

# Faversham Neighbourhood Plan

Site Options and Assessment

Faversham Town Council

October 2021

## Quality information

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## Revision History

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## Table of Contents

<b>1. Introduction</b> .....	<b>8</b>
Local Context .....	8
The Neighbourhood Plan .....	10
<b>2. Methodology</b> .....	<b>11</b>
Task 1: Identifying sites for inclusion in the assessment .....	11
Task 2: Gathering information for site assessments .....	11
Task 3: Site assessment.....	12
Task 4: Consolidation of results.....	12
Task 5: Indicative housing capacity .....	13
<b>3. Policy Context</b> .....	<b>15</b>
Planning Policy.....	15
National Planning Policy Framework.....	15
Swale Planning Policy .....	17
Bearing Fruits 2031: The Swale Borough Local Plan (2017).....	17
Draft Local Plan – pre-submission version 2021 .....	21
The Faversham Creek Neighbourhood Plan 2016-31 .....	24
Evidence Base documents.....	25
Swale Strategic Flood Risk Assessment (2020).....	25
Swale Landscape Sensitivity Assessment (2019) .....	25
Heritage Strategy 2020 – 2032 (2020) .....	28
Faversham Housing Needs Survey (2020) .....	31
<b>4. Site Assessment</b> .....	<b>32</b>
Faversham Call for Sites .....	32
Faversham Creek NP Sites .....	32
SHLAA sites .....	32
<b>5. Site Assessment Summary</b> .....	<b>40</b>
<b>6. Conclusions</b> .....	<b>88</b>
Affordable Housing.....	90
Next Steps.....	91
Viability.....	91
<b>Appendix A Individual Site Assessments</b> .....	<b>93</b>
<b>Appendix B SHLAA summary table</b> .....	<b>255</b>

## Figures

Figure 1-1: Faversham Neighbourhood Area (Source: Swale Borough Council) .....	9
Figure 3-1: Landscape Character Areas in Faversham (Source: Swale Borough Council).....	28
Figure 3-2: Listed buildings within Faversham (Source: Historic England).....	30
Figure 3-3: Faversham Conservation Areas (Swale Borough Council) .....	30
Figure 4-1: Map of assessed sites .....	39
Figure 5-1: Map of site suitability.....	87

## Tables

Table 2-1: AECOM Net Housing Density .....	13
Table 4-1 Sites identified through the Neighbourhood Plan Call for Sites .....	33
Table 4-2 Sites identified through the Faversham Creek Neighbourhood Plan .....	35
Table 4-3 Sites identified through the SHLAA .....	36
Table 5-1: Site assessment summary.....	42

## Abbreviations used in the report

### Abbreviation

AONB	Area of Outstanding Natural Beauty
DEFRA	Department for Environment, Food and Rural Affairs
DLUHC	Department for Levelling Up, Housing and Communities
dph	Dwellings per hectare
Ha	Hectare
FTC	Faversham Town Council
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
QB	Qualifying Body
RAG	Red/Amber/Green
SAC	Special Area of Conservation
SBC	Swale Borough Council
SFRA	Strategic Flood Risk Assessment
SHLAA	Strategic Housing Land Availability Assessment
SINC	Site of Important Nature Conservation
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest
TPO	Tree Preservation Order

### Disclaimer

This document is intended to aid the preparation of the Neighbourhood Development Plan (NP) and can be used to guide decision making, and, if the Qualifying body chooses, as evidence to support draft Neighbourhood Plan policies. It is not a neighbourhood plan policy document. It is a 'snapshot' in time and may become superseded by more recent information. The QB is not bound to accept its conclusions. If landowners or any other party can demonstrate that any of the evidence presented herein is inaccurate or out of date, such evidence can be presented to the QB at the consultation stage. Where evidence is presented that conflicts with this report, the QB should seek advice from the Local Planning Authority in deciding how to take new information into account in the draft Neighbourhood Plan. An explanation and justification for all decision making should be documented and submitted with the draft Neighbourhood Plan, together with supporting evidence.

## Executive Summary

The Faversham Neighbourhood Plan, which will cover the whole of Faversham Town, is being prepared in the context of the adopted Swale Borough Local Plan (2017) and the emerging Swale Local Plan review. Faversham is located in the borough of Swale, approximately 8 miles east of Sittingbourne and 10 miles west of Canterbury and was designated as a Neighbourhood Area in July 2020. Faversham Town Council seeks to identify sites which are potentially suitable for allocation in the Neighbourhood Plan in order to meet a housing requirement of 150-200 dwellings which is set out in the emerging Local Plan. A key objective of the Neighbourhood Plan is to facilitate the renewal and preservation of the Faversham Creek area through sensitive and sustainable development.

Faversham is a historic market town with an important maritime and industrial heritage that is a key focus of growth in the Local Plan. In 2014 its population was estimated to be 19,600. The Neighbourhood Area covers the whole town of Faversham as well as part of the neighbouring settlement of Ospringe and rural areas to the north, east and south. The Neighbourhood Area includes sensitive landscapes, particularly to the north where it includes the marshlands of the southern Swale, and the south where it approaches the Kent Downs Area of Outstanding Natural Beauty. It includes three Conservation Areas and a large number of listed buildings, many of which are concentrated in the town centre and Faversham Creek area. There is a Neighbourhood Plan for Faversham Creek, adopted in 2016, which sets out policies for the regeneration of Faversham Creek. The emerging Faversham Neighbourhood Plan will cover the whole of Faversham Town and will replace the made Faversham Creek Neighbourhood Plan.

The emerging Local Plan states that approximately 3,500 new homes will be delivered in Faversham and allocates sites for approximately 3,300 homes to the south and east of Faversham to meet this requirement. The remaining requirement of 150-200 homes is to be met through Neighbourhood Plan allocations. In order to assist the Town Council in allocating land to meet this requirement, this report provides an assessment of potential development sites in the Neighbourhood Area, taking into account strategic policies in the adopted and emerging Local Plans as well as national planning criteria, to establish which, if any, of the sites are suitable for development.

The sites assessed in the report were identified through several sources: the Swale Borough Council Strategic Housing Land Availability Assessment 2020, the Faversham Neighbourhood Plan call for sites (2021), and the adopted Faversham Creek Neighbourhood Plan. In total, 49 sites are identified and considered in this report.

The report concludes that four sites are suitable for allocation in the Neighbourhood Plan, and a further 27 sites are potentially suitable for allocation, subject to the mitigation of identified constraints. The remaining 18 sites are considered unsuitable for allocation, although four of these are potentially suitable should their availability be established.

Many of the brownfield sites assessed in the report are likely to have high development costs which have the potential to affect the viability of the site, due to the presence of existing structures (including listed buildings), the need for flood mitigation and either the provision of new infrastructure or the relocation of existing infrastructure. Where site viability cannot be demonstrated, it may not be possible to

allocate the sites in the Neighbourhood Plan or to rely on their contribution to the housing requirement, but they could be included as aspirational policies which set out the types of development that would be supported should site viability be demonstrated during the lifetime of the Neighbourhood Plan.

This assessment is the first step in the process of making site allocations. From the shortlist of suitable and potentially suitable sites identified in the report, the Town Council should engage with Swale Borough Council, the community and landowners to select sites for allocation in the Neighbourhood Plan which best meet the objectives of the Neighbourhood Plan and the needs of the plan area.

# 1. Introduction

- 1.1 AECOM has been commissioned to undertake an independent site appraisal for the Faversham Neighbourhood Plan on behalf of Faversham Town Council (FTC). The work undertaken was agreed with the Town Council and the Department for Levelling Up, Housing and Communities (DLUHC) as part of the national Neighbourhood Planning Technical Support Programme led by Locality. The Neighbourhood Area, which was designated July 2020, is shown Figure 1.1.
- 1.2 It is important that the site assessment process is carried out in a transparent, fair, robust and defensible way and that the same process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.
- 1.3 The site appraisal will assess sites to understand if they are suitable for allocation in the Neighbourhood Plan (NP) under local and national planning policy. From the shortlist of suitable sites, FTC can then apply site selection criteria derived from the NP objectives to select preferred sites for potential allocation.

