

Faversham Neighbourhood Plan
Housing Growth
January 2022

1. Introduction

This report forms part of the background evidence to the Faversham Neighbourhood Plan. This has been prepared with the support of officers at Swale Borough Council, providing current data to inform the housing growth strategy in the neighbourhood plan.

2. Housing Growth

2.1 National Planning Policy, July 2021

The National Planning Policy Framework (NPPF) 2021 (paragraphs 66 and 67) requires Local Authorities to provide neighbourhood plan groups upon request with a definitive or indicative number of new homes to plan for over the Neighbourhood Plan period.

2.2 Swale Borough Council

The Planning Policy Team at Swale Borough Council continue to support Faversham Neighbourhood Plan. When Faversham Town Council requested a housing growth figure for the neighbourhood area officers indicated the level of growth required would be 200 new homes in the Neighbourhood Plan period.

This would be in addition to any growth planned positively for in the Faversham Creek Neighbourhood Plan through site allocations or any strategic allocations in the emerging Local Plan.

2.3 Faversham Creek Neighbourhood Plan

Swale Borough Council have 12 site allocations recorded from the Faversham Creek Neighbourhood Plan. A full list of these can be found in appendix A. This provided an indicative housing figure of 94 new homes in the neighbourhood plan period. Based upon calculation in January 2022, Swale Borough Council demonstrated that 75 had been delivered or granted permission.

This shows a difference of 19 new homes to be included in any housing growth strategy of the Faversham Neighbourhood Plan.

2.4 Housing Target

Swale Borough Council have calculated the remaining number to be delivered from the site allocations in the Faversham Creek Neighbourhood Plan. 19 Additional new homes were identified to be carried forward. Together with the Faversham Neighbourhood Plan figure set by Swale Borough Council of 200 this indicates that sites for a total of 219 new homes are required in the neighbourhood plan period.

This figure will be in addition to any strategic allocations made in the emerging Local Plan.

3. Next Steps

Informed by the calculations shown in the previous section, the emerging Faversham Neighbourhood Plan has a clear growth strategy and rationale relating to the number of new homes required in the neighbourhood plan period.

The next steps are:

- Based on the growth figure, identify housing sites that are available, achievable and deliverable in the neighbourhood plan period;
- Apply the calculation of 45 dwellings per hectare (dph) when considering the capacity of any future site as advised by Swale Borough Council. It should be made clear that this does not consider any other aspect of the site capacity, constraints, design etc; and
- Use this supporting paper in any consultation on site selection and process as a background evidence document.

Appendix A: Analysis of Faversham Creek Neighbourhood Plan Site Allocations

The table below has been produced by Swale Borough Council to demonstrate the position of each of the site allocated in the Faversham Creek Neighbourhood Plan. This shows where they have been delivered, have an extant permission, have no relevant planning history or are no longer available.

Faversham Creek Neighbourhood Plan site allocations - planning status as at January 2022 (residential only)						
Site Allocation	Site Name	Allocated for	Suggested capacity	Planning Permission	Permissioned dwellings	Status
1	The Purifer	Employment and education	N/A	18/506468/FULL	N/A	Complete
2	Ordnance Wharf	Mixed use to include 2 or more of the following uses: residential, employment, community facilities and education	11	N/A	N/A	N/A
3	BMM Weston	Employment and residential	N/A	SW/99/0822	28	Under construction
4	Frank and Whittome	Employment and residential	10 (combined with site 5)	N/A	N/A	N/A
5	Swan Quay	Employment, retail and leisure	10 (combined with site 4)	N/A	N/A	N/A
6	Former Oil Depot	Residential	16	16/508709/FULL	10	Under construction
7	Former Coach Depot	Employment, retail and residential (including holiday lets)	N/A	N/A	N/A	N/A
8	Standard Quay	Leisure and retail	7* (combined with site 10)	16/508706/Full	5	Complete
9	Standard House	Residential	5	19/501612/FULL	6	Complete
10	Fentiman's Yard	Residential	7* (combined with site 8)	N/A	N/A	N/A
11	Brents Industrial Estate	Employment	N/A	SW/00/1235	26	Under construction
12	Iron Wharf	Employment and residential	N/A	N/A	N/A	N/A
	Total allocated	94				
	Total permissioned	75				
	Amount to be carried forward	19				

(Source, Swale Borough Council, January 2022)