

APPENDIX A

SBC – STATEMENT OF HOUSING LAND SUPPLY 2015/16 NOVEMBER 2016 (SBC/PS/113)

DETAILED EXAMINATION OF SBC 5 YEAR HOUSING LAND SUPPLY FIGURES (PHASING) KEY DEVELOPMENT SITES – FAVERSHAM

1. Preston Fields, Ashford Road, Faversham

Site	Preston Fields	Comments
LPA Ref	SW/233	
Status	Proposed Housing Allocation	
Policy	New AX4	
Main Mods	156 - 157	
Site Area	14ha	
No. of dwellings	217	
5 year supply	2019/20 – 35 2020/21 – 35 Total = 70	
Outline Planning Permission	No	
S106 Agreement	No	

Forecast Planning / Development timescales		
1. Submission of Outline Planning Application	Forecast December 2016	SBC to double confirm – Possible slippage (NB: Check need for EIA)
2. Validation	January 2017	
3. Determination period / resolution to grant	8 to 10 months Say – Oct 2017	Protracted- Potential unresolved highway considerations include the possible need to include within the site a direct road link from the A2 to the A251 access to bypass the A2/A251 junction, plus the possible need to purchase additional land at A251 access. Transport Assessment to confirm need for other off site road works / joint impact with Perry Court Farm development
4. S106 Agreement	3 to 6 months Say – February 2018	Post submission of heads of terms as part of determination period, the ongoing preparation / signing of a S106 Agreement will be a protracted process given the contributions required to off site road works and the large area of on site open space (implementation works; commuted sums; possible adoption by SBC)
5. Marketing / Site Disposal (exchange/ completion)	8 to 10 months Say – November 2018	As part of the due diligence process a house builder would wish to enter into an initial dialogue with SBC regarding housing layout (mix; unit size; affordable provision); seek confirmation on utilities (particularly foul and surface water drainage connections); undertake ground surveys; obtain Letters of Reliance in respect of sub consultancy inputs etc.
6. Reserved Matters Application / approval	10 to 12 months Say – October 2019	Obtain approval from SBC for a detailed housing scheme; discharging pre-commencement conditions
7. On site works / construction	6 to 10 months Say – June 2020	Site levelling; spine / estate roads; open space provision / swales / strategic landscaping before construction of new housing / occupation. Other issues which could delay completions / occupation include timing of off site road works / market viability issues associated with the phased release of housing on Perry Court Farm

8. Completions	July 2021 onwards	
Risk of Slippage	High	
Effect on 5 year supply	2019/20 – 0 2020/21 - 35	
Net Reduction	35	

2. Perry Court Farm, Ashford Road (A251), Faversham

Site	Perry Court Farm	Comments
LPA Ref	SW/413	
Status	Mixed Use Allocation	Including 18,525 sq m of new B1a, B1b and B1c employment uses
Policy	New MUX 2	
Main Mods	218 - 219	
Site Area	33.1ha	
No. of dwellings	370	(Including 85 care home units)
5 year supply	2018/19 – 85 2019/20 – 50 2020/21 – 75 Total = 210	
Outline Planning Permission	Resolution to grant (15/504264/OUT)	
S106 Agreement	No	SBC/PS/113 refers to S106 by end of 2016. SBC to double confirm – Possible slippage
Forecast Planning / Development timescales		
1. Marketing / disposal (exchange / completion)	12 – 18 months Say March 2018	A complex large site disposal possibly comprising several house-builders and developers necessitating a joint legal agreement to deal with the forward funding / timing of works (on and off site) and the phasing of new building etc

2. Reserved Matters Application / Approval	12 – 18 months Say June 2019	Preparation of a detailed master plan / infrastructure works / phased release of housing and employment components. Separate parallel detailed applications for development phases by individual developers
3. On site works / construction	6 – 8 months Say January 2020	Spine / estate road; open space provision; strategic landscaping. Other factors which could delay completions / occupations could include off site road works / Junction 7 M2 improvements
4. Completions	February 2020 onwards	
Risk of slippage	High	
Effect on 5 year land supply	2018/19 – 0 2019/20 – 85 2020/21 - 50	
Net reduction	75units	(NB: SBC/PS/113 states that delivery of site by 2018/19 will be ‘challenging’)