## Local Context

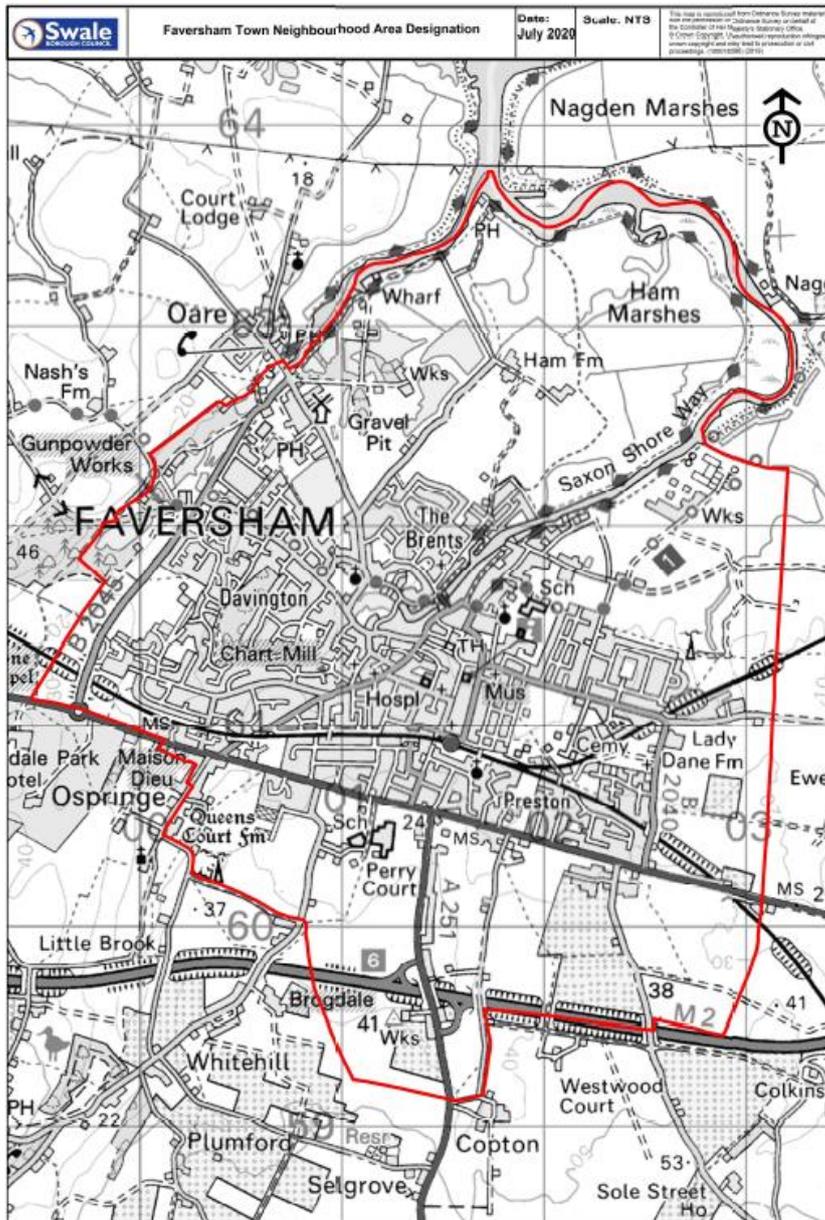
- 1.4 Faversham is a market town and heritage destination situated in the Swale Borough Council administrative area in Kent within a belt of high quality agricultural land between the North Kent Marshes and the Kent Downs. The eastern part of the area is overlooked by the wooded outcrop of The Blean close to the rural local service centre of Boughton. It lies just north of the Kent Downs Area of Outstanding Natural Beauty (AONB). The town's industrial maritime heritage provides its present day character – the town consists of a range of historic buildings, streets and waterways and a town centre with a strong independent retail and service sector. Faversham is one of the main centres of economic activity within Swale.
- 1.5 The town is set off the A2 Watling Street, approx. 48 miles from London and approx. 10 miles from Canterbury. Faversham town sits back from the Swale, and its development to the north and northeast is constrained by creeks and marsh land. The Western Link road (B2045) forms a strong physical boundary to the town on the west. The M2 runs directly south of Faversham. The surrounding area is part of the South Swale Nature Reserve. The population of Faversham is approx. 19,600<sup>1</sup>. 40% of the urban area is within a Conservation Area.
- 1.6 Landscapes to the north and west of Faversham are sensitive, with a limited capacity to accommodate change. This is particularly true of the north, where the open marshland of the Swale Special Protection Area (SPA) and its surrounding area creates long distance views out of and towards the town. Development close to the SPA has the potential to disturb bird populations, further limiting the capacity for development. The south and east are somewhat less sensitive due to the physical and visual containment of the landscape, although some areas south of the town are sensitive because they may form

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<sup>1</sup> Office of National Statistics, mid-year estimate, 2014

part of the settings to the Kent Downs AONB, the town itself, and the individual character and separation of Ospringe.

- 1.7 Other than the northern edge of Faversham, the town is surrounded by the highest quality agricultural land, part of the belt of such land located north and south of the A2 running from Teynham in the west through to Boughton where land quality gives way to the clay soils of the Blean.
- 1.8 Furthermore, the A2 through Ospringe is an Air Quality Management Area (AQMA) and this will influence the scale and type of growth on the western side of Faversham since proposals will be expected to result in no net increase in relevant pollutants.



**Figure 1-1: Faversham Neighbourhood Area (Source: Swale Borough Council)**

## The Neighbourhood Plan

- 1.9 Neighbourhood Plans can add value to the Local Plan policies for the Neighbourhood area by including policies and proposals to address local place-based issues. The intention, therefore, is for the Local Plans to provide a clear overall strategic direction for development whilst finer detail can be determined through the neighbourhood planning process where appropriate.
- 1.10 The purpose of AECOM's site appraisal is to produce a clear assessment as to whether the identified sites are appropriate for allocation in the Neighbourhood Plan, in particular whether they comply with both the National Planning Policy Framework and the strategic policies of the adopted Development Plan; and from this group of sites, identify which are the best sites to meet the objectives of the Neighbourhood Plan. The report is intended to help the group to ensure that the Basic Conditions considered by the Independent Examiner are met, as well as any potential legal challenges by developers and other interested parties.
- 1.11 This assessment in itself does not allocate sites. It is the responsibility of FTC to decide, guided by this report and other relevant available information, whether to allocate sites and if so, which sites to allocate to best address the housing requirement for the Neighbourhood Area and to contribute the NP objectives.
- 1.12 Faversham already has a made Neighbourhood Plan covering Faversham Creek, which forms part of the town's extensive conservation area and contains a number of historic buildings, together with traditional marine related activities and a series of green spaces. The Faversham Creek Neighbourhood Plan was adopted in 2017. The NP area has now been extended to cover the whole area administered by FTC. Once approved, the Faversham Neighbourhood Plan will be in place until 2040 and will replace the Faversham Creek Neighbourhood Plan.
- 1.13 The new NP will identify further development sites for the development of between 150 and 200 new dwellings over the life of the plan, in line with the emerging Swale Local Plan.

## 2. Methodology

- 2.1 The approach to the site assessment is based on the Government's Planning Practice Guidance. The relevant sections are Housing and Economic Land Availability Assessment<sup>2</sup> and Neighbourhood Planning<sup>3</sup> as well as the Neighbourhood Planning Site Assessment Toolkit<sup>4</sup>. These all support an approach to site assessment which is based on a site's suitability, availability and achievability.
- 2.2 In this context, the methodology for carrying out the site appraisal is presented below.

### Task 1: Identifying sites for inclusion in the assessment

- 2.3 The first task is to identify which sites should be considered as part of the assessment.
- 2.4 For the Faversham Neighbourhood Plan, sites were identified from three main sources. First, the Swale Strategic Housing Land Availability Assessment (April 2020) (SHLAA) was reviewed to identify sites within the Neighbourhood Area. The SHLAA identifies and assesses a total of 24 sites in the Neighbourhood Area, of which two are largely outside the Neighbourhood Area.
- 2.5 Second, the adopted Faversham Creek Neighbourhood Plan identifies five sites within the Neighbourhood Area to assess which have either not been built out or do not have planning permission.
- 2.6 Faversham Town Council also undertook a 'Call for Sites' exercise to enable landowners and developers to promote their land (in whole or in part) for development. The Call for Sites process was held in early 2021. In total, 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).
- 2.7 Consequently, a total of 49 sites within the Neighbourhood Area have been considered and assessed through this report. These are discussed further in Chapter 4.

### Task 2: Gathering information for site assessments

- 2.8 A site appraisal pro-forma has been developed by AECOM to assess potential sites for allocation in the Neighbourhood Plan. It has been developed based on the Government's National Planning Practice Guidance (PPG), the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2019) and the professional knowledge and judgement of the AECOM team. The purpose of the pro forma is to enable a consistent evaluation of each site against an objective set of criteria.

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<sup>2</sup> Available at <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

<sup>3</sup> Available at <https://www.gov.uk/guidance/neighbourhood-planning--2>

<sup>4</sup> Available at <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

2.9 The pro forma seek to capture a range of both quantitative and qualitative information, including:

- General information (such as site location and use; Site context and planning history).
- Context (such as whether the site is greenfield / brownfield / mixed)
- Suitability, including:
  - o Site characteristics
  - o Environmental and heritage considerations
  - o Access to community facilities and services
  - o Other key considerations (e.g. flood risk, agricultural land quality, Tree Preservation Orders).
- Availability

### Task 3: Site assessment

2.10 The next task was to complete the site pro-formas. A range of quantitative information can be explored in detail through desk based research. The initial desktop study focussed on identifying high level constraints and opportunities on each site by collating and analysing data from a wide range of sources, including Natural England's Magic Map tool<sup>5</sup> and Swale Borough Council's planning policy evidence base documents<sup>6</sup>.

