and, accordingly, the site is considered to be suitably located for a low density housing development.

Consideration has been given to whether development here would set precedent for development of all the land between the village and the A2. However, the remainder of the land borders the conservation area and is likely to be regarded as important to its setting. As such it is considered that this site could be developed with a reduced risk.

Step 3 – availability **Should site progress to Step 4?** Yes

As far as can be ascertained, there are no legal issues or lease and tenancy agreements affecting this site. This site could come forward in the short term, subject to recovery of the housing market and resolution of its role in the Local Plan process.

Step 4 – achievability **Should site progress to Step 5?** Yes

No specific viability advice has been sought due to the straight forward nature of the site, the limited Section 106 requirements and the strong market performance in the area evidenced by other nearby schemes which have proceeded despite market conditions. General market advice is that values in the area should improve from 2011.

The Council's view is that notwithstanding the closeness of the site to the A2, this is likely to be a popular location attracting strong demand. Expectations are that this small site would attract a local developer, which would indicate a build out rate of 15 units per annum.

Step 5 – over all achievability **Deliverable** 0-5 years

The site is a suitable option for housing development within a reasonably desirable location. However, the delivery of the site is dependent on a return to more favourable housing market conditions. The site is considered developable within 0-5 years, but at the end of that period due to the need for the site's role to be confirmed via the LDF process.

0-5 years	12-13		6-10 years	17-18		11-15 years	22-23		16-19 years	27-28		20-29 years	31-36		Not currently developable
	13-14			18-19			23-24			28-29			36-42		
Yield **15**	14-15		Yield	19-20		Yield	24-25		Yield	29-30		Yield			Yield
	15-16	15		20-21			25-26			30-31					
	16-17			21-22			26-27								

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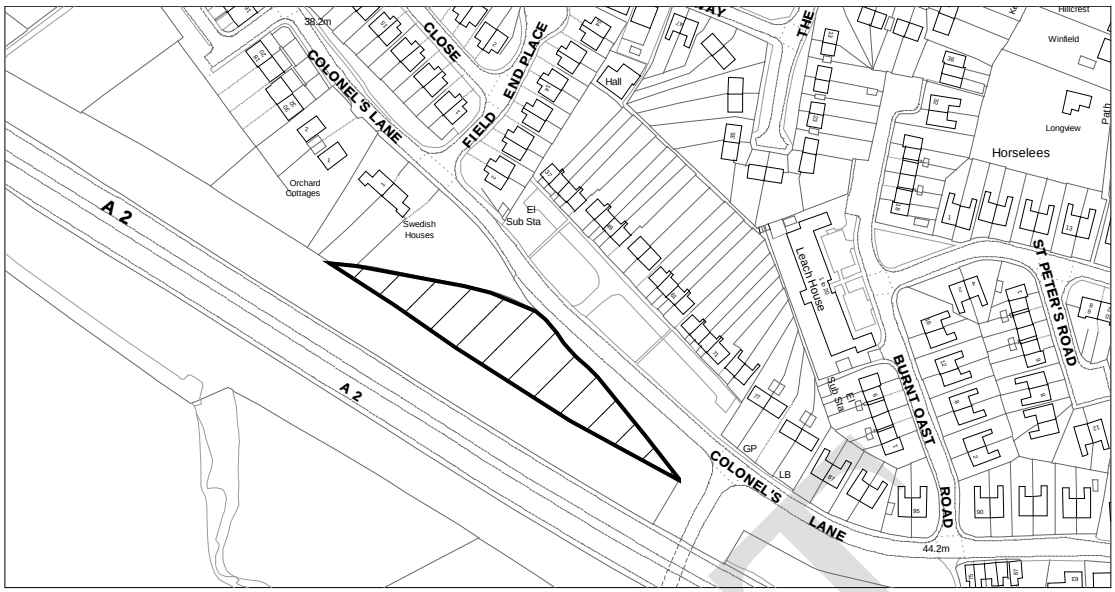

SHLAA ref	SW/417
Site address	Land south of Colonels Lane, Boughton
Site area (ha)	0.31ha
Land owners yield (where appropriate)	6
Density multiplier yield	12
Final SHLAA Yield	**6**

Site description

This site lies close to SW/415. It is located opposite 37-75 Colonels Lane, which are former local authority houses set back from the road edge behind an area of amenity land. To the west are the Swedish Houses and to the east, the southern section of Colonels Lane is undeveloped. The site is a shallow, triangular shaped plot, set below the elevated A2 bypass. A TPO oak is located on adjoining land at the front of the site.