3. The Oare Gravel Works, Oare Road, Faversham

Site	Oare Gravel Works	Comment
LPA Ref	SW/997	
Status	Mixed Use Allocation	Including 1,500 sq m of commercial floorspace (office & industrial); visitor / education centre
Policy	MU 4	
Main Mods	201 - 206	
Site Area	67ha	
No. of dwellings	330	
5 year supply	2018/19 – 12 2019/20 – 50 2020/21 – 50 Total = 112	
Outline Planning Permission	Resolution to grant (SW/14/0257)	
S106 Agreement	No	SBC/PS/113 refers to S106 and sale to developer in early 2017. SBC to double confirm – Possible slippage
Forecast Planning / Development timescale		
1. Marketing / disposal (exchange /	6 - 12 months + Say end 2017	Unless there is marketing evidence to the contrary, anticipate that the marketing / disposal of the site will take a further 6 to 12 months, post ratification of S106 Agreement. Legal process is likely to become protracted if disposal to several house builders / commercial operators is

completion)		involved / need for a joint landowners agreement
2. Reserved Matters Application / Approval	12 – 18 month Say March 2019	A highly complex, highly sensitive site adjoining SPS / SSS1 involving the preparation / prior approval of a detailed master plan / technical planning brief / possible HRA (ecological led strategy). Other issues include flood plain; restoration of historic buildings; contamination; poor access via rural roads.
3. On site works / construction	6 to 12 months Say end 2020	A highly complex site involving possible pre-commencement works relating to nature conservation measures; flood defence; restoration of historic buildings / provision of visitor centre; off site road improvements. High end upfront development costs could have an impact on issues of commercial viability / timing of new house building
4. Completions	January 2021 onwards	
Risk of slippage	High	
Effect on 5 year land supply	2018/19 – 0 2019/20 – 0 2020/21 – 12+	
Net reduction	100 units	The net reduction could be less if the 2020/21 provision was increased to 50 dwellings

4. Land at Lady Dane Farm, East of Love Lane, Faversham

Site	East of Love Lane	Comments
LPA Ref	SW/14/0045	
Status	Extant Outline PP	Existing Mixed Use P.P is for 196 residential dwellings; up to 5,385 sq m commercial units; 2,000 sq m office (innovation centre); a hotel (approx. 70 bed); pub / restaurant; health centre etc
Policy	MU 5	
Main Mods	207 - 215	Revised allocation is for 260 houses; 20,000 sq m of 'B' uses with emphasis on B1a office park environment (NB: Includes proposed Phase 2 allocation – SW/096)
Site Area	27ha	
No. of dwellings	260	
5 year land supply	2019/20 – 40 2020/21 – 40 Total = 80	
Outline Planning Permission	Yes	Granted February 2015
S106 Agreement	Yes	Signed May 2016
Forecast Planning / Development timescale		
1. Marketing / disposal (exchange / completion)	Further 6 to 12 months Say June 2017	SBC/PS/113 states that a developer was confirmed in November 2016. SBC needs to provide background information to substantiate statement ie One or several developers; need for a Joint Agreement; timescales etc?

2. Reserved Matters Application / Approval	12 to 18 months Say September 2018	A large, complex site involving the preparation of a master plan / technical planning brief / separate HRA. Other issues include impact on adjoining Local Wildlife Site / Conservation Area; off site road works (Brenley Corner; Junction of Love Lane & A2); future need for an alternative access from southern end of site to A2 (Potential landownership issues); and the timing of development (Inter-relationship between proposed housing and employment development)
3. On site works / Construction	6 to 12 months Say June 2019	Potential high development costs, coupled with a policy requirement to link residential development with provision of employment floor space could affect the scheme's commercial viability / start date.
4. Completions	July 2019 onwards	
Risk of Slippage	Low to Medium	
Effect on 5 year housing land supply	2019/20 – 40 2020/21 – 40 Total = 80 Keep under review	There remains a risk that the development process could become further protracted (legals; unforeseen planning obstacles; viability issues) resulting in the site failing to deliver any housing with 2019/20+
Net reduction	0	

5. Western Link (Ospringe Brickworks, Sumpter Way), Faversham

Site	Western Link	Comments
LPA Ref	SW/14/502729	
Status	Extant Outline PP	
Policy	A7	
Main Mods	149 - 153	
Site Area	8.3ha	
No. of dwellings	250	
5 year land supply	2019/20 – 40 2020/21 – 40 Total = 80	
Outline Planning Permission	Yes	Granted December 2015
S106 Agreement	No	
Forecast Planning / Development timescale		
1. Marketing / disposal (exchange / completion)	Completed?	SBC to confirm whether site has been sold to a house-builder(s)
2. Reserved Matters Application / Approval	6 months Say May 2017	SBC/PS/113 refers to a 'Reserved Matters Application being 'imminent'. SBC to double confirm