2.11 Following the initial desk study, a site visit to Faversham was undertaken by members of AECOM's Neighbourhood Planning team in May 2021. The purpose of the site visit was to evaluate sites on the ground in order to assess more qualitative characteristics such as views and character and to clarify issues which emerged from the initial desk study. The site visit is an important opportunity to establish a deeper understanding of the context of the Neighbourhood Area on the ground.

### Task 4: Consolidation of results

2.12 Following the site visit, the desktop assessment was revisited to complete the pro forma, finalise the assessment and consider which could be potentially be suitable for allocation in the Neighbourhood Plan.

2.13 A red/amber/green (RAG) 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The traffic light rating indicates 'green' for sites that show no constraints and are appropriate in principle as site allocations, 'amber' for sites, which are potentially suitable in full or in part if identified issues can be resolved and 'red' for sites, which are not currently suitable. The judgement on each site is based on the three 'tests' of whether a site is appropriate for

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<sup>5</sup> Available at <https://magic.defra.gov.uk/>

<sup>6</sup> Available at <https://swale.gov.uk/planning-and-regeneration/local-plans/adopted-local-plan-for-swale/examination-document-library>

allocation in the Planning Practice Guidance – i.e. the site is suitable, available and achievable.

- 2.14 The conclusions of the SHLAA were revisited to consider whether these conclusions could have potential to differ in light of the site assessment exercise. The initial SHLAA conclusions are summarised in **Appendix B** to contextualise the AECOM site assessment conclusions.

## Task 5: Indicative housing capacity

- 2.15 The housing capacity figure is the number of homes that can be achieved on each site taking into account Local Plan policies, the density of the surrounding area and the site specific constraints and opportunities.
- 2.16 If landowners/developers have put forward a housing figure, this has been used if appropriate. If a site has been granted planning permission but the site has not yet been started or completed, then this capacity figure has been used.
- 2.17 For sites which were found to be suitable or potentially suitable for residential allocation but for which no capacity has been put forward by the landowner/promoter, an indicative capacity has been provided to allow for the sites to be compared on a consistent basis and because it is useful to have an idea of capacity when planning to meet an identified requirement.
- 2.18 The indicative capacity takes into account the site specific constraints, the context/setting of each site (including the prevailing density of the surrounding area), the average densities recommended by the applicable Local Planning Authority and the relevant Local Plan policies. The calculations also take into account the size of the site, as larger sites are more likely to require other uses and supporting infrastructure to be provided within the site boundary, reducing the area available for residential development.
- 2.19 The Swale SHLAA suggests a range of densities which range from 40 dwellings per hectare (dph) in rural areas to 60 dph in central urban areas, subject to consideration of site specific constraints which may mean lower densities are more appropriate. **Table 2.1** below shows how the net density is calculated for sites within different contexts.

**Table 2-1: AECOM Net Housing Density<sup>7</sup>**

Area	Gross to net ratio	Net Housing Density (Central Urban Area)	Net Housing Density (Other Urban Area)	Net Housing Density (Rural Area)
Up to 0.4 ha	90%	60	45	40
0.4 ha to 2 ha	80%	60	45	40
2 ha to 10 ha	75%	60	45	40
Over 10 ha	50%	60	45	40

<sup>7</sup> Net densities are rounded down to the nearest whole number.

- 2.20 This report also considers the potential for mixed use development on some sites. The calculation of capacity for such development has regard to the potential residential capacity of a site but is also informed by the character and prevailing forms of development in the surrounding area.
- 2.21 The precise capacity of any given site is likely to require negotiation with landowners and site promoters, along with consideration of the type and size of housing required in the Neighbourhood Area and the wider objectives of the Neighbourhood Plan.

## 3. Policy Context

- 3.1 The Neighbourhood Plan policies and allocations must be in general conformity with the strategic policies of the adopted development plan, and it is recommended that consideration is given to the direction of travel of the emerging development plan so that policies are not superseded by a newly adopted Local Plan.
- 3.2 A number of sources have been reviewed in order to understand the context for potential site allocations. This includes national policies, local policies (adopted and emerging Local Plan policies) and relevant evidence base documents.
- 3.3 National policy is set out in the National Planning Policy Framework (2021)<sup>8</sup> (NPPF) and is supported by Planning Practice Guidance<sup>9</sup> (PPG). The NPPF is a high level document which sets the overall framework for the more detailed policies contained in local and neighbourhood plans.
- 3.4 The statutory local plan-making authority for Faversham is Swale Borough Council (SBC). The key document making up the adopted statutory development plan for Faversham is the Local Plan (Bearing Fruits 2031)<sup>10</sup>. The Local Plan contains strategic policies to guide development in the county and to provide the framework for Neighbourhood Plans.
- 3.5 The Government requires all Councils to revisit their Local Plans every five years. Therefore, SBC are preparing the next Local Plan. The Plan will cover the period from 2022-2038. The pre-submission draft of the emerging Local Plan was published for consultation in February 2021<sup>11</sup>. The current timetable states that the plan will be submitted for examination in August 2021, with adoption expected in Spring 2023.
- 3.6 In addition to the statutory development plan documents, a number of other reports provide further context and information which influences the assessment of sites for potential development, including the Swale Strategic Flood Risk Assessment (2020), the Swale Landscape Sensitivity Assessment (2019), the Swale Heritage Strategy 2020 – 2032 (2020) and the Faversham Housing Needs Survey (2020).
- 3.7 The relevant policies and findings from the above plans and evidence base documents are presented below.

### Planning Policy

#### National Planning Policy Framework

- 3.8 The policies of particular relevance to the development in Faversham are set out below, but this report has regard to all other aspects of national planning policy where appropriate:
- 3.9 **Paragraph 8** outlines that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent

<sup>8</sup> Available at: [www.gov.uk/guidance/national-planning-policy-framework](http://www.gov.uk/guidance/national-planning-policy-framework)

<sup>9</sup> Available at: [www.gov.uk/government/collections/planning-practice-guidance](http://www.gov.uk/government/collections/planning-practice-guidance)

<sup>10</sup> Available at: <https://swale.gov.uk/planning-and-regeneration/local-plans/adopted-local-plan-for-swale>

<sup>11</sup> Available at: <https://swale.gov.uk/planning-and-regeneration/local-plans/local-plan-review>

and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across the economic, social and environmental objectives).

- 3.10 **Paragraph 13** states that Neighbourhood Plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.
- 3.11 **Paragraph 60** emphasises that to support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 3.12 **Paragraph 62** states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.
- 3.13 **Paragraph 65** notes that where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.
- 3.14 **Paragraph 70** states that neighbourhood planning groups should give particular consideration to the opportunities for allocating small and medium-sized sites (up to 1ha, consistent with paragraph 69a) suitable for housing in their area.
- 3.15 **Paragraph 119** notes that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 3.16 **Paragraph 159** states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Where development is necessary in such areas, it should be made safe for its lifetime without increasing flood risk elsewhere.
- 3.17 **Paragraph 161** sets out that plans should apply a sequential, risk-based approach to the location of development in order to avoid flood risk to people and property. **Paragraph 158** explains that the purpose of the sequential test is to steer development to areas with the lowest risk of flooding, and that development should not be allocated or permitted if there are reasonably available sites for the proposed development in areas with a lower risk of flooding.
- 3.18 **Paragraph 163** states that where it is not possible to locate development in zones at lower risk of flooding, the exception test may have to be applied, according to the potential vulnerability of the site and the nature of the proposed development. The exception test is set out in **Paragraph 164**, which states that it should be demonstrated that the development would provide wider sustainability benefits that outweigh the flood risk, and that the development

would be safe for its lifetime, without risking flood risk elsewhere, and where possible reducing overall flood risk.

