A2, skirts Bapchild and Highsted, encompassing the Kent Science Park and bound by the M2 in the south taking in a small area beyond the M2. The site abuts the south-east of Sittingbourne in the centre and the west of Teynham in the north. The site also encompasses a number of lanes which pass through the site.

An area in the far south of the site is within the 'Kent Downs Area of Outstanding Natural Beauty' (KD-AONB). In addition, an extensive part of the site falls within the designation 'High Landscape Value – Kent Level' (HLV-KL) which follows a dry valley.

There are a number of heritage assets in the wider area but none within the site. The setting of listed buildings and conservation areas in proximity require consideration for mitigation and enhancement.

**Suitability:**

The New Garden Communities are undergoing detailed assessment by consultants on behalf of Swale Borough Council. The assessment includes: national and local policy, highways infrastructure, utilities infrastructure, landscape character, design, heritage and viability.

There are concerns regarding the impact on the local landscape designations and the AONB of the proposed highway and motorway junction which will require mitigation. There are also concerns about the viability of the scheme's ability to deliver the highway infrastructure as well as the required policy and social infrastructure as the project is sensitive to even small increases in costs of transport infrastructure.

**Availability:**

The promoted land is within the promotor's control.

**Achievability:**

There are challenges with this project.

**Potential Residential Yield (units):**

9,250 dwellings and a provision of 20% affordable has been made.

**Potential Employment Area (ha):**

120,000- 158,000 sqm new commercial space

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

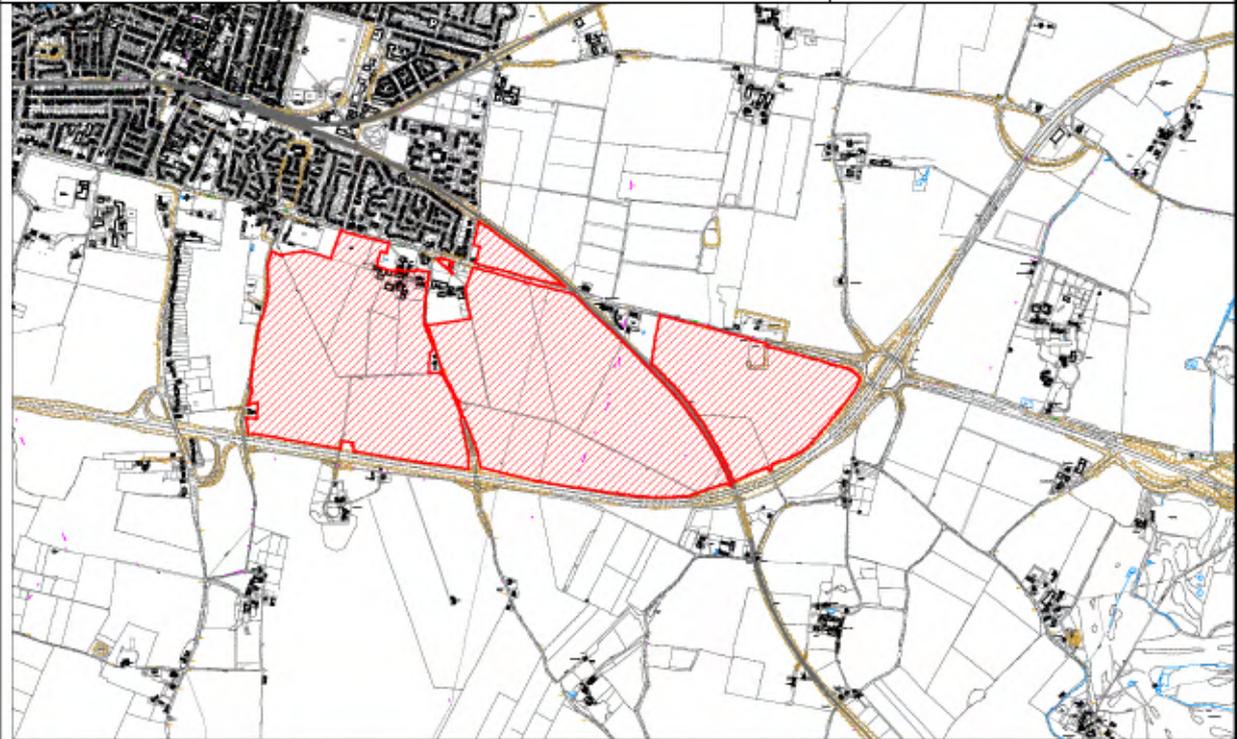
New motorway junction (M2 Junction 5A), completion of the Sittingbourne north bypass and implementation of Sittingbourne south bypass linking the A2 with the M2;  
Retail centre;  
Sports pitches;  
One secondary school and four primary schools;  
Nursery;  
Community facilities;  
Sports and leisure hub.

