

APPENDIX B

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

EXAMINATION OF 5 YEAR HOUSING LAND SUPPLY FIGURES

THAMES GATEWAY / REST OF SWALE (EXCLUDING FAVERSHAM) (KEY STRATEGIC SITES – CIRCA 100 UNITS +)

Site	LPA Ref / Status	Ha	No. of Units	5 Year Supply	Constraints on timescale	Risk of Slippage	Net Reduction
A. Thames Gateway							
Sittingbourne							
1. NW Sittingbourne (North of Quinton Road)	SW/040/3 Policy MU1 Proposed Housing Allocation Main Mods – 168 to 183	75	1,380	2020/21 - 100	<ul style="list-style-type: none"> Two developers involved in preparing a 1 full + 1 hybrid planning application – forecast submission, April 2017; Several land ownerships involved / need to secure main access points; Parallel requirement for preparation / adoption of Joint Master Plan / Technical Planning Brief; KCC supports need for new junction between Groveshurst Road and A249 before main development can proceed / Other A249 improvements 	High	100

2. SW Sittingbourne	SW/703 Policy MUX 1 Proposed Mixed Use Allocation Main Mods – 191 to 192	33.7	564	2020/21 - 60	<ul style="list-style-type: none"> • Outline Planning Application expected early 2017 (plus non adopted Master Plan); • Several land ownerships involved / need to determine primary vehicular access into site; • Potential highway constraints / traffic assessment needed as to level of development that can come forward ahead of the J5 M2 / A249 improvements; other potential A249 junction improvements (between Key Street, Wises Lane; and Grovehurst interchange) ; localised road improvements; • Heritage / full Archaeological Assessment; • Potential contamination from methane gas migration from former waste tip to south 	High	60
3. Crown Quay Lane	SW/337 Proposed Housing Allocation Policy A9 Main Mods –	18.2	650	2020/21 - 50	<ul style="list-style-type: none"> • Full Planning Application expected by end of 2016 (plus non adopted master plan / planning brief); • Several landowners / occupied sites / possible need to use CPO powers; • Northern & eastern parts of site at risk of flooding; • Potential contamination arising from historic 	High	50

	134 to 136				industrial activities;		
					<ul style="list-style-type: none"> Potential commercial viability issues 		
4. Cockleshell Walk	SW/348 Resolution to Grant		150	2019/20 – 40 2020/21 – 50 Total = 90	<ul style="list-style-type: none"> Resolution to grant outline planning permission with S106 imminent 	Low	0
5. Milton Pipes	SW/111 Full PP Policy A10 Main Mods – 137 to 140	4	240	2018/19 – 10 2019/20 – 40 2020/21 – 40 Total = 90	<ul style="list-style-type: none"> Full Planning Permission granted 	Low	0
6. Stones Farm	SW/330 Resolution to Grant Policy A8 Main Mods – 129 to 133		600	2019/20 – 65 2020/21 – 65 Total = 100	<ul style="list-style-type: none"> Hybrid Planning Application with legal agreement at advanced stage. Site to be sold to developer in 2017. Reserved Matters to be approved by end 2018; Possible high delivery rate; Possible need for second developer 	Medium to High	30
7. Bell Centre, Bell Road	SW/343 Proposed Housing	18	120	2019/20 – 60 2020/21 – 60 Total = 120	<ul style="list-style-type: none"> Full Planning Application submitted 	Low	0

	Allocation						
Queensborough							
8. West of Rushenden Road, Rushenden	SW/335		480	2019/20 – 50 2020/21 – 75 Total = 125	<ul style="list-style-type: none"> • Full Planning Application (Phase 1) submitted / determination early 2017; • SBC/PS/113 states that the viability of the proposed development is ‘marginal’ ‘challenging’. Whilst noted that preparatory work has been done by HCA (site conditions / up front infrastructure) there remains a real risk that the site will not come forward post 2019/20 unless market values increase 	High	75
Minster / Halfway							
9. Barton Hill Drive	SW/194 Proposed Housing Allocation Policy AX1 Main Mods – 145 to 146	25	620	2020/21 - 50	<ul style="list-style-type: none"> • Outline Planning Application expected 2016/17; No developer; • SBC/PS/113 states that viability is ‘marginal’; • Landowners involved transport bids for A2500 Lower Road improvements 	Low to Medium (Keep under review)	0
10. Plover Road	SW/325 Proposed Housing	3	97	2019/20 – 50 2020/21 – 47 Total = 97	<ul style="list-style-type: none"> • Reserved Matters application by end of 2016/17 subject to site sold to developer 	Low to Medium (Keep	0

	Allocation Policy A11 Main Mods – 141 to 144					under review)	
11. Thistle Hill (Harps Farm)	SW/326 Extant PP / Development Brief Policy A7 Main Mods – 125 to 128		431	2018/19 – 10 2019/20 – 50 2020/21 – 50 Total = 110	<ul style="list-style-type: none"> Outline planning application is currently subject to S016 negotiations; developer likely to progress reserved matters application during 2017 	Low	0
B. Rest of Swale*							
12. Land off High Street, Newington	SW/407 Proposed Housing Allocation Policy AX6 Main Mods – 160 to 161	7.3	115	2019/20 – 60 2020/21 – 55 Total = 115	<ul style="list-style-type: none"> Hybrid planning application decision before end of 2016. Site in hands of a developer Off site junction improvements (Junction with High Street; A2 / Church Lane; A249 Key Street roundabout; Heritage / Archaeological Assessment; High delivery rate / potential slippage in 	Medium to High	55

					2019/20		
13. North of Iwade Village	SW/117 Proposed Housing Allocation Policy AX5 Main Mods – 158 to 159	4.4	62	2019/20 – 38 2020/21 – 24 Total = 62	<ul style="list-style-type: none"> • Land Agent confirms outline planning application early 2017; • Needs to dovetail with preparation of Non adopted Master plan / development brief for Iwade (total of 572 dwellings); • Possible timing issues associated with A249 Grovehurst Interchange road improvements / agreement needs to be reached with Highway Agency; • Flood Risk Assessment. 	High	24
14. South of Iwade Village	SW/123 Proposed Housing Allocation Policy AX5 Main Mods – 158 to 159	2.7	70	2019/20 – 20 2020/21 – 50 Total = 70	<ul style="list-style-type: none"> • Needs to dovetail with preparation of Master plan / development brief for Iwade – a total of 572 dwellings; • Possible timing issues associated with A249 Grovehurst Interchange road improvements; • Flood Risk Assessment 	High	50

15. Land at Frognal Lane, Teynham	SW/071 Mixed Use Allocation Policy MU 3 Main Mods – 193 to 200	30.7	107	2019/20 – 50 2020/21 – 50 Total = 100	<ul style="list-style-type: none"> • Outline Planning Application submitted November 2016 (includes 26,640 sq m of ‘B’ use class employment); • Major new road access from A2 / high up front development costs 	Medium to High	50
TOTAL NET REDUCTION							494

* Housing land supply for Faversham - Appendix A

SM/1
JANUARY 2016