- 3.19 **Paragraph 175** states that plans should allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a high quality.
- 3.20 **Paragraph 199** states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. **Paragraph 201** goes on to emphasises that where a proposed development will lead to substantial harm to (or total loss of significance of ) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

## Swale Planning Policy

### Bearing Fruits 2031: The Swale Borough Local Plan (2017)

- 3.21 Bearing Fruits 2031: The Swale Borough Local Plan, was adopted in July 2017 and sets out the vision and overall development strategy for the area and how it will be achieved for the period from 2014-2031. It identifies where development will take place and how the natural environment and built heritage of the Borough will be protected and enhanced. It allocates major sites and locations for housing and employment to meet the needs of the growing population and in accordance with national planning policy and practice.
- 3.22 The Local Plan states that Faversham will be expected to deliver 2,224 homes between 2014 and 2038, around 16% of all new housing in Swale.
- 3.23 The following policies are of particular relevance to the Neighbourhood Plan site assessment<sup>12</sup>:
- 3.24 **Policy ST 1 Delivering sustainable development in Swale** states that to deliver sustainable development in Swale, all development proposals will, as appropriate:
1. Build a strong competitive economy by meeting identified needs for inward investment and indigenous growth on allocated and suitable sites, including meeting the needs of under-represented sectors;
  2. Ensure the vitality of town centre by consolidating, proportionate to its scale and character, Faversham's role as a centre for the town itself and its local catchment.
- 3.25 **Policy ST 2 Development targets jobs and homes 2013-2031** which outlines that land is identified by the Local Plan to provide 13,192 homes (776 dwellings per annum) and 130,000 sq. m. of Class B employment floorspace.

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<sup>12</sup> Interactive policy map for Faversham is available at:  
<http://services.swale.gov.uk/maps/ishare5.6.WebSwaleLive/atMyCouncil.aspx>

**3.26 Policy ST 3 The Swale settlement strategy** states that by use of previously developed land within defined built up area boundaries and on sites allocated by the Local Plan, development proposals will be permitted in accordance with the settlement strategy. Faversham is classed as an urban centre and will provide the secondary urban focus for growth, along with Sheerness, at a scale and form compatible to their historic and natural assets and where it can support their roles as local centres serving their hinterland.

**3.27 Policy ST 4 Meeting the Local Plan development targets** sets out where land is allocated for development on the Proposals Map or where identified as suitable for development within broad locations. Allocations within Faversham total up to 1,739 dwellings and 53,325sq. m. of industrial/office floorspace.

**3.28 Policy ST 7 The Faversham area and Kent Downs strategy** states that within the Faversham area, the conservation and enhancement of the historic and natural environment are the primary planning aims. Decisions will strengthen the viability of Faversham or its rural communities and support their shared social, economic and cultural links. Development proposals will, as appropriate:

1. Maintain existing land and buildings in employment use, especially at 'Existing Strategic Employment Sites' or bring forward industrial development at Local Plan allocations;
2. Safeguard, diversify or expand the tourism focus of the area through appropriate proposals with an environmental, countryside or active leisure emphasis;
3. Maintain or enhance the range of town centre services and facilities to secure Faversham's role and functioning and support its vitality and its uniqueness, strong sense of place and the range of independent retailers;
4. Within rural settlements, support local economies, especially where maintaining or enhancing the countryside, or helping to maintain or enhance services and facilities;
5. Provide appropriate employment opportunities within the rural area, especially where creating supply or production links with Faversham or supporting the character of the AONB and its economy;
6. Develop public transport networks which meet the needs of both the market town and its surrounding rural area;
7. Provide housing at allocations and, as appropriate, within Neighbourhood Plans or other appropriate locations, where the role and character of Faversham and its rural communities can be maintained or enhanced and where levels of out-commuting would not be exacerbated;
8. Reduce levels of deprivation in the most deprived wards and facilitate as required, increased capacity in infrastructure and services;
9. Maintain the individual character and separation of Oare and Ospringe from Faversham;
10. Accord with Policy NP 1 and the Faversham Creek Neighbourhood Plan, enhancing this locality as a tourist hub and a place of special interest and

activity, with strong associations with the water and improved links to the town centre;

11. Address the risks of flooding and forecast climate and coastal change, particularly around the coast and at Faversham and Oare Creeks, in accordance with Policies DM21 and DM 23;
  12. Ensure the landscape qualities and distinctive features of the Kent Downs AONB remain valued, secure and strengthened, alongside the local landscape designations within and around the North Kent Marshes, the Blean and North Downs. Improve the condition and quality of landscapes in the area, especially those in poor condition and ensure that development is appropriate to landscape character and quality, especially within areas with low or moderate capacity to accommodate change;
  13. Unless allocated by the Local Plan, avoid the loss of high quality agricultural land in accordance with Policy DM 31;
  14. Are consistent with local air quality action plans for Ospringle and bring forward innovative proposals for mitigation of adverse impacts;
  15. Where possible, achieve net gains in biodiversity and natural/semi-natural greenspace at development sites and minimise and mitigate impacts on internationally designated sites for biodiversity, including, from developments within 6 km of a SPA, contributions toward the North Kent Strategic Access Management and Monitoring Strategy in accordance with Policy CP 7; and
  16. Protect and enhance the diversity, character, appearance and setting of the area's historic assets. When considering development proposals at undeveloped sites outside Faversham, preserve those aspects of the town's morphology that contribute to its significance, including its small scale and compact urban form, surrounding countryside and its rural approaches.
- 3.29 **Policy CP 2 Promoting sustainable transport** states that new development will be located in accordance with Policy ST 1 to Policy ST 7, Local Plan allocations, approved Neighbourhood Plans and Community Right to Buy initiatives, which minimise the need to travel for employment and services and facilitate sustainable transport.
- 3.30 **Policy CP 3 Delivering a wide choice of high quality homes** states that actions by the public, private and voluntary sectors shall work towards the delivery of a wide choice of high quality homes that extend opportunities for home ownership and create sustainable, inclusive and mixed communities.
- 3.31 **Policy CP 7 Conserving and enhancing the natural environment – providing for green infrastructure** outlines that the Council will work with partners and developers to ensure the protection, enhancement and delivery, as appropriate, of the Swale natural assets and green infrastructure network and its associated strategy.
- 3.32 **CP 8 Conserving and enhancing the historic environment** emphasises that development will sustain and enhance the significance of designated and non-designated heritage assets to sustain the historic environment whilst creating for all areas a sense of place and special identity.

- 3.33 **Policy NP 1 Faversham Creek Neighbourhood Plan** states that within the Faversham Creek Neighbourhood Plan area, as shown the Proposals Map, priority will be given to the regeneration of Faversham Creek by retaining maritime activities (including the retention and improvements of wharves and moorings, including for large craft) with complimentary redevelopment opportunities for workshops/business uses, residential, small scale retail and restaurants uses.
- 3.34 **Policy DM 8 Affordable Housing** outlines that for development proposals of eleven or more dwellings, and where a need to provide affordable housing has been determined as appropriate, provision will be made for 35% affordable housing in Faversham town and urban extensions.
- 3.35 **Policy DM 18 Local green spaces** illustrates sites that are designated as Local Green Spaces.
- 3.36 **Policy DM 21 Water, flooding and drainage** outlines criteria that development proposals will need to comply with when considering the water-related, flooding and drainage implications of development. The policy states that inappropriate development in areas at risk of flooding and where development would increase flood risk elsewhere should be avoided.
- 3.37 **Policy DM 24 Conserving and enhancing valued landscapes** states that the value, character, amenity and tranquillity of the Borough's landscapes will be protected, enhanced and, where appropriate, managed.
- 3.38 **Policy DM 28 Biodiversity and geological conservation** sets out that development proposals will conserve, enhance and extend biodiversity, provide for net gains in biodiversity where possible, minimise any adverse impacts and compensate where impacts cannot be mitigated.
- 3.39 **Policy DM 29 Woodlands, trees and hedges** states that the Borough Council will seek to ensure the protection, enhancement and sustainable management of woodlands, orchard trees and hedges.
- 3.40 **Policy DM 31 Agricultural Land** states that development on agricultural land will only be permitted when there is an overriding need that cannot be met on land within the built-up area boundaries. Development on best and most versatile agricultural land (specifically Grades 1,2 and 3a) will not be permitted unless the site meets certain criteria set out in the policy.
- 3.41 **Policy DM 32 Development involving listed buildings** sets out that development proposals, including change of use, affecting a listed building, and/or its setting, will be permitted provided that:
1. The building's special architectural or historic interest, and its setting and any features of special architectural or historic interest which it possesses, are preserved.
  2. The total or part demolition of a listed building is wholly exceptional, and will only be permitted providing convincing evidence has been submitted.
- 3.42 **Policy DM 33 Development affecting a conservation area** states that development within, affecting the setting of, or views into and out of a conservation area, will preserve or enhance all features that contribute positively to the area's special character or appearance.

**3.43 Policy DM 34 Scheduled Monuments and archaeological sites** states that development will not be permitted which would adversely affect a Scheduled Monument, and/or its setting, or subsequently designated, or any other monument or archaeological site demonstrated as being of equivalent significance to scheduled monuments. Development that may affect the significance of a non-designated heritage asset of less than national significance will require a balanced judgement having regard to the scale of any harm or loss and the significance of the heritage asset.