**Timescale for delivery:**

20 years

**Assessment Outcome:**

Suitable but delivery subject to further understanding of the mitigation against the AONB and landscape impacts.

<p>-----</p>		
SLA18/226	South-east Faversham	The site spans three parishes; Faversham, Selling and Boughton-under-Blean.
		
--	Agriculture ranging from grade 1 to Grade 3B.	130.7
--	Greenfield	130.7
<p>-----</p>		
<p>The site in south-east Faversham is bound by the A2 in the north, the M2 in the south, the M2/A2 junction to the east and the Salters Lane to the west. The Selling Road and Faversham to Canterbury and Dover railway line both cross the site running roughly north-west to south-east.</p> <p>The site itself is not within any national or local landscape designations. However directly south of the site, south of the M2 is an Area of 'High Landscape Value – Kent Level' (HLV-KL) and to the south-east, beyond the HLV-KL, is the 'Kent Downs Area of Outstanding Natural Beauty' (KD-AONB). Although the KD-AONB is not actually adjunct to the site it is considered that the site is within the 'setting' of the KD-AONB as it is visible from the KD-AONB.</p> <p>Despite the site being in close proximity to Faversham there are few heritage assets in the locality therefore there are no direct impacts only settings have to be considered.</p>		
<p>-----</p>		
<p>The New Garden Communities are undergoing detailed assessment by consultants on behalf of Swale Borough Council. The assessment includes: national and local policy, highways infrastructure, utilities infrastructure, landscape character, design, heritage and viability.</p>		

The key finding is that currently the only impediment to delivering the scheme is that the M2 Junction 7 is currently operating at capacity. The role of the site in conjunction with not only other sites within Swale but also sites in other Borough Councils in mitigating these concerns have yet to be established.

**Availability:**

The site is wholly owned by the Duchy and was put forward in response to Swale Borough Council's New Garden Communities Prospectus.

**Achievability:**

Development of the site is achievable subject to resolution of the transport issues.

**Potential Residential Yield (units):**

2,500 homes of which the landowner has committed to providing 40% as affordable housing.

**Potential Employment Area (ha):**

15,000-20,000 sqm of business/commercial/retail space.

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

The New Garden Communities require 50% green space although also this includes private gardens;  
 1.6 ha cricket grounds;  
 1.4 ha sports hub;  
 Community spaces;  
 Health facility;  
 Kent County Council education department have identified the need for a 6-8FE secondary school (10 ha) and two 2/3FE primary schools to serve the population for the development. Currently the site has allocated land for one primary school so further work to deliver education is required.