Step 1 – policy constraints **Should site progress to Step 2?** Yes

There are no policy constraints in respect of Ancient Woodland, ANOB or local wildlife designations. . However, as a greenfield site outside the current built up area boundary of the village, its development would need to be resolved via the Local Plan process, either via allocation or change to the built up area boundary.

Step 2 – suitability **Should site progress to Step 3?** Yes

This site is sustainably located 630m from a bus stop, 630m from a convenience store, 690m from the primary school and 620m from the GP surgery. Road traffic noise has the potential to impact on future residents which will need to be taken into account with regard to house design and site layout. Unlike the other Colonels Lane site, proximity to the conservation area is not an issue. Road traffic noise and other highway considerations are not considered to be insurmountable and, accordingly, the site is considered to be suitably located for low density housing development.

Consideration has been given to whether development here would set precedent for development of all the land between the village and the A2. However, the remainder of the land borders the conservation area and is likely to be regarded as important to its setting.

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As such it is considered that this site could be developed with a reduced risk.

Step 3 – availability **Should site progress to Step 4?** Yes

As far as can be ascertained, there are no legal issues or lease and tenancy agreements affecting this site. This site could come forward in the short term, subject to recovery of the housing market and resolution of its role in the LDF process.

Step 4 – achievability **Should site progress to Step 5?** Yes

No specific viability advice has been sought due to the straight forward nature of the site, the limited Section 106 requirements and the strong market performance in the area evidenced by other nearby schemes which have proceeded, despite market conditions. General market advice is that values in the area should improve from 2011.

The Council's view is that notwithstanding the closeness of the site to the A2, this is likely to be a popular location attracting strong demand. Expectations are that this small site would attract a local developer, which would indicate a build out rate that would complete the site in one year.

Step 5 – over all achievability **Deliverable** 0-5 years

The site is a suitable option for housing development within a reasonably desirable location. However, the delivery of the site is dependent on a return to more favourable housing market conditions. The site is considered developable within 0-5 years, but at the end of that period due to the need for the site's role to be confirmed via the Local Plan process.

0-5 years	12-13		6-10 years	17-18		11-15 years	22-23		16-19 years	27-28		20-29 years	31-36		Not currently developable
	13-14			18-19			23-24			28-29			36-42		
Yield **6**	14-15		Yield	19-20		Yield	24-25		Yield	29-30		Yield			Yield
	15-16	6		20-21			25-26			30-31					
	16-17			21-22			26-27								

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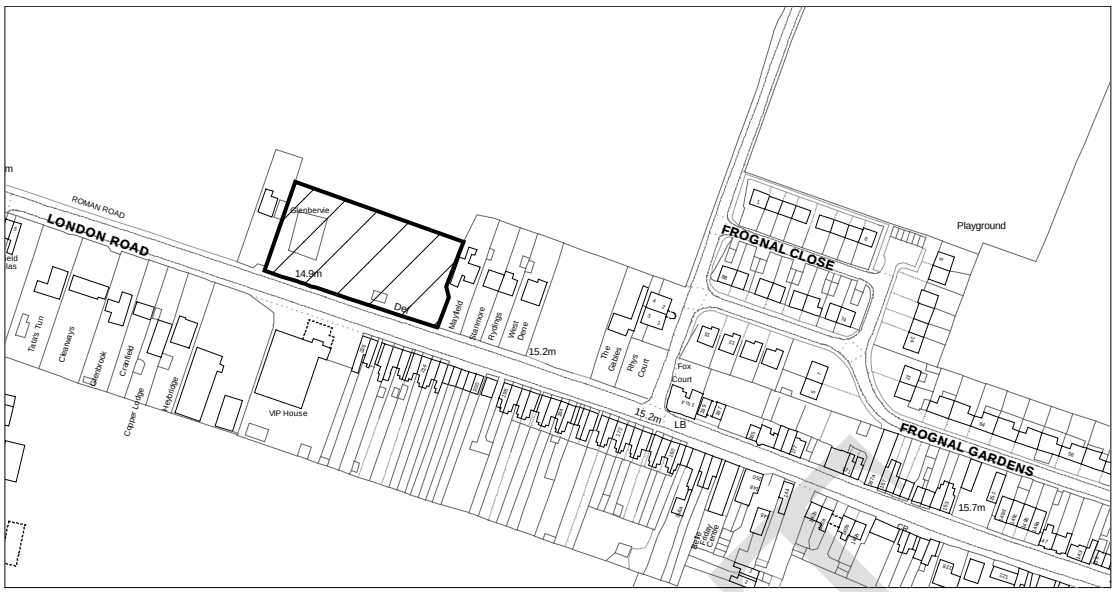