## Draft Local Plan – pre-submission version 2021

**3.44** The emerging Local Plan contains policies for how the borough will change over the period up to 2037/38. Once adopted, the plan will form part of the ‘development plan’ for the borough. The Local Plan review will replace and supersede the adopted Local Plan (Bearing Fruits) and will roll forward unimplemented development land allocations that are essential to meet the development needs of the borough for the plan period. The pre-submission version of the emerging plan was subject to public consultation between 8 February and 30 April 2021 and a further consultation on the draft plan is expected to take place in Autumn 2021.

**3.45** The following policies in the emerging plan are of particular relevance to the Neighbourhood Plan site assessment:

**3.46 Policy ST 1 Development needs for the Borough** outlines that the Council seeks to meet its development needs through the implementation of existing sites in the adopted Local Plan and additional sites as set out in the Local Plan Review. Land is identified by the Local Plan Review to provide 16,608 homes (1,038 dwellings per annum) and 56ha of Class B employment floorspace.

**3.47 Policy ST 2 Swale Settlement Strategy** states that the town of Faversham will provide a key focus for growth where development includes a sustainable urban extension and will deliver significant infrastructure improvements including a new secondary school, open space, jobs and homes.

**3.48 Policy ST 3 Delivering sustainable development in Swale** sets out ways to deliver sustainable development in Swale that provides both mitigation and adaptation to climate change.

**3.49 Policy ST 5 Delivering a wide choice of high quality homes** states that development proposals will, as appropriate:

1. Be steered to locations in accordance with Policy ST 2 (Swale’s Settlement Strategy), including:
  - i) At local plan allocations, Neighbourhood Plans and Community Right to Build initiatives;
  - ii) Windfall sites where the small scale of development, its design, layout and landscaping would support and enhance the character of the area and can demonstrate that development of the site within its local context, would benefit the existing community and support sustainable development.
  - iii) Town centres when contributing to their vitality and viability; or

iv) Deprived communities when improving local housing markets and supporting communities

2. Use densities determined by the context and defining character of the area

It also sets out general requirements for housing types, affordable housing (see also **Policy DM 15**), specialist housing, design and re-use of vacant homes.

The supporting text for Policy ST 5 (paragraph 4.3.77) notes that the emerging Faversham Neighbourhood Plan will identify land for the development of between 150 and 200 homes over the lifetime of the plan.

- 3.50 **Policy ST 10 Conserving and enhancing the natural environment** sets out ways in which development proposals will ensure the protection and enhancement of the Swale natural environment and the delivery of the green and blue infrastructure network and its associated strategy.
- 3.51 **Policy ST 11 Conserving and enhancing the historic environment** states that new development will be required to sustain and enhance the significance of designated and non-designated heritage assets in order to enhance the historic environment whilst creating for all areas, a sense of place and special identity.
- 3.52 **Policy A 1 Saved Housing Allocations** states that the sites allocated in the adopted Local Plan which have not yet been delivered are safeguarded for development in the emerging Local Plan.
- 3.53 **Policy A 3f Land at Selling Road, Faversham** states that planning permission will be granted for economic land uses on land and buildings to the west of Selling Road, Faversham.
- 3.54 **Policy A 3g Land at Graveney Road, east of Faversham** states that planning permission will be granted for economic land uses on land at Graveney Road Faversham.
- 3.55 **Policy MU 1 East of Faversham expansion** sets out the general criteria for development on the three sites that together will form an extension to the east and south of Faversham, delivering in the region of 3,300 new homes along with employment land, retail, educational uses and community uses. The three sites are covered under three sub-policies – MU 1a, MU 1b and MU 1c. These sites consist of three pieces of land assessed in the 2020 draft SHLAA.
- 3.56 **Policy MU 1a Land at Graveney Road** states that planning permission will be granted for minimum 240 dwellings set within a comprehensive landscape framework. This site corresponds to SHLAA site 18/135 (Land north of Graveney Road).
- 3.57 **Policy MU 1b Land at Lady Dane Farm** sets out that planning permission will be granted for a strategic mixed-use development, comprising an employment hub of at least 10ha, a minimum of 600 dwellings, a local centre, a secondary school and a 2FE primary school site, all set within a landscape framework as shown on the Proposals Map which will be comprehensively planned and designed to form a new eastern edge of Faversham, together with ecological enhancements and open space. This site corresponds to SHLAA site 18/091 (Land east of Faversham).

- 3.58 **Policy MU 1c Land at South East Faversham** states that subject to securing high quality design and an appropriate mix of uses, planning permission will be granted for 2500 dwellings, a variety of employment space capable of supporting 2500 jobs, community infrastructure, open space and habitat creation on land at South East Faversham. This site corresponds to SHLAA site 18/226 (Land at south east of Faversham).
- 3.59 **Policy NP 1 Faversham Creek Neighbourhood Plan** emphasises that within the Faversham Creek Neighbourhood Plan area priority will be given to the regeneration of Faversham Creek by retaining maritime related activities with complementary redevelopment opportunities for workshops/business uses, residential, small scale retail and restaurant uses.
- 3.60 **Policy DM 14 Small and medium sites for housing development** states that in recognition of the important role small sites play and the value of SMEs to housing delivery in Swale, the Council will support the development of unallocated sites (windfalls) for housing providing the harm of such proposals do not demonstrably outweigh the benefits; and where all of the criteria set out in the policy can be met.
- 3.61 **Policy DM 15 Affordable Housing** outlines that residential development proposals will be required to make affordable housing provision as follows:
- i. On sites of 15 or more dwellings on brownfield land within settlement confines, 20% of the total dwellings will be in the form of affordable housing;
  - ii. On sites of 10 or more on greenfield land, 30% of the total dwellings will be in the form of affordable housing.
- 3.62 **Policy DM 24 Biodiversity and geodiversity conservation and biodiversity net gain** states that development proposals which have a direct or indirect effect on designated sites, will conserve and enhance them in a manner equal to the significance of their biodiversity and geodiversity status.
- 3.63 **Policy DM 25 Conserving and enhancing valued landscapes** highlights that the value, character, amenity and tranquillity of the Borough's landscapes will be protected, enhanced and managed.
- 3.64 **Policy DM 27 The separation of settlements – Important Local Countryside Gaps** states that to retain the individual character and setting of settlements, the separation between Faversham and the villages of Goodnestone, Ospringe and Oare is defined as an Important Local Countryside Gap.
- 3.65 **Policy DM 28 Local Green Spaces** states that within designated Local Green Spaces, planning permission will not be granted for unless it meets criteria set out in the policy.
- 3.66 **Policy DM 29 Woodland, orchards, trees and hedgerows** states that the Council seeks to ensure the protection, enhancement and sustainable management of woodlands, orchards, trees and hedgerows.
- 3.67 **Policy DM 30 Agricultural land** states that development on agricultural land will only be permitted when there is an overriding need that cannot be met on

land within the built-up boundaries as shown on the Proposals Map. Development on best and more versatile agricultural land will only be permitted if:

1. The site is allocated for development by the Local plan; or
2. There is no alternative site on land of a lower grade than 3a or the use of land of a lower grade would significantly and demonstrably work against the achievement of sustainable development; and
3. The development would not result in the remainder of the agricultural holding becoming not viable or lead to accumulated and significant losses of best and most versatile agricultural land.

3.68 **Policy DM 36 Flood Risk** states that development proposals will avoid inappropriate development in areas at risk of flooding and where development would increase flood risk elsewhere.

3.69 **Policy DM 39 Development affecting a conservation area** states that development within, affecting the setting of, or views into and out of a conservation area, will be required to preserve or enhance all features that contribute positively to the area's special character or appearance.

3.70 **Policy DM 43 Archaeological Heritage** states that the Council will promote the enjoyment of Swale borough's archaeological resource through the protection and enhancement of archaeological sites, monuments and historic landscape features, and will seek to encourage and develop their educational, recreational and tourist potential through research, public access, management and interpretation.

## The Faversham Creek Neighbourhood Plan 2016-31<sup>13</sup>

3.71 This Neighbourhood Plan was produced as an opportunity for the people of Faversham to ensure that the area around its historic creek is developed not haphazardly but in a well-planned and positive way for the overall benefit of the town, taking into account not only the land on the banks of the creek, but also the creek itself – the navigation channel, ridge, sluices and gates, wharfage and access to the waterfront and waterway.

3.72 The Neighbourhood Plan area comprises land on both sides of Faversham Creek between the bridge and the open marshland beyond, and around the basin at the head of the Creek and the Stonebridge Ponds. The whole of the area lies within the Faversham Conservation Area. The Neighbourhood Plan area lies immediately to the north east of Faversham town centre.

3.73 The Neighbourhood Plan states that the whole neighbourhood plan area, and the eleven specifically identified development sites within the area, will be subject to seven Creek-wide neighbourhood planning policies. The emerging Faversham Town Neighbourhood Plan will replace the Faversham Creek Neighbourhood Plan.