**Timescale for delivery:**

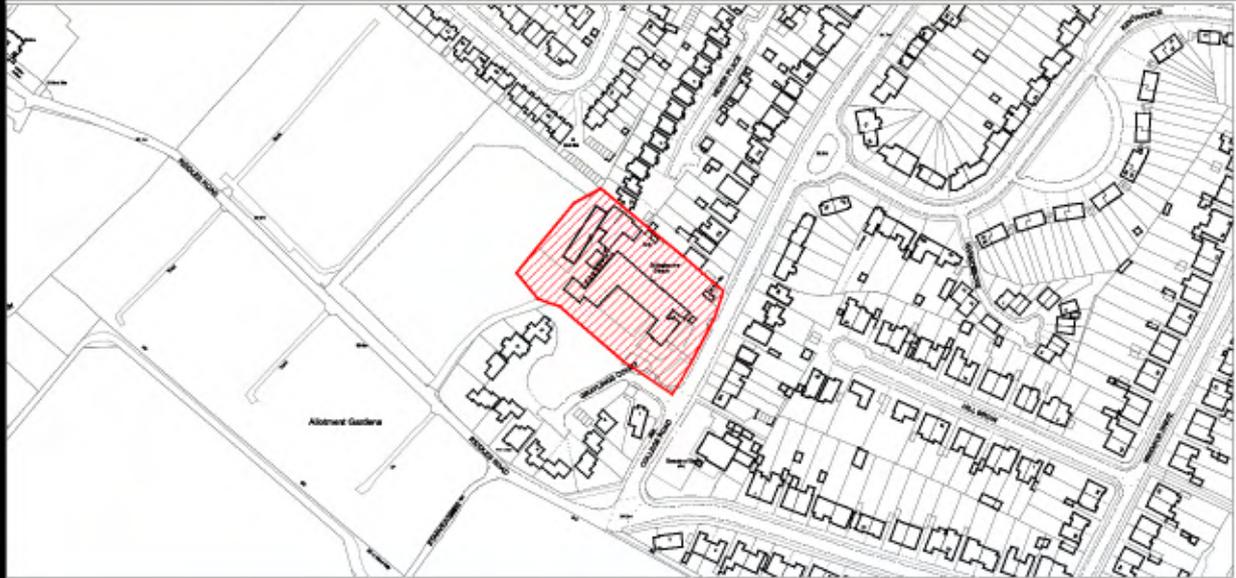
15 years

**Assessment Outcome:**

Suitable but delivery subject to further transport studies.

## SITE ASSESSMENT: CALL FOR SITES

<b>SHLAA SITE REF.</b>	<b>SITE NAME:</b>	<b>PARISH/SETTLEMENT:</b>
18/230	Sittingbourne Adult Education Centre, College Rd	Sittingbourne



### Site Assessment

<b>Current/Previous Use:</b>	Educational institution	<b>Gross Site Area (ha):</b>	1.9
<b>Site Type:</b>	Brownfield	<b>Developable Area (ha):</b>	0.72

#### Site Description:

The site comprises an L-shaped piece of land with a frontage to College Road and Riddles Road, wrapping around the housing development at Graylings Court. The College Road section of the site is occupied by an imposing Grade II listed building that houses the Sittingbourne Adult Education Centre. The Riddles Road frontage comprises an area of maintained open grass, with mature trees to the site boundaries and intruding into the body of the site around the former tennis courts; and as an avenue to the path to the rear of the houses in Graylings Court.

#### Suitability:

Part of the site is within the settlement confines of Sittingbourne, the remainder an area identified as a Local Green Space. The site is not well located in terms of access to shops and services (other than school) and is not subject to any high level constraints. The part of the site that falls within the settlement confines of Sittingbourne, i.e. the existing listed building is considered to be suitable.