SHLAA ref	SW/420
Site address	Land adjoining Mayfield, London Road, Teynham
Site area (ha)	0.33ha
Land owners yield (where appropriate)	10
Density multiplier yield	13
Final SHLAA yield	**13**

Site description

This site has a frontage to the A2 and is hidden by substantial hedgerow planting. It is located on the west side of Teynham, near the junction with Frognal Lane. It lies opposite former garage premises which is now selling upvc products. The site has previously been in use as allotments, but has been long abandoned. The site adjoins SW/071, which is recommended for inclusion within final SHLAA yield.

Step 1 – policy constraints **Should site progress to Step 2?** Yes

The site has no policy constraints (Ancient Woodland, AONB or designated wildlife sites).

Development of the site would be dependent upon resolution of Teynham's role in the Local Plan process and would need to form part of a wider allocation for the area being resolved.

Step 2 – suitability **Should site progress to Step 3?** Yes

A bus stop is located immediately outside this site, which offers an hourly service to Sittingbourne and Maidstone from Faversham (333), there is also a less frequent service to Canterbury and other minor services to nearby villages. The train station is 1.5km away offering direct services to London-bound stations and connections via Sittingbourne. The Co-op in Teynham is 498m away and GP surgery 483m. The primary school is 1km away, which is over the 800m stipulated in the SHLAA methodology. [Note: The primary school is likely to become more accessible, by virtue of the links that will be afforded by the development of the intervening parcel of land at Frognal Lane.]

This site immediately adjoins land being promoted at Frognal Lane (SW/070 and SW/071)

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for mixed use development. Access at the junction of Frognal Lane and the A2 is severely constrained, so the land owner has indicated provision of a sweeping new access road cutting across the field immediately adjoining this site. If the development of this site was considered in association with Frognal Lane, then the site would represent an acceptable infill.

Without the prospect of the Frognal Lane site being developed, and bearing in mind relatively poor frequency in bus services and remoteness of the railway station, this site is less well located than its larger neighbour SW/070. However, if it is assumed that the wider Frognal Lane site is accepted as part of the SHLAA supply, there would be no sound reason to exclude this site.

Step 3 – availability **Should site progress to Step 4?** Yes

The site is in single ownership. Development would be partially dependent on a satisfactory working agreement being reached with the owner of the land at Frognal Lane.

Step 4 – achievability **Should site progress to Step 5?** Yes

Market/viability advice is assumed to be identical to other sites at Teynham (SW/071 and SW/144). This would place the site in the 11-15 year period. General market advice is that values in the area should improve from 2015.

The Council considers that development at Teynham is likely to be attractive to a regional or local developer, subject to improved market conditions. While not in a highly desirable location on the A2, its convenience to services and transport networks is likely to make it attractive to purchasers.

Step 5 – over all achievability **Deliverable** 0-5 years

This is a suitable and available site and will be reasonably attractive to developers and purchasers. Delivery of this site should ideally proceed with development of the wider Frognal Lane site. Subject to the site falling within a wider development area identified by the Local Plan, it is assumed that development would within the 0-5 year period.