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<sup>13</sup> Available at <http://archive.swale.gov.uk/assets/Planning-General/Planning-Policy/Faversham-Creek/Neighbourhood-Plan/119Q170320Referendum-PlanWEB.pdf>

## Evidence Base documents

### Swale Strategic Flood Risk Assessment (2020)<sup>14</sup>

3.74 A Level 1 Strategic Flood Risk Assessment (SFRA) was completed for SBC by JBA Consulting in February 2020. The SFRA supersedes the 2009 SFRA and a 2010 amendment which updated the flood risk assessment for the Faversham Creek Neighbourhood Plan Area.

3.75 Of particular relevance to the Neighbourhood Plan site assessment is the detail related to a special Flood Risk Zone within the area covered by the Faversham Creek Neighbourhood Plan. In order to help deliver development within this area, SBC have made a distinction between undeveloped and previously developed land within Flood Zone 3.

3.76 Land which is undeveloped is classified as Flood Zone 3b (Functional Floodplain) and is only suitable for water compatible and essential infrastructure development. Previously developed land is classified as being within Flood Zone 3a(i) (Very High Probability of Tidal Flooding). Within this zone, development must be accompanied by a site specific flood risk assessment, and should meet the following criteria:

- **Change of use:** ground floor uses should be no more vulnerable than the current use and should exclude more vulnerable uses such as residential development. Upper floors should be designed to be safe and to permit safe access and egress.
- **Redevelopment:** More vulnerable uses should not be located on the ground floor, and upper floors should allow for safe access and egress. Flood risk elsewhere should not increase as a result of development on the site.

3.77 This assessment has therefore assessed sites on previously developed land within the Faversham Creek Neighbourhood Plan on the basis that any residential development can only take place above the ground floor, and that ground floor uses should be restricted to commercial/employment space, servicing (including parking) or other less vulnerable uses. This is likely to result in reduced residential capacities on sites within Flood Zone 3a(i).

### Swale Landscape Sensitivity Assessment (2019)<sup>15</sup>

3.78 SBC commissioned LUC in September 2018 to prepare a landscape sensitivity assessment for the land surrounding the main urban areas and larger villages within the Borough.

3.79 In the assessment the settlement edge of Faversham is divided into seven areas (see **Figure 3-1**) for assessment of sensitivity to residential and employment development. These areas largely relate to the landscape character areas, together with physical boundaries such as roads, and comprise:

<sup>14</sup> Available at <https://swale.gov.uk/planning-and-regeneration/strategic-flood-risk-assessment-completed>

<sup>15</sup> Available at [https://services.swale.gov.uk/assets/planning%20policy%202019/full%20swale%20sensitivity%20v2\\_.pdf](https://services.swale.gov.uk/assets/planning%20policy%202019/full%20swale%20sensitivity%20v2_.pdf)

- FM1 to FM3 – the gently undulating fruit belt and arable farmlands to the south and east.
- FM4 – the wooded dry valley at Syndale with mixed farmlands and parkland to the west and south west.
- FM5 – the rolling arable farmlands to the north west.
- FM6 – an area of flat arable farmland and gravel works bordering the marshlands to the north.
- FM7 – a small area of flat arable farmland and sewage works bordering the marshlands to the north.

3.80 It is important to note that areas up to the 2km buffer to the north of the settlement edge have been largely scoped out of the assessment due to flood and coastal change risk (Environment Agency/Swale Flood Zone 3 and Coastal Change Management Area) and nature conservation constraints (e.g. SSSI and SAC).

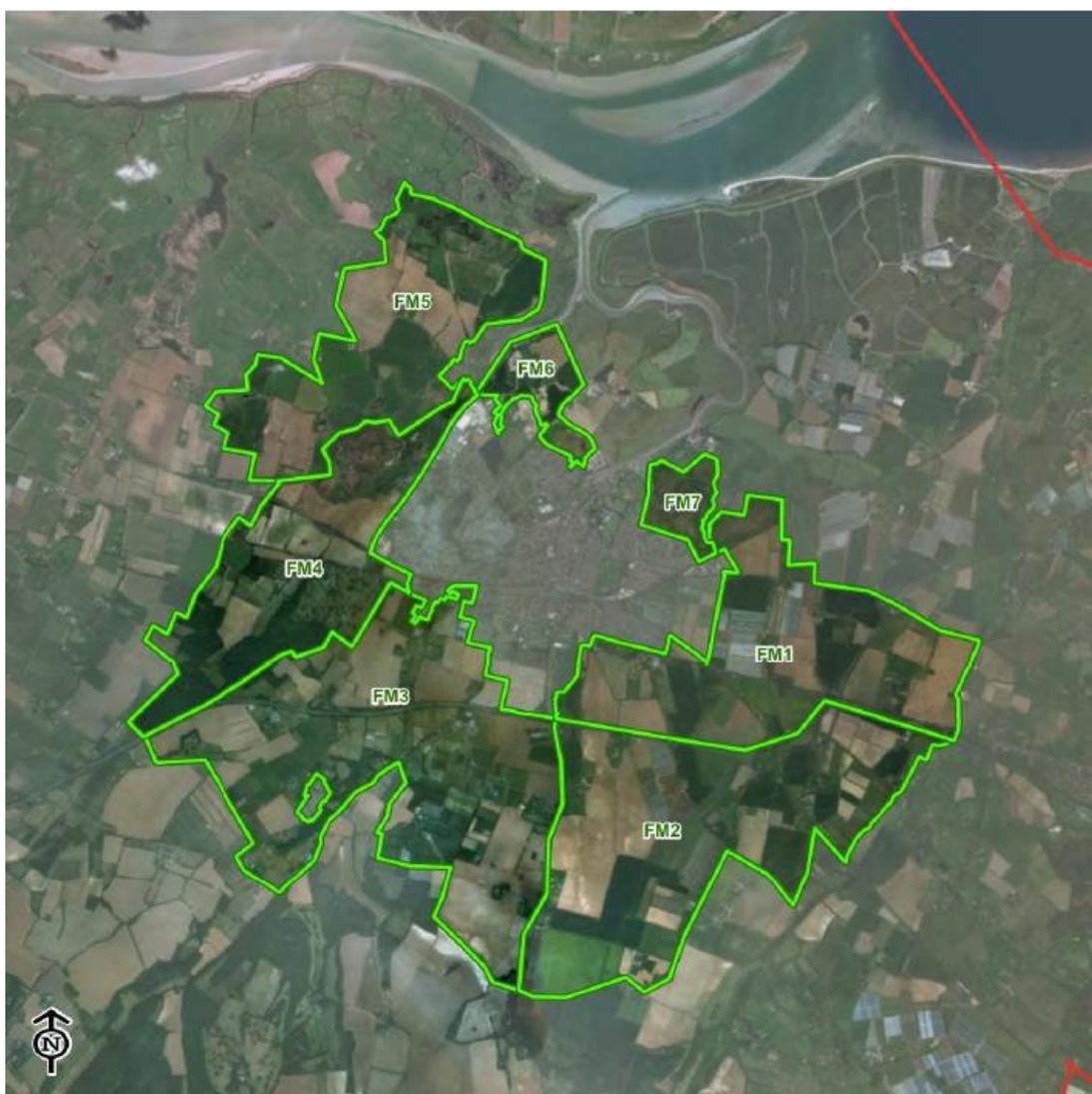
3.81 The report illustrates each landscape character area, concludes how sensitive each character is and provides guidance regarding development in each area. This is summarised below and shown on the map at **Figure 3-1**.

3.82 **Overall assessment of landscape sensitivity for FM1:** Despite the proximity to Faversham, the area retains a strongly architectural character, albeit with limited tranquillity and a recent trend towards some enlarged arable fields and a loss of structural features such as shelterbelts, hedgerows and orchards, imparting a greater openness to the landscape, accentuated by the flat to gently undulating landform. Heritage assets such as farmsteads, together with natural features such as woodland and remnant traditional orchards, have the impression of being quite isolated with the modern agricultural landscape and road network. These attributes, in combination with the visual exposure of the area and the absence of landscape designations, indicate a **moderate overall sensitivity** to future change from residential and employment development.

3.83 **Overall assessment of landscape sensitivity for FM2:** The landscape has a gently undulating landform, with many open and exposed areas that are either within or have a visual relationship with the AONB. The generally strong sense of rural character is reinforced by the absence of modern larger scale built form and other human influences, and the presence of many listed farmsteads and rural lanes, which provide human scale features and time depth to the landscape. These attributes, in combination with the extent of local and national landscape designations, indicate a **high overall sensitivity** to future change from residential and employment development.

3.84 **Overall assessment of landscape sensitivity for FM3:** The majority of this landscape area is within AONB or AHLV or their settings. The combination of this landscape value at a national and local level, its strongly rural and scenic character, including a range of historic features that contribute to landscape character and time depth, its visual openness in many parts contrasted by small scale intimate areas of pasture and orchards, and winding rural lanes, indicate a **high overall sensitivity** to future change from residential and employment development.