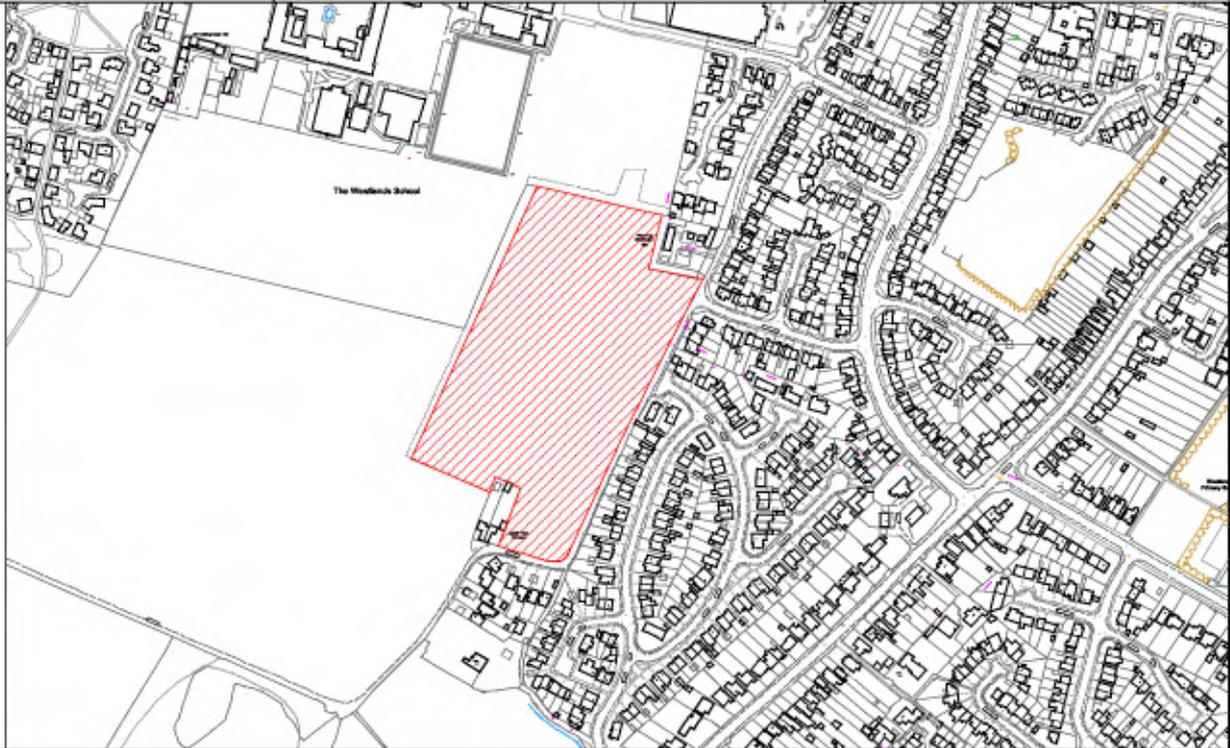
#### Availability:

The site is no longer in use as Sittingbourne Adult Education and is surplus to requirements. The site is considered to be available.

#### Achievability:

The development of the site would involve the conversion of a listed building. Subject to further consideration of the infrastructure required to support the development there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs could be high in light of the fact that the building is listed. Overall, the part of the site within the settlement confines of Sittingbourne is considered to be achievable.

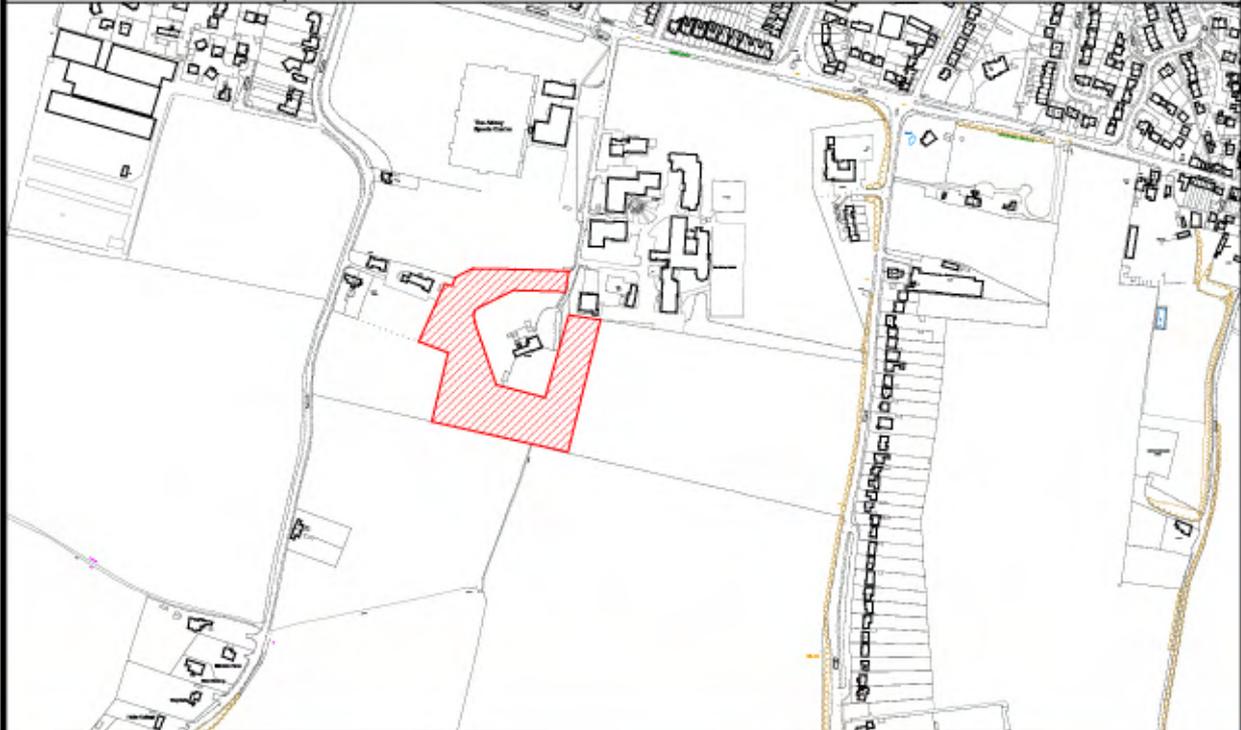
<b>Potential Residential Yield (units):</b>	26
<b>Potential Employment Area (ha):</b>	0
<b>Potential Other Use Area (ha):</b>	0
<b>Timescale for delivery:</b>	6-10 years
<b>Assessment Outcome:</b>	
Suitable but not deliverable	

