

**Faversham Neighbourhood Plan  
Housing Background Paper  
June 2023**

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# **1. Introduction**

## **1.1 Purpose of Paper**

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.

The paper demonstrates that the housing site allocations proposed in the Faversham Neighbourhood Plan meet local need.

The report has been updated following the Regulation 14 consultation to reflect modifications made as a consequence of representations received.

## **2. Housing Need**

### **2.1 Housing Growth Requirement**

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

The Planning Policy Team at Swale Borough Council was asked for a figure and indicated that the level of growth required would be 200 new homes in the Neighbourhood Plan period. This would be in addition to growth planned through site allocations in the Faversham Creek Neighbourhood Plan and strategic allocations in the Local Plan.

The Faversham Creek Neighbourhood Plan sites are listed in Appendix A. These 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 homes had been delivered or granted permission. This leaves 19 new homes still to be provided.

The overall housing need figure is therefore 219 homes over the new neighbourhood plan period. This figure is in addition to strategic allocations made in the Local Plan.

## 3. Selection Process

### 3.1 Identification of Sites

The process for selecting sites has been as follows.

Potential sites for housing development were identified from three main sources:

- Swale Strategic Housing Land Availability Assessment (SHLAA) April 2020. The SHLAA identifies and assesses a total of 24 sites in the Neighbourhood Area, of which two are largely outside the Neighbourhood Area;
- The Call for Sites was issued in early 2021. The 'Call for Sites' yielded a total of 20 sites (five of these sites included sections of SHLAA sites and the rest had not been assessed in the SHLAA);
- The Made Faversham Creek Neighbourhood Plan allocated sites and five of these had not yet been developed.

During the various stages of engagement and consultation we have involved stakeholders, landowners, Swale Borough Council and the wider community. This engagement has shaped the process and outcomes.

The plan on the following page is an extract from the AECOM Site Assessment report. It illustrates all of the sites assessed in the Neighbourhood Area.

Figure 1: Extract plan of Sites from AECOM Site Assessment Report



## 3.2 Site Assessment

AECOM was commissioned to undertake an independent site appraisal for the identified sites, as part of the national Neighbourhood Planning Technical Support Programme led by Locality. The report concludes that 4 sites were immediately suitable for allocation (Rated **Green**) and a further 27 sites were potentially suitable for allocation, subject to the mitigation of identified constraints (Rated **Amber**). The remaining 18 sites were considered unsuitable for allocation. The judgement on the appropriateness of each site was based on the three 'tests' of suitability, availability, and achievability. These sites alongside the AECOM rating are noted in the following table.

<b>AECOM Ref</b>	<b>Site Reference</b>	<b>Site Area (Ha)</b>	<b>Nomination: a) Call for Sites: CFS  b) Faversham Creek Neighbourhood Plan: FCNP  c) SHLAA: SHLAA</b>	<b>AECOM Rating (RAG)</b>
FNP1	Land at New Creek Road	0.15	CFS	
FNP2	Land at Flood Lane	0.15	CFS/SHLAA	
FNP3	Former Frank and Whittsome Site, Buildings between Abbey Street and Belvedere Road	0.206	CFS/FCNP	
FNP4	Kiln Court and Osborne Court	2.74	CFS	
FNP5	Beaumont Davey Close, Off Ashford Road	0.42	CFS	
FNP6	Land to the rear of Lion Field, off Wallers Road	0.46	CFS	
FNP7	Faversham Engine Sheds	0.65	CFS	
FNP8	Parkers Building Supplies site	0.27	CFS	
FNP9	Kingsfield Care Home, Jubilee Way	0.29	CFS	
FNP10	The Railway Yard, Station Road	0.73	CFS	
FNP11	Chaff House, Junction of Conduit Street / Bridge Road	0.06	CFS/FCNP	
FNP12	Former White Horse Car Park site, North Lane	0.08	CFS	
FNP13	Rear access land to Market inn (No.43 East Street) from St John's Road	0.02	CFS	
FNP14	Land at Ham Road	24.9	CFS/SHLAA	
FNP15	BMM Weston Ltd FNP1b Land at Brent Road	0.09	CFS/ FCNP/ SHLAA	
FNP16	BMM Weston Ltd FNP1c Land at Brent Road	0.16	CFS/FCNP/ SHLAA	
FNP17	BMM Weston Ltd parcel 2 Land at Brent Road	1.0	CFS/FCNP/ SHLAA	