- 3.85 **Overall assessment of landscape sensitivity for FM4:** The landscape exhibits a cohesive and scenic landform, combined with a strong sense of rurality, time depth, areas of tranquillity and remoteness and important woodland, parkland and historic features which all positively influence landscape character. These attributes, in combination with the identified recreational value and local landscape value indicate a **high overall sensitivity** to future change from residential and employment development.
- 3.86 **Overall assessment of landscape sensitivity for FM5:** The rolling landform and predominantly large scale, open character results in areas of visually prominent slopes and skylines. The landscape is only crossed by minor lanes and retains an isolated, rural character and strong tranquillity, but this has been eroded to an extent by the intrusive pylon routes and field enlargements. The historic farmsteads and remnant orchards and pasture fields, which typically occupy the lower ground, lend a strong time depth and more scenic, intimate character to the landscape. Valued natural features are concentrated in the north of the area along the marshland edge, which is also with the AHLV – Kent Level. These attributes indicate a **high overall sensitivity** to future change from residential and employment development.
- 3.87 **Overall assessment of landscape sensitivity for FM6:** This flat, visually exposed area on the edge of the marshes forms part of the wider setting to Faversham and Oare and has a strong relationship with the adjoining AHLV. These attributes indicate a high overall sensitivity to future change from residential and employment development.
- 3.88 **Overall assessment of landscape sensitivity for FM7:** Whilst the inherent sensitivity of these flat, open arable fields is relatively low, they are visually prominent in views from the edge of Faversham as well as from the wider landscape beyond, including the marshland and creeks within the AHLV. Part of the area also falls within the Faversham Conservation Area and consequently is of importance to the historic character and setting of the town. These attributes indicate a **moderate-high overall sensitivity** to future change from residential and employment development.



**Figure 3-1: Landscape Character Areas in Faversham (Source: Swale Borough Council)**

### **Heritage Strategy 2020 – 2032 (2020)<sup>16</sup>**

3.89 The heritage strategy was adopted in March 2020 and is designed to support and reinforce the policies set out in the adopted Local Plan. It is also designed to function as a necessary evidence base for ongoing work on the replacement local plan. It provides a framework for the designation, conservation, management and physical and economic regeneration of Swale’s Historic Buildings and Areas, including designated historic parks and gardens.

3.90 The Local Plan’s objective for Faversham is to sustain its role and character as an historic market town serving residents, visitors and a wider area with a range of businesses and services that increase diversity and interest.

3.91 The strategy outlines that development will sustain and enhance the significance of designated and non-designated heritage assets to sustain the

<sup>16</sup> Available at <https://services.swale.gov.uk/assets/Consultations/Heritage-strategy/Adopted/SBC-Heritage-Strategy-Baseline-HAR-Register-finalised-adoption-version.pdf>

historic environment whilst creating for all areas a sense of place and special identity. Development proposals will, as appropriate:

- Accord with national policy in respect of heritage matters, together with any heritage strategy adopted by the Council;
- Sustain and enhance the significance of Swale's designated and non-designated heritage assets and their settings in a manner appropriate to their significance and, where appropriate, in accordance with Policies DM30-DM34;
- Respond to the integrity, form and character of settlements and historic landscapes;
- Bring heritage assets into sensitive and sustainable use within allocations, neighbourhood plans, regeneration areas and town centres, especially for assets identified as being at risk on national or local registers;
- Respond positively to the conservation area appraisals and management strategies prepared by the Council;
- Respect the integrity of heritage assets, whilst meeting the challenges of a low carbon future; and
- Promote the enjoyment of heritage assets through education, accessibility, interpretation and improved access.

3.92 The Strategy provides a map illustrating all the listed buildings within the Borough (see **Figure 3-2**). It can be seen from the map that there is a wide distribution of listed buildings/structures across the Borough, but also that there are key areas with high concentrations of listed buildings, most notably within the historic core of Faversham, and around the historic slipway structures within Sheerness Port.

3.93 There are three Conservation Areas in and around Faversham (see **Figure 3-3**). These are Faversham Town, Ospringe and Preston Next, and they cover a substantial part of the town centre (including Faversham Creek) as well as the historic settlements and parkland south of the A2. Detailed appraisals which set out the key features, listed buildings and sensitivity to development of each Conservation Area are available on the SBC website<sup>17</sup>.

3.94 There are four scheduled monuments within Faversham; The Maison Dieu, St. Saviour's Abbey, Oare Gunpowder Works and Chart Gunpowder Mills.

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<sup>17</sup> Available at: <https://swale.gov.uk/planning-and-regeneration/heritage-and-landscape/conservation-areas>

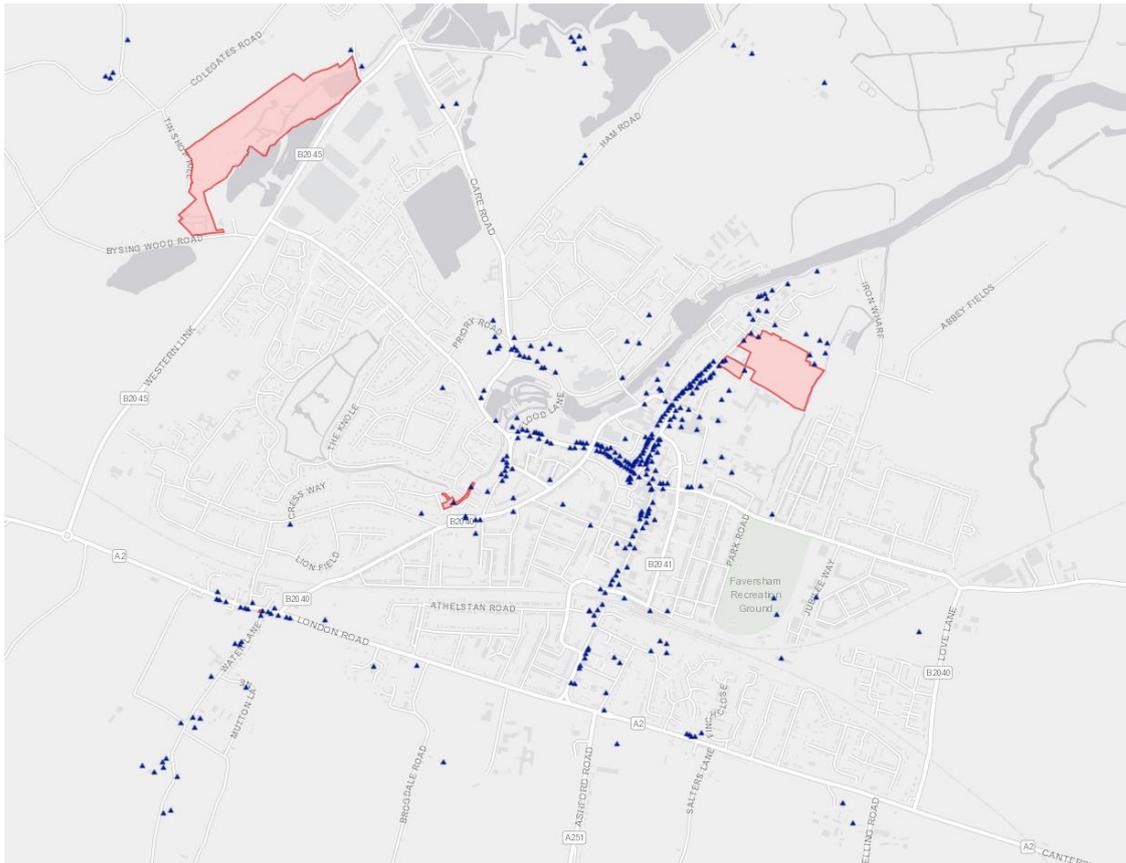


Figure 3-2: Listed buildings within Faversham (Source: Historic England)