18/233	Land adj. Cryalls Lane	Sittingbourne	
			
	Agriculture		3.7
	Greenfield		
<p>The site is a broadly rectangular shaped parcel of land that is a designated local green space. It is situated to the west of Cryalls Lane, north of Cryalls Farm Cottages and south west of The Westlands School. A former orchard, it contains a footpath network including a circular walk and is mostly covered by shrubs, trees and hedgerows with a particularly thick band along the southern confines of the site.</p>			
<p>This site is designated in its entirety as a Local Green Space. It is within the settlement confines of Sittingbourne. In terms of access to services, the site is in a sustainable location. The site is unsuitable.</p>			
<p>The site is in single ownership and has been promoted for development by the owner. The site is considered to be available.</p>			
<p>Access would be on to Cryalls Lane which is narrow at this point. Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.</p>			

<b>Potential Residential Yield (units):</b>	0 (80)
<b>Potential Employment Area (ha):</b>	0
<b>Potential Other Use Area (ha):</b>	0
<b>Timescale for delivery:</b>	N/A
<b>Assessment Outcome:</b>	
<b>Unsuitable</b>	

## SITE ASSESSMENT: CALL FOR SITES

<b>SHLAA SITE REF.</b>	<b>SITE NAME:</b>	<b>PARISH/SETTLEMENT:</b>
18/235	Land at Perry Court Farm, London Road	Faversham



### Site Assessment

<b>Current/Previous Use:</b>	Agriculture	<b>Gross Site Area (ha):</b>	1.5
<b>Site Type:</b>	Greenfield	<b>Developable Area (ha):</b>	

#### Site Description:

This site wraps around Perry Court and does not follow any particular physical feature that forms a boundary, other than the land to the south being developed for housing. It is relatively level. The northern arm of the site includes access to The Oast just to the west of the site.

#### Suitability:

The site is within the settlement confines of Faversham. It is not subject to any high level constraints although part of the site is within a minerals safeguarded area (brickearth). In terms of access to services, the site is in a sustainable location. The site is considered to be suitable.