FN18	BMM Weston Ltd parcel 3 Land at Brent Road	0.38	CFS/ FCNP/ SHLAA	
FN19	Old Forge Canterbury Road	0.09	CFS	
FN20	New Creek Road (adjacent to Iron Wharf)	1.13	CFS	
CNP1	The Purifier	0.03	FCNP	
CNP2	Ordnance Wharf	0.1	FCNP	
CNP3	Former Coach Depot	0.1	FCNP	
CNP4	Upper Brents Industrial Estate	2.66	FCNP	
CNP5	Iron Wharf & Chambers Wharf	3.22	FCNP	
18/028	Land at Queen Court Farm, Brogdale Road	44.27	SHLAA	
18/029	Swan Quay	0.25	SHLAA/FCNP	
18/030	Land at Lion Field	1.45	SHLAA	
18/062	39 Abbey Fields	7.7	SHLAA	
18/065	Land East of Abbey Farm	15	SHLAA	
18/068	Land at Perry Court Farmhouse, Brogdale Road	2.5	SHLAA	
18/077	Land at Ham Road	6	SHLAA	N/A
18/078	Lady Dane Farm Buildings, Love Lane	0.65	SHLAA	
18/079	Queen Court Farmyard, Water Lane	1.7	SHLAA	
18/081	Land at London Road	3.2	SHLAA	
18/091	Land to the East of Faversham	43	SHLAA	
18/107	Land to the East of Faversham Industrial Estate, Graveney Road	1.7	SHLAA	
18/108	Land at Brett House	2.7	SHLAA	
18/114	Land at Brent Road	2.5	SHLAA	N/A
18/135	Land at Graveney Road	8.41	SHLAA	
18/149	Land at Oare Gravel Works	5.06	SHLAA	
18/167	Land West of Western Link	35.6	SHLAA	
18/169	97-103 Ashford Road	0.32	SHLAA	
18/174	Land at Ham Farm, Ham Road	1.17	SHLAA	
18/178	Preston Fields, Canterbury Road	14	SHLAA	
18/192	Faversham Police Station, Church Road	0.25	SHLAA	
18/194	Bysingwood Primary School	0.7	SHLAA	
18/203	Provender Mill, New Creek Road	0.95	SHLAA	
18/223	Land at Ashford Road, North Street	309	SHLAA	
18/226	South-east Faversham	130.7	SHLAA	
18/235	Land at Perry Court Farm, London Road	1.5	SHLAA	



### 3.3 Site Selection Criteria

All of the sites in the Faversham Creek Neighbourhood Plan that have not already been developed have been brought forward into the new Faversham Neighbourhood Plan.

The findings of the AECOM site assessment report informed the selection of sites. All of the sites selected had a green or amber rating. Where there was an amber rating, the issues highlighted have been addressed in the Neighbourhood Plan's policies and site allocations. The AECOM report highlighted access issues, environmental impacts (including on the natural and historic environments) and other factors affecting the deliverability of sites. For many sites, this included flood risk considerations. The policies and site allocations set design and other requirements for such sites.

In addition, Faversham Town Council set the following criteria for selecting sites for allocation.

**1. Preference should be given to Brownfield sites.**

Faversham is surrounded by some of our country's best and most versatile agricultural land as well as land of high landscape and ecological value. Selection of smaller derelict sites represents efficient use of land.

All of the sites selected involve brownfield land (previously developed land).

Some of the sites considered included heritage assets. These have informed area-based policies (FAV15 and FAV16) rather than being taken forward as site allocations. This places emphasis on heritage-led regeneration, rather than demolition and redevelopment.