0-5 years	12-13		6-10 years	17-18		11-15 years	22-23		16-19 years	27-28		20-29 years	31-36		Not currently developable
	13-14			18-19			23-24			28-29			36-42		
Yield **13**	14-15		Yield	19-20		Yield	24-25		Yield	29-30		Yield			Yield
	15-16	13		20-21			25-26			30-31					
	16-17			21-22			26-27								

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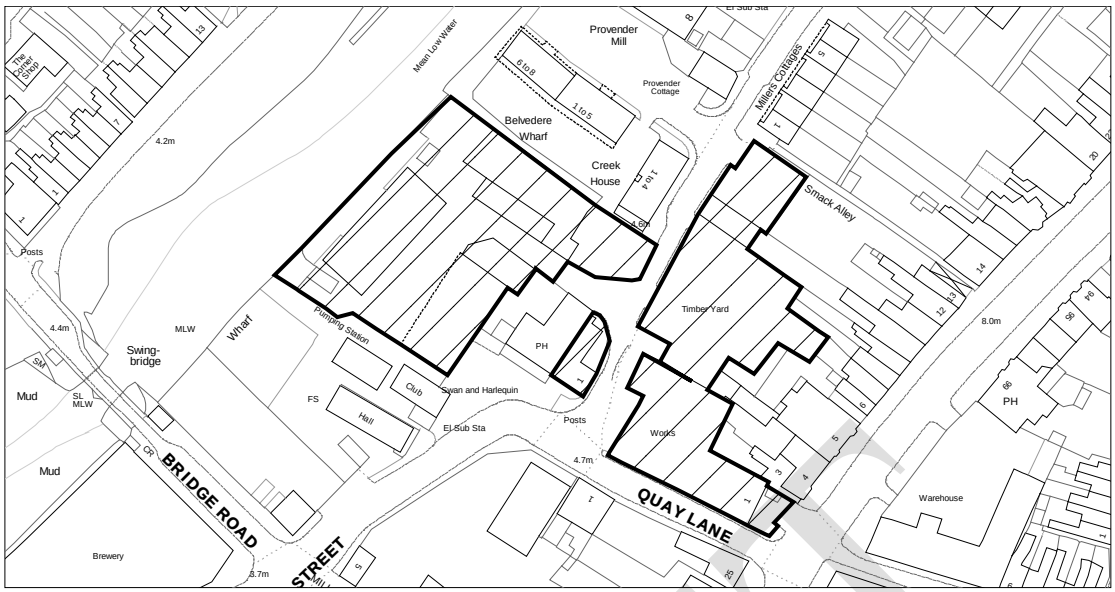

SHLAA refs	SW/424, SW/425, SW/426, SW/427 & SW/428
Site address	Swan Quay, Belvedere Road/Quay Lame/Abbey Street Faversham
Site area (ha)	SW/424 0.26ha SW/425 0.01ha SW/426 0.07ha SW/427 0.09ha SW/428 0.03ha TOTAL 0.479ha
Land owners yield (where appropriate)	-
Density multiplier yield	23
Final SHLAA yield	**20 (mixed use)**

Site description

Land at the former Frank & Whittome joinery works was originally submitted to the 2008-2009 SHLAA as two sites, divided by Belvedere Road. SW/227 occupied land between Belvedere Road and the Creekside and SW/202 land was bounded by Abbey Street, Quay Lane and Belvedere Road.

These sites have now been re-submitted as five individual parcels of land. All five parcels are being reported as one, because the resultant fragmentation would in theory discount the two smaller sites from consideration through the SHLAA process.

Sites SW/424 and SW/425 were originally submitted to the 2008-2009 SHLAA as combined site SW/227. SW/424 comprises the Creekside section of the former Frank and Whittome joinery works. It adjoins the listed buildings at 1 Belvedere Road and the Swan and Harlequin PH. The blue clad Chandlery within the site is also Grade II listed.

No.1 Belvedere Road (SW/425) lies at the junction of Belvedere Road and Quay Lane in the heart of Faversham. It comprises a brick built Grade II listed building. Strictly speaking this site falls below the site size threshold stipulated in the SHLAA methodology, however,

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it should be assessed in combination with other sites in the locality which are being promoted by the same landowner.

These two sites are geographically linked with a parcel of land on the Abbey Street side of the road submitted as SW/202 (this site has now been spilt in to three – SW/426, SW/427 and SW/428). Site SW/426 comprises brick built premises with boundaries to Quay Lane and Belvedere Road and is currently occupied by Creek Creative. This site comprises the Abbey Street section of the former Frank and Whittome joinery works.