3. On site works / construction	12 to 18 months December 2018	Contaminated land / clearance issues could result in protracted on site works prior of development. Extra-ordinary development costs could impact on the scheme's viability / delay start date
4. Completions	Say January 2019 onwards	
Risk of Slippage	Medium to High	
Effect on 5 year land supply	2019/20 – 20 2020/21 – 40 Total = 60	Potential for only part of the 2019/20 allocation to be built out by end March 2020
Net reduction	20	

6. Land north of Graveney Road, Faversham

Site	North of Graveney Road	Comments
LPA Ref	SW/334	
Status	Proposed Housing Allocation	
Policy	New AX3	
Main Mods	154-155	
Site Area	4ha	
No. of dwellings	90	
5 year supply	2019/20 – 40 2020/21 – 50 Total = 90	
Outline Planning Permission	No	
S106 Agreement	No	
Forecast Planning / Development timescale		
1. Submission of Outline Planning Application	4 to 5 months Say May 2017	SBC/PS/113 confirms that pre-application activity has already taken place. SBC to confirm whether there has been a Public Consultation exercise
2. Planning Validation	1 month June 2017	

3. Determination Period / resolution to grant	3 to 4 months Say October 2017	
4. S106 Agreement	6 months April 2018	
5. Marketing / disposal of site (exchange / completion)	6 months October 2018	
6. Reserved Matters Application / discharge of pre-commencement conditions	8 – 10 months Say June 2019	
7. On site works / construction	6 months December 2019	
8. Completions	January 2020 onwards	
Risk of Slippage	Medium to High	
Effect on 5 year land supply	2019/20 - 20 2020/21 - 50 Total = 70	Potential for only part of the 2019/20 allocation to be built out by end March 2020
Net reduction	20	

7. Weston Works, Brent Hill, Faversham

Site	Weston Works, Brent Hill	Comments
LPA Ref	SW/034	
Status	Promoted via SHLAA & Neighbourhood Plan	
Policy	N/A	
Main Mods	N/A	
Site Area	1.1ha	
No. of dwellings	35	
5 year supply	2019/20 – 10 2020/21 - 30 Total = 40	
Outline Planning Permission	No	
S106 Agreement	No	
Forecast Planning / Development timescale		
1. Submission of Outline Planning Application	Say 3 to 6 months Say May 2017	SBC/PS/113 states that Pre-Application activity has taken place and that a planning application is expected early 2017. SBC also state that this is a sensitive site demanding considerable urban design input to achieve a high quality development. Therefore potential for slippage.

2. Validation	1 month May 2017	
3. Determination	3 months July 2017	
4. S106 Agreement	4 to 6 months December 2017	
5. Marketing / disposal (exchange / completion)	6 – 9 months Say August 2018	Subject to relocation / rationalisation of existing employment uses
6. Reserved Matters Application / Approval	8 – 12 months Say June 2019	
7. On site works / construction	6 months December 2019	
8. Completions	January 2020 onwards	
Risk of slippage	Low	
Effect on 5 year land supply	2019/20 – 10 2020/21 – 30 Total = 40	Subject to relocation / rationalisation of existing employment uses
Net reduction	0	

8. Brogdale Road, Faversham

Site	Brogdale Road	Comment
LPA Ref	SW/13/1567	
Status	Extant Outline Planning Permission	Application submitted – December 2013 Refused – September 2014 Allowed on Appeal – May 2015 Marketing / disposal – December 2015 Reserved Matters Application Submitted – August 2016
Policy	A14	Smaller allocations as extensions to settlements
Main Mods	167	
Site Area	3.6ha	
No. of dwellings	66	
5 year supply	2019/20 – 40 2020/21 – 23 Total = 63	
Outline Planning Permission	Yes	
S106 Agreement	Yes	
Forecast Planning / Development timescales		
1. Reserved Matters Application / Approval	Decision pending Say March 2017	SBC/PS/113 refers to outstanding matter relating to the discharging of one of the planning conditions. SBC to confirm

2. On site works / construction	6 months September 2017	
3. Completions	October 2017 onwards	
Risk of slippage	Low	
Effect on 5 year land supply	2019/20 – 40 2020/21 – 23 Total = 63	Based on current forecast planning / development timescales, it would appear that development could potentially start on site in 2017/18
Net reduction	0	

SM/1
JANUARY 2016