**2. Preference should be given to sites within the existing built-up area rather than those on the periphery of our town.**

This ensures that development is within easy reach of existing infrastructure such as public transport, schools and shops, helping to minimise adverse impacts such as car-based travel.

All of the sites selected are within the urban area of Faversham.

**3. Preference should be given to sites which provide benefits to our community beyond housing provision.**

The emphasis on brownfield sites and sites within the existing built-up area provides community benefit by addressing vacancy, under-use and dereliction, supporting regeneration and economic development, allowing active travel and providing new facilities and housing within walking distance of the town centre. This also helps to make the shopping area and local facilities more

viable. Some sites have been allocated for mixed use, including employment, tourism and community facilities.

In discussion with Swale Borough Council, it was agreed that the Neighbourhood Plan would allocate small and medium sites. Larger and strategic sites would not be allocated by the Neighbourhood Plan and would be a matter for the Local Plan. This is interpreted as being sites of 3 hectares or less (approx. 100 houses).

The following table applies these criteria to the sites.

AECOM Ref	Site Reference	AECOM Rating (RAG)	Site Allocation
FNP1	Land at New Creek Road		Yes. The amber rating is due to flood risk on the north boundary (flood zone 3ai). The site is capable of allocation, subject to the flood risk being addressed in the layout and design. Heritage impacts also need to be considered.  The site is also allocated in the Faversham Creek Neighbourhood Plan.
FNP2	Land at Flood Lane		No. AECOM rating.
FNP3	Former Frank and Whittsome Site, Buildings between Abbey Street and Belvedere Road		No. However, the site has been included in FAV16 which deals with heritage-led regeneration. This is more appropriate than a site allocation given existing heritage buildings and site constraints.
FNP4	Kiln Court and Osborne Court		Yes. AECOM identified the site as amber due to pockets of surface water, but these could be addressed through redevelopment.
FNP5	Beaumont Davey Close, Off Ashford Road		Yes. AECOM identified site capacity issues. Nonetheless it is capable of redevelopment.
FNP6	Land to the rear of Lion Field, off Wallers Road		No. AECOM rating.
FNP7	Faversham Engine Sheds		No. AECOM rating.
FNP8	Parkers Building Supplies site		No. AECOM rating.

FNP9	Kingsfield Care Home, Jubilee Way		No. AECOM rating.
FNP10	The Railway Yard, Station Road		Yes. The amber rating is due to a small flood risk on a small part of the site (flood zone 3) and the need for land remediation.
FNP11	Chaff House, Junction of Conduit Street / Bridge Road		No. However, the site has been included in FAV16 which deals with heritage-led regeneration. This is more appropriate than a site allocation given existing heritage buildings and site constraints.  The site is also allocated in the Faversham Creek Neighbourhood Plan.
FNP12	Former White Horse Car Park site, North Lane		Yes. The amber rating is due to flood risk (flood zone 3ai). The site is capable of allocation, subject to the flood risk being addressed in the layout and design. Heritage impacts also need to be considered.
FNP13	Rear access land to Market inn (No.43 East Street) from St John's Road		No. This is a rear garden rather than a development site. A proposed dwelling would need to meet the requirements of FAV2, FAV10 and other policies for planning permission to be granted.
FNP14	Land at Ham Road		No. Large site.
FNP15	BMM Weston Ltd FNP1b Land at Brent Road		Yes. The amber rating is due to flood risk (flood zone 3ai). The site is capable of allocation, subject to the flood risk being addressed in the layout and design. Heritage impacts also need to be considered.  The site is also allocated in the Faversham Creek Neighbourhood Plan.
FNP16	BMM Weston Ltd FNP1c Land at Brent Road		Yes. The amber rating is due to flood risk (flood zone 3ai). The site is capable of allocation, subject to the flood risk being addressed in the