Site SW/427 fronts Belvedere Road and lies to the rear of the residential properties fronting Abbey Street, and SW/428 lies alongside, with a boundary to Smack Alley.

Step 1 – policy constraints **Should site progress to Step 2?** Yes

There are no policy constraints in terms of ancient woodland, AONB or local wildlife designations. The Employment Land Review provides commentary on these sites, concluding that there may be opportunities for small scale office accommodation or workshop/studio space (to perhaps include creative/cultural industries), and are unlikely to be suitable for larger scale employment uses because of access issues (constrained town centre roads and a difficult junction at Abbey Street/Quay Lane) and proximity to residential areas.

The site is in single ownership. While the Council would usually seek to retain such employment facilities, it is noted that marketing of the former joinery buildings has not enjoyed much success, although short term lets have been secured. It is likely that some residential development is necessary to ensure the viability of any employment opportunities on the sites. It is on this basis that the sites are assessed.

The site promoter has indicated that 45-50 dwellings could be provided on site. As yield will be determined by the emerging Neighbourhood Plan, this has not been amended.

Step 2 – suitability **Should site progress to Step 3?** Yes

These sites occupy a position a very short distance from Faversham town centre. As such it is ideally located in terms of accessing public transport. It is a very short walk to Tesco/Morrisons. St Mary of Charity primary school and the GP surgery at Bank Street are within the prescribed 800m.

The Creekside section of the land holding at Swan Quay lies within the functional floodplain, while the land rear of Abbey Street occupies a more elevated position outside the floodplain. Agreement has been reached with the EA with regard to providing an addendum to the Swale Strategic Flood Risk Assessment. This means that instead of most of the regeneration sites on the Creekside being undeliverable, by virtue of falling within zone 3b, that a new approach has been devised. This addendum applies only to Faversham Creekside (which has a relatively confined floodplain). It allows safe access and egress to most sites whilst achieving the Local Planning Authority's longstanding aim for regeneration in the area. Given the previously developed nature of these areas, and the prevailing convention to remove built-up areas from functional floodplain, a special designation is given to those previously developed areas which are located within the 1:20 year flood risk zone – Flood Zone 3a(i). This means that there is an acknowledgement of the high flood risk in these areas, without applying the strict policy restrictions associated with functional floodplain (Flood Zone 3b). Accordingly the flood risk is not considered to be an impediment to the regeneration of the Creekside.

There are matters which affect the overall yield that can be achieved. This includes the flooding question above, the need to respect the scale and vernacular of Creekside buildings, addressing vista issues from Abbey Street, provision of a Creekside path; and respecting the setting of the Chandlery. These together with the fact that development would also involve the conversion of existing buildings, may place downward pressure on what can acceptably be achieved from the density multiplier yield.

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Emerging work on the Neighbourhood Plan considers that 20 x 2 bed flats could be accommodated, together with 560 sqm of employment. The agent advises that capacity can be increased to 45-50 units – this will be a matter for the Neighbourhood Plan to resolve.

Step 3 – availability **Should site progress to Step 4?** Yes

The site has a single owner who is keen to progress development of the site. The site is available to the market.

In a previous SHLAA, the site was rejected on the grounds that there had been insufficient progress on the proposed Neighbourhood Plan to be able to determine whether a contribution from the site for residential purposes could be made. Although the Council has yet to published its preferred option for the Creek area, work undertaken for the Council by consultant Tony Fullwood is a likely way forward for the area that would potentially allow some residential development to take place. Without prejudice to the Neighbourhood Plan, the Council believes that all sites at Faversham Creek within the Plan area should be taken further forward in the SHLAA process as 'available'.

Step 4 – achievability **Should site progress to Step 5?** Yes

Detailed viability work will be undertaken as part of the Neighbourhood Plan, however, for purposes of the SHLAA conclusions in respect of other sites at Faversham show the area to be performing stronger than other areas of the Borough and as such it is assumed that the site would be viable now. However, the degree to which this can be achieved with an element of commercial development to achieve a more vibrant mixed use area, has yet to be tested as part of the Plan.