#### Availability:

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

#### Achievability:

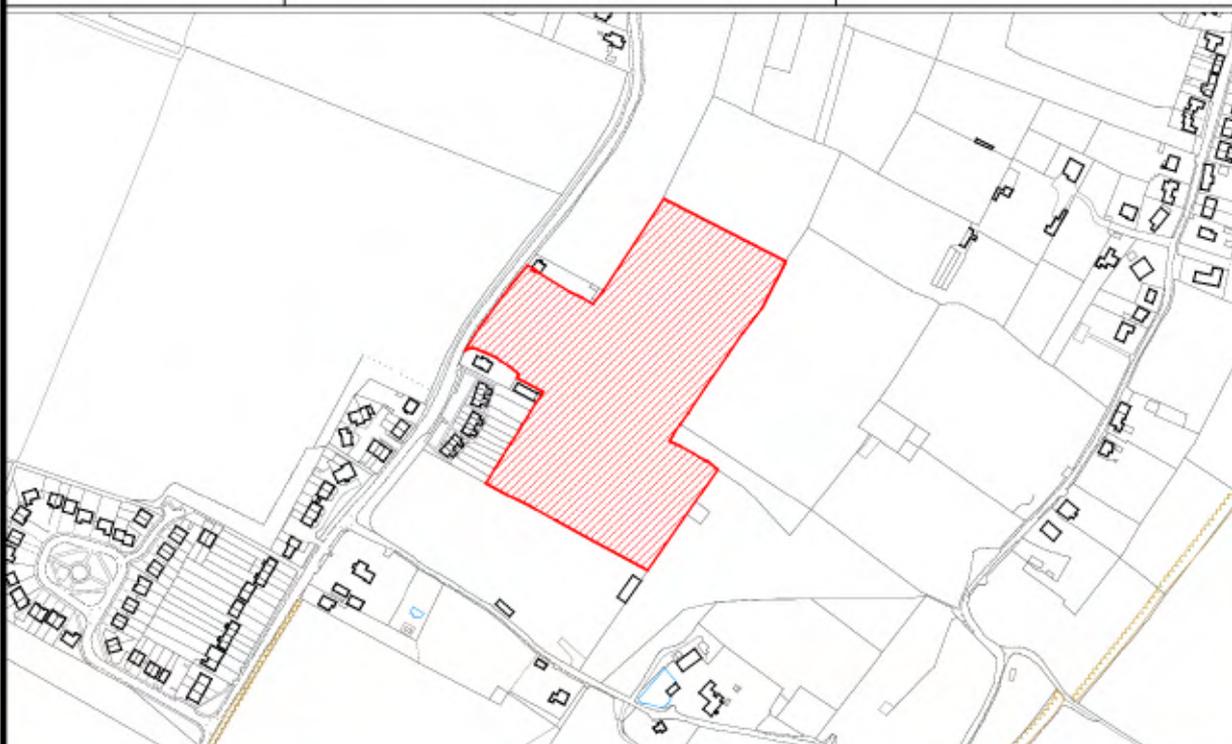
The landowners have received enquiries. Access to the site would be via the road that runs between The Abbey School and the Sports Centre from London Road although alternative access could be provided from the south. Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

<b>Potential Residential Yield (units):</b>	60
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<b>Potential Employment Area (ha):</b>	0
<b>Potential Other Use Area (ha):</b>	0
<b>Timescale for delivery:</b>	Years 6 to 10
<b>Assessment Outcome:</b>	
<b>Suitable and deliverable</b>	

## SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/236	Land to the North of Vigo Cottage, Lynsted Lane	Lynsted with Kingsdown



### Site Assessment

<b>Current/Previous Use:</b>	Paddock	<b>Gross Site Area (ha):</b>	4.9
<b>Site Type:</b>	Greenfield	<b>Developable Area (ha):</b>	

#### Site Description:

This paddock is situated on Lynsted Lane between two residential properties. The site is relatively level with some shrubs and trees along the short boundaries with the residential properties.

#### Suitability:

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

**Availability:**

The site is in single ownership and has not been promoted directly by the landowner. There is uncertainty that the site is available.

**Achievability:**

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

**Potential Residential Yield (units):**

0

**Potential Employment Area (ha):**

0

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

0

**Timescale for delivery:**

N/A

**Assessment Outcome:****Unsuitable**

## SITE ASSESSMENT: CALL FOR SITES

SHLAA SITE REF.	SITE NAME:	PARISH/SETTLEMENT:
18/237	Land to the north of Vigo Cottage, Lynsted Lane	Lynsted with Kingsdown



### Site Assessment

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

#### Site Description:

This paddock is situated on Lynsted Lane between two residential properties. The site is relatively level with some shrubs and trees along the short boundaries with the residential properties. It is a slightly smaller parcel of land than that submitted under ref, 18/236, the eastern extent of the site in line with the rear gardens of the properties to the north and south.

#### Suitability:

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

The site is in single ownership and has not been promoted directly by the landowner. There is uncertainty that the site is available.	
Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed. The site is considered to be achievable.	
	0
	0
	0
	N/A
<b>Unsuitable</b>	