			<p>layout and design. Heritage impacts also need to be considered.</p> <p>The site is also allocated in the Faversham Creek Neighbourhood Plan.</p>
FNP17	BMM Weston Ltd parcel 2 Land at Brent Road		<p>Yes. The site is capable of allocation, subject to heritage impacts being considered.</p> <p>The site is also allocated in the Faversham Creek Neighbourhood Plan.</p>
FNP18	BMM Weston Ltd parcel 3 Land at Brent Road		<p>Yes. The amber rating is due to flood risk (flood zone 3ai). The site is capable of allocation, subject to the flood risk being addressed in the layout and design. Heritage impacts also need to be considered.</p> <p>The site is also allocated in the Faversham Creek Neighbourhood Plan.</p>
FNP19	Old Forge Canterbury Road		No. AECOM rating.
FNP20	New Creek Road (adjacent to Iron Wharf)		No. AECOM rating.
CNP1	The Purifier		No. AECOM rating.
CNP2	Ordnance Wharf		<p>Yes. The amber rating is due to flood risk (flood zone 3ai). The site is capable of allocation, subject to the flood risk being addressed in the layout and design. Heritage impacts also need to be considered.</p> <p>The site is also allocated in the Faversham Creek Neighbourhood Plan.</p>
CNP3	Former Coach Depot		<p>Yes. The amber rating is due to flood risk (flood zone 3ai). The site is capable of allocation, subject to the flood risk being addressed in the layout and design. Heritage impacts also need to be considered.</p>

			The site is also allocated in the Faversham Creek Neighbourhood Plan.
CNP4	Upper Brents Industrial Estate		No. AECOM rating.
CNP5	Iron Wharf & Chambers Wharf		No. AECOM rating.
18/028	Land at Queen Court Farm, Brogdale Road		No. Large site.
18/029	Swan Quay		No. However, the site has been included in FAV16 which deals with heritage-led regeneration. This is more appropriate than a site allocation given existing heritage buildings and site constraints.
18/030	Land at Lion Field		No. Agricultural land, not brownfield.
18/062	39 Abbey Fields		No. Large site. Agricultural land and landscape sensitivity and not brownfield.
18/065	Land East of Abbey Farm		No. Large site. Agricultural land and landscape sensitivity and not brownfield. Part of the site is outside of Neighbourhood Area.
18/068	Land at Perry Court Farmhouse, Brogdale Road		No. Part of the site is greenfield. Site separate from the main settlement. Redevelopment of the brownfield part of the site could be allowed under FAV2.
18/077	Land at Ham Road	N/A	No. AECOM rating.
18/078	Lady Dane Farm Buildings, Love Lane		No. Already a developed site so redevelopment could be allowed under FAV2, subject to meeting requirements in other policies.
18/079	Queen Court Farmyard, Water Lane		No. Part of the site is greenfield. Redevelopment of the brownfield part of the site could be allowed under FAV2.
18/081	Land at London Road		No. Large site. Agricultural land.
18/091	Land to the East of Faversham		No. AECOM rating. Large site. Agricultural land.

			Part of the site is outside of Neighbourhood Area.
18/107	Land to the East of Faversham Industrial Estate, Graveney Road		No. Agricultural land remote from Faversham built area. Part of a larger site outside of Neighbourhood Area.
18/108	Land at Brett House		No. Part of the site is greenfield and has landscape value.  FAV2 could allow redevelopment of existing buildings subject to meeting the requirements of other policies.
18/114	Land at Brent Road	N/A	AECOM assessment considered these as sites FNP15 and FNP18.
18/135	Land at Graveney Road		No. AECOM rating. Agricultural land. Part of the site is outside of Neighbourhood Area.
18/149	Land at Oare Gravel Works		No. The site is already allocated in the adopted Local Plan as part of a larger mixed-use allocation and has outline planning permission.
18/167	Land West of Western Link		No. Large site. Agricultural land and landscape sensitivity.
18/169	97-103 Ashford Road		No. Currently rear gardens. FAV2 could allow some development, subject to meeting the requirements of other policies.
18/174	Land at Ham Farm, Ham Road		No. AECOM rating. The site is already allocated in the adopted Local Plan and has outline planning permission.
18/178	Preston Fields, Canterbury Road		No. AECOM rating. The site is already allocated in the adopted Local Plan and has outline planning permission.
18/192	Faversham Police Station, Church Road		No. AECOM rating. Site not available.
18/194	Bysingwood Primary School		No. Site not currently available.
18/203	Provender Mill, New Creek Road		Yes-No. Part of the site is allocated as CNP3 above. Much of the site comprises the historic group of buildings at Standard Quay and their setting. This is one of the most