Step 5 – overall achievability **Deliverability** 0-5 years

In view of the aspirations for a Neighbourhood Plan advocating employment-led regeneration, and work undertaken so far, it is assumed that these sites are both suitable and available to achieve a mixed use development including residential. The final yield is estimated, but is likely to be subject to further examination, alongside viability testing as part of the Neighbourhood Plan process.

This is an extremely attractive proposition for both developers and potential purchasers and is assumed therefore to be an early site coming forward once a stronger market returns to Faversham post 2011, although given the need to prepare the Neighbourhood Plan for the area, a later commencement is assumed. Development may be pursued by a local or regional builder and is likely to be completed over two years.

0-5 years	12-13		6-10 years	17-18		11-15 years	22-23		16-19 years	27-28		20-29 years	31-36		Not currently developable
	13-14			18-19			23-24			28-29			36-42		
Yield **20**	14-15	10	Yield	19-20		Yield	24-25		Yield	29-30		Yield			Yield
	15-16	10		20-21			25-26			30-31					
	16-17			21-22			26-27								

SHLAA ref	SW/442
Site address	Watermark, Staplehurst Road, Sittingbourne
Site area (ha)	6.6ha
Landowner yield	-
Density multiplier yield	185
Final SHLAA yield	**219**

Site description

This site at Velum Drive, lies adjacent to the recently built two storey office complex known as Watermark. The existing units are part occupied. The site lies between elevated sections of the A249, the railway and development at The Meads. It is primarily flat (although it rises up to the railway). The site is vacant and overgrown, with the appearance of a traditional meadow. The site is crossed by a public footpath, which links Staplehurst Road and the Grove Park estate, via an underpass.

Step 1 – policy constraints **Should site progress to Step 2?** Yes

This site has no policy constraints (Ancient Woodland, AONB or designated wildlife sites).

The Employment Land Review notes that Watermark is a high quality prestige development, with good strategic road access offering a good quality employment site. It notes, however, that its role as an office park is in question by virtue of the limited take up/attractiveness to occupiers and the option for considering a wider range of B classes uses in the future is mooted.

Step 2 – suitability **Should site progress to step 3?** Yes

This site is located 395m from the Co-Operative (via the underpass) at the Grove Park shopping centre at the junction of Woollett Road and Gadby Road and 478m from the convenience store on The Meads. The Grove Park primary school is a 670m walk (via the underpass) and over a 1km walk from the Bobbing village school, which requires negotiating the roundabout on the A249. A bus service runs through The Meads (route 343/348 and 334/351) which offers a twice hourly service into Sittingbourne (and

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Maidstone beyond). The site is over 800m from a GP surgery, although there may be future provision for such a facility on The Meads.

Road and rail traffic noise will be a key consideration and mitigation (buffer zones) will reduce the availability of land for development. Some highway concerns remain with regard to wider impacts upon junction 5 of the M2 with the A249, however, a scheme of improvement has now been agreed with the Highways Agency.

Step 3 – availability **Should site progress to step 4?** Yes

The site is currently being marketed and is subject to a planning application for 291 dwellings (SW/11/0637) and is therefore considered to be available for development.

Step 4 – achievability **Should site progress to step 5?** Yes

Market/viability advice given to the Council indicates that similar sites in Sittingbourne are not viable in current market conditions and would require an increase in values of about 28% before becoming deliverable. As such, it is considered that this site could be deliverable from 2021. Considering the scale of the site it is likely to be attractive to a national developer which would provide an annual completion rate in the region of 45 dwellings.

Step 5 – over all achievability **Deliverable** 6 - 20 years

This appears to be a sustainable location for residential development, although accessibility to services requires crossing a major road (with toucan crossing), or accessing the Grove Park access via the railway underpass. Visually, a development in this location would complete a gap in the residential edge of this part of Sittingbourne, and, with the existence of high quality employment uses would result in a good mixed use development.

0-5 years	12-13		6-10 years	17-18	45	11-15 years	22-23		16-19 years	27-28		20-29 years	31-36		Not currently developable
	13-14			18-19	45		23-24			28-29			36-42		
Yield **120**	14-15	30	Yield **99**	19-20	9	Yield	24-25		Yield	29-30		Yield			Yield
	15-16	45		20-21			25-26			30-31					
	16-17	45		21-22			26-27								

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SHLAA ref	SW/996
Site address	Land adjoining Grovehurst Surgery, Grovehurst Road, Sittingbourne
Site area (ha)	0.5ha
Land owners yield	-
Density multiplier yield	16
Final SHLAA yield	**16**
Site description This site lies between the Grovehurst Surgery and the large SHLAA submission reported at SW/040.	
Step 1 – policy constraints **Should site progress to Step 2?** Yes This site has no policy constraints (Ancient Woodland, AONB or designated wildlife sites).	
Step 2 – suitability **Should site progress to Step 3?** Yes This site is well located to public transport options, notably Kemsley Station. The nearest GP surgery is also on the doorstep. The Kemsley Village Store is over the recommended distance at 900m, as is Kemsley Primary School. The site's minor deficiencies in terms of access to a local shop and primary school would be addressed by local service provision in association with the development on the adjoining site.	
Step 3 – availability **Should site progress to Step 4?** Yes The site has a willing landowner and is therefore considered to be available for development.	
Step 4 – achievability **Should site progress to Step 5?** Yes Market/viability advice given to the Council in respect of SW/040 suggests that this site	

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would not be viable in current market conditions and would require an increase in values of about 28% before becoming deliverable in the 11-15 year period.

The Council considers this to be a strong and proven location for housing development; it being accessible to local services and transport connections.

Step 5 – over all achievability **Deliverability** 0-5 years

The site occupies an attractive location to the north west of Sittingbourne in close proximity to the Kemsley Railway station and strategic road network. It offers an opportunity for development in association with the large parcel of land north of Quinton Road.

0-5 years	12-13		6-10 years	17-18		11-15 years	22-23		16-19 years	27-28		20-29 years	31-36		Not currently developable
	13-14			18-19			23-24			28-29			36-42		
Yield **16**	14-15		Yield	19-20		Yield	24-25		Yield	29-30		Yield			Yield
	15-16			20-21			25-26			30-31					
	16-17	16		21-22			26-27								

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SHLAA ref	SW/443
Site address	Barrow Green Farm, Barrow Green, Teynham
Site area (ha)	0.8ha
Land owners yield (where appropriate)	-
Density multiplier yield	25
Final SHLAA yield	**25**

Site description

This site is located on the eastern fringes of Teynham, off the Lower Road. A footpath runs to the side of the site, which is farmed as an arable field. The site comprises former farm buildings and arable land. SHLAA submission SW/373 (reported at appendix 2) adjoins the site.

Step 1 – policy constraints **Should site progress to Step 2?** Yes

This site has no policy constraints (Ancient Woodland, AONB or designated wildlife sites).

Step 2 – suitability **Should site progress to Step 3?** Yes

Barrow Farm is 444m from the Verni mini-market, opposite the railway station (with its hourly services in each direction). The Teynham medical centre and primary school are 968m and 931m away, respectively. Bus services run along the A2 between Faversham and Sittingbourne, with local services between Conyer and Lynsted.

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This site lies at the edge of Teynham and is seemingly reasonably well located in terms of access to services. However, access to the site is likely to problematic, bearing in mind the winding nature of the Lower Road and the incline of the existing access point. The Local Plan Inspector also noted that there would be unacceptable harm on the local landscape and would represent an intrusive expansion of the village into its surrounding countryside. For these reasons, it is considered that this site should not be progressed further.

Step 3 – availability **Should site progress to Step 4?** Yes

This site has a willing landowner and is available for development.

Step 4 – achievability **Should site progress to Step 5?** Yes

This site is considered to be a good location for housing development; it being accessible to local services and transport connections.

Step 5 – overall achievability **Deliverability** 0-5 years

This is in an edge of village location close to a reasonable range of services and transport options. Delivery of this site is dependent on the recovery of the housing market in this area from 2015 and progression of the Local Plan (assumed 2013).

0-5 years	12-13		6-10 years	17-18		11-15 years	22-23		16-19 years	27-28		20-29 years	31-36		Not currently developable
	13-14			18-19			23-24			28-29			36-42		
Yield	14-15		Yield	19-20		Yield	24-25		Yield	29-30		Yield			Yield
	15-16	12		20-21			25-26			30-31					
	16-17	13		21-22			26-27								

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