			sensitive sites in the Conservation Area.
18/223	Land at Ashford Road, North Street		No. AECOM rating. Agricultural land.  Part of the site is outside of Neighbourhood Area.
18/226	South-east Faversham		No. AECOM rating. Large site. Agricultural land.  Part of the site is outside of Neighbourhood Area.
18/235	Land at Perry Court Farm, London Road		No. Agricultural land, not brownfield.

The following are the sites were selected:

- **FAV19 Former Coach Depot**
- **FAV20 Ordnance Wharf**
- **FAV21 Fentiman's Yard New Creek Road (adjacent to Iron Wharf)**
- **FAV22 The Railway Yard, Station Road**
- **FAV24 Former White Horse Car Park site, North Lane**
- **FAV25 BMM Weston Ltd FNP1b Land at Brent Road and BMM Weston Ltd FNP1c Land at Brent Road**
- **FAV26 BMM Weston Ltd parcel 2 Land at Brent Road**
- **FAV27 BMM Weston Ltd parcel 3 Land at Brent Road**
- **FAV29 Kiln Court and Osborne Court**
- **FAV30 Beaumont Davey Close, Off Ashford Road**

In addition, FAV2 would enable redevelopment of existing buildings within some of the other sites as indicated.

Heritage led regeneration would be enabled through FAV16 for:

**Former Frank and Whittsome Site, Buildings between Abbey Street and Belvedere Road, Chaff House, Junction of Conduit Street / Bridge Road and Swan Quay**



## 4. Housing Growth

### 4.1 Assessing Capacity

Site capacity has been calculated based on:

- Site area;
- Site constraints;
- Density, based on urban context.

For the selected sites, this identifies a figure as follows:

**Queen Court Farmyard, Water Lane**

This is not a site allocation, but would be enabled by FAV2 and would involve the redevelopment of existing buildings which would create a capacity of 9 units.

**Former Frank and Whittsome Site, Buildings between Abbey Street and Belvedere Road, Chaff House, Junction of Conduit Street / Bridge Road and Swan Quay**

FAV16 has now had former site allocations from FAV17, FAV23 and FAV28 (Regulation 14 version) merged into it. The emphasis is on heritage-led regeneration, involving mainly the conversion of existing buildings. So, the capacity figure is reflective on conversion.

**FAV19 Former Coach Depot**

This site is immediately adjacent to Standard Quay, so a more urban form of development would be required based on apartments with an indicative site capacity of 4-6 units. There are also flood risk issues.

**FAV20 Ordnance Wharf**

Again, this site has an industrial setting and flood risk issues which would indicate an apartment style development. An indicative site capacity of 11 units.

**FAV21 Fentiman's Yard New Creek Road (adjacent to Iron Wharf)**

This is a complex site next to Standard Quay. The site has an irregular shape. An apartment or town house style development adjacent to New Creek Road would be possible, taking account of the flood risk issues.

**FAV22 The Railway Yard, Station Road**

The site is immediately adjacent to the railway line, so this may indicate apartment style development. This could include an indicative capacity of 17-18 units.

**FAV24 Former White Horse Car Park site, North Lane**

This is a corner location. There is an opportunity to develop an apartment scheme that addresses the corner, with 2 extensive road frontages. There are also industrial uses in close proximity. An indicative site capacity of 12 units.

**FAV25 BMM Weston Ltd FNP1b Land at Brent Road and BMM Weston Ltd FNP1c Land at Brent Road**

This is an urban setting with close proximity to industrial sites. The sites could include redevelopment or conversion of existing buildings. There are also flood risk issues. The indicative capacity for site 1b is 4-6 units and 6-9 units at site 1c.

**FAV26 BMM Weston Ltd parcel 2 Land at Brent Road**

Development of this site would predominantly involve refurbishment and possible extension of the existing building, with retention of the landscape setting. Development for individual houses with enclosed gardens is unlikely to be acceptable in terms of the character and appearance of the Conservation Area. There are also highways constraints. An indicative capacity for the site is 15 units.

**FAV27 BMM Weston Ltd parcel 3 Land at Brent Road**

Factors to consider include limited site depth, flood risk and proximity to industrial uses. Given these constraints an indicative capacity has been identified of 10-12 units. An apartment style development may be more appropriate given the site constraints.

**FAV29 Kiln Court and Osborne Court**

These sites have considerable potential. Development options could include clearance and redevelopment, refurbishment and upwards extension of existing buildings or a combination. This could include housing, apartment or specialist accommodation given the size and potential capacity. Higher densities could be achieved away from existing housing. The indicative site capacity of 75-96 units is suggested.

**FAV30 Beaumont Davey Close, Off Ashford Road**

Development of the site could include redevelopment or extension and refurbishment. The indicative site capacity is 10-12 units (6-8 net additional dwellings).

The following table summarises the capacity of selected sites.

NP Policy Reference	AECOM Ref	Site Reference	Site Area (Ha)	Potential Capacity
FAV2	18/079	Queen Court Farmyard, Water Lane *	-	9
FAV16	FNP3	Former Frank and Whittsome Site, Buildings between Abbey Street and Belvedere Road	0.206	7-10
FAV16	FNP11	Chaff House, Junction of Conduit Street / Bridge Road	0.06	2-3
FAV16	18/029	Swan Quay	0.25	8-10
FAV19	CNP3	Former Coach Depot	0.1	4-6
FAV20	CNP2	Ordnance Wharf	0.1	11 LPA Figure
FAV21	FNP20	Fentiman's Yard New Creek Road (adjacent to Iron Wharf)	1.13	6-7
FAV22	FNP10	The Railway Yard, Station Road	0.73	17-18
FAV24	FNP12	Former White Horse Car Park site, North Lane	0.08	12
FAV25	FNP15	BMM Weston Ltd FNP1b Land at Brent Road	0.09	4-6
FAV25	FNP16	BMM Weston Ltd FNP1c Land at Brent Road	0.16	6-9
FAV26	FNP17	BMM Weston Ltd parcel 2 Land at Brent Road	1.0	15
FAV27	FNP18	BMM Weston Ltd parcel 3 Land at Brent Road	0.38	10-12
FAV29	FNP4	Kiln Court and Osborne Court	2.74	75-96
FAV30	FNP5	Beaumont Davey Close, Off Ashford Road	0.42	10-12 (6-8 net additional dwellings)
		<b>Potential Capacity:</b>		<b>196-232</b>

*\* This site was proposed as a site allocation in the Regulation 14 version of the Plan. In response to representations, the site allocation was removed. However, it should be noted that policy FAV2 would allow the redevelopment of existing buildings. The capacity figure is based on this.*

The site capacity has been considered against the AECOM Site Assessment report, feedback from the Local Planning Authority, submitted planning applications and assessment of site constraints and heritage and urban design context. The AECOM report assumes 30-35dph. However, heritage and urban design considerations require a more nuanced approach including higher densities for some sites. The following is a concise assessment of each site.

In addition to the identified sites, Swale Borough Council was asked for figures relating to windfall sites. From April 2020 to May 2023, a figure of 94 dwellings were built in Faversham, indicating an average of 9 per year. For the period of the Faversham Neighbourhood Plan, a further 135 dwellings could be expected.

## 5. Conclusion

The growth figure identified in Chapter 2 was 219 houses for the Neighbourhood Plan period.

The assessment of site capacity in Chapter 4 identified a figure of 196-232. Windfall housing adds 94 to this figure. Estimated future windfall provision is 135. This would achieve a figure of 425 to 461. This is well in excess of the housing need figure of 219.

# 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)