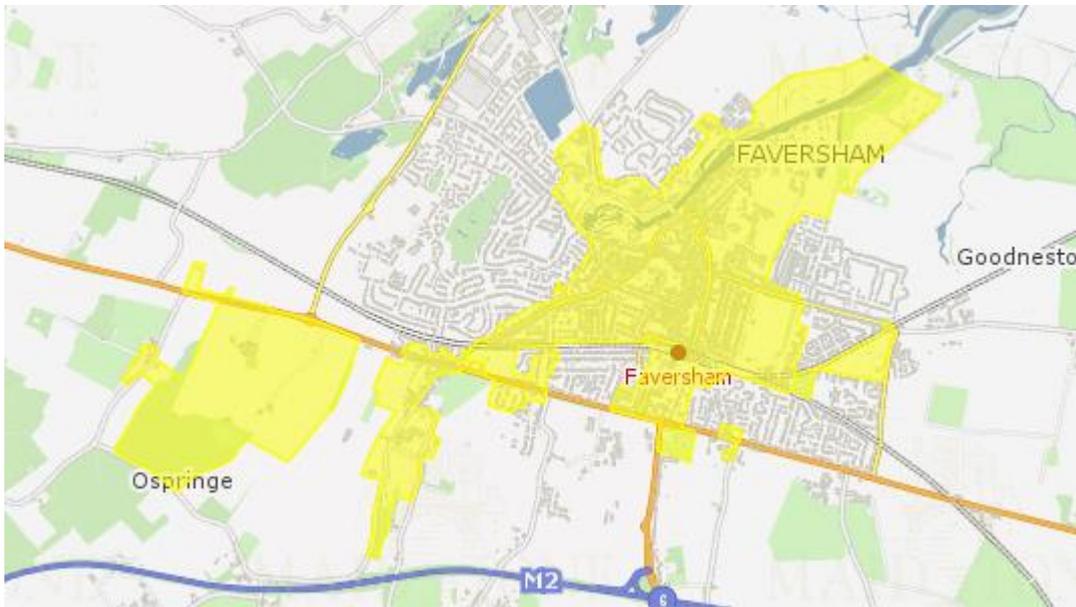


Figure 3-3: Faversham Conservation Areas (Swale Borough Council)

## Faversham Housing Needs Survey (2020)<sup>18</sup>

- 3.95 Arc4 undertook a Housing Needs Survey for the Community Land Trust to determine local housing need and to inform the Swale Local Plan and the Faversham Neighbourhood Plan.
- 3.96 The survey report, produced in August 2020, concludes that Faversham needs a significant additional supply of affordable housing to meet the requirements of its existing households and households that are likely to form over the next five years for current Faversham residents. It highlights that entry level market housing in Faversham is not affordable for many households, and that average house prices in Faversham are higher than in the rest of Swale.
- 3.97 In particular, it notes that there is an undersupply of 1- and 2-bedroom flats and bungalows for older people and younger households, and that few 4-bedroom homes come onto the market in Faversham.

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<sup>18</sup> Document provided by the Neighbourhood Plan Group

## 4. Site Assessment

- 4.1 In total 51 sites were identified, of which 46 were either subject to a full assessment or to a review of the conclusions in the Swale SHLAA. This includes 20 sites identified through the Neighbourhood Plan Call for Sites, two sites identified through the Faversham Creek Neighbourhood Plan and 24 sites identified through the SHLAA.
- 4.2 **Tables 4-1, 4-2, and 4-3** list all of the identified sites and the proposed uses. The sites are shown in the overview map (**Figure 4-1**). It is important to note that there is over some overlap between the sites listed within **Table 4-1** and **Table 4-3** as some sites were identified through both sources.
- 4.3 The results of the site assessment are detailed in Chapter 5.

### Faversham Call for Sites

- 4.4 Faversham Town Council undertook a Call for Sites exercise between December 2020 and January 2021 to establish a comprehensive understanding of the available site options within the plan area and to enable landowners and developers in the Neighbourhood Area to promote their land (in whole or in part) for development. The Call for Sites yielded a total of twenty new sites, along with five sites that had previously been identified in the Swale SHLAA (see paragraph 4.5).

### Faversham Creek NP Sites

- 4.5 12 potential development sites were identified in the Faversham Creek Neighbourhood Plan, of which five have either not received planning permission or have not been developed. Three of these sites (CNP1, CNP4 and CNP5) have not been promoted for development and are proposed for retention in their current uses. These three sites have not been assessed although recommendations have been made as to how they could be included in the Neighbourhood Plan. The remaining two sites identified in the Faversham Creek NP were taken forward for full assessment (Sites CNP2 and CNP3).

### SHLAA sites

- 4.6 The April 2020 Swale SHLAA identifies a total of 28 sites in Faversham, five of which were also submitted to the Faversham Call for Sites with the same boundaries (Sites 18/028, 18/029, 18/030, 18/079 and 18/081). Two sites (18/077 and 18/114) were submitted to the Call for Sites with revised boundaries, and have been assessed as sites FNP14 to FNP18. Where sites were promoted through both sources, the sites have been assessed using the most recent information from the landowner/promoter.
- 4.7 With the exception of Sites 18/077 and 18/114, each of the SHLAA sites which had been assessed by SBC was subject to a further high-level assessment to determine if the SHLAA conclusions remain relevant to the NP. A summary of this assessment is contained in **Appendix B**. The summary includes several SHLAA sites which are either allocated in the adopted Local Plan (Policies A20.6, A20.7 and A21.7), or proposed for allocation in the emerging Local Plan.

**Table 4-1 Sites identified through the Neighbourhood Plan Call for Sites**

Site Ref	Site Name/Address	Indicative Site Size (ha)	Proposed Uses	Planning History
FNP1 <sup>19</sup>	Land at New Creek Road	0.15	Mixed-use	None of relevance
FNP2 <sup>20</sup>	Land at Flood Lane	0.15	Mixed-use	None of relevance
FNP3	Buildings between Abbey Street and Belvedere Road, Faversham, ME13 7BE	0.206	Mixed use – office/studios, artisanal workshops, parking, retail, hospitality, residential including home working units).	None of relevance
FNP4	Kiln Court and Osborne Court	2.74	Potential for residential or hybrid scheme	None of relevance
FNP5	Beaumont Davey Close, Off Ashford Road	0.42	Potential for residential scheme	None of relevance
FNP6	Land to the rear of Lion Field, off Wallers Road	0.46	Potential for residential scheme	None of relevance
FNP7	Faversham Engine Sheds	0.65	Potential employment/community use	None of relevance
FNP8	Parkers Building Supplies site	0.27	Residential	None of relevance
FNP9	Kingsfield Care Home, Jubilee Way, Abbey Ward	0.29	Residential/mixed-use	None of relevance
FNP10	The Railway Yard, Station Road, Faversham, ME13 8GE	0.73	Residential (1-2 bed properties)	The land to the east was redeveloped into the Jubilee Way housing development and a business park. The site was granted planning permission in May 2019 for (ref: 18/504627/FULL): Erection of 3no. two storey blocks comprising of 9no. small business units for B1, B2 and B8 Use with associated car parking, service access, landscaping and access roadway. Additional car parking to serve both the proposed new units and the existing units at neighbouring Jubilee Industrial Estate. New access to link the new development into the existing neighbouring development at

<sup>19</sup> Site also submitted to SHLAA but not assessed due to size (SHLAA ref 18/204)

<sup>20</sup> Site also submitted to SHLAA but not assessed due to size (SHLAA ref 18/231)

Site Ref	Site Name/Address	Indicative Site Size (ha)	Proposed Uses	Planning History
				Jubilee Way Industrial Estate via Sidings Close and retention of existing access leading to Station Road.
FNP11	Chaff House, Junction of Conduit Street / Bridge Road, Faversham Creekside	0.06 (circa 500m <sup>2</sup> )	Residential	None of relevance
FNP12	Former White Horse Car Park site, North Lane	0.08	Residential	None of relevance
FNP13	Rear access land to Market inn (No.43 East Street) from St John's Road	0.02	Residential	None of relevance
FNP14	Land at Ham Road	24.9	Residential	The Trust secured outline planning permission in March 2019 for the development of around 35 houses on a small parcel of land immediately to the east of Ham Road.
FNP15	BMM Weston Ltd FNP1b Land at Brent Road	0.09	Residential	None of relevance
FNP16	BMM Weston Ltd FNP1c Land at Brent Road	0.16	Residential	None of relevance
FNP17	BMM Weston Ltd parcel 2 Land at Brent Road	1	Residential	Ref: SW/94/0039. Address: BBM Weston Works, Brent Road, Faversham. Proposal: Demolition of industrial building and construction of new offices; demolition of existing offices and construction of one block of 27 flats and one single storey lodge building and new footpath. Decision: Grant of Conditional PP (September 1994). The permission has lapsed.
FNP18	BMM Weston Ltd parcel 3 Land at Brent Road	0.38	Intended for residential and commercial development, associated car parking and community space	None of relevance
FNP19	Old Forge Canterbury Road	0.09	Residential	None of relevance

Site Ref	Site Name/Address	Indicative Site Size (ha)	Proposed Uses	Planning History
FNP20	New Creek Road (adjacent to Iron Wharf)	1.13	Residential	Ref: 16/505597/FULL. Address: Land adjacent to New Creek Road, Faversham, ME13 7BU. Proposal: Erection of 2No. Detached chalet bungalows and associated parking. Decision: application refused (November 2016). Reason: 1. Outside defined urban boundaries of Faversham. 2. Proposal would detract from value, tranquillity and beauty of the countryside and the quality and character of the landscape within a Special Landscape Area. 3. Proposal would obstruct views into and out of the designated Faversham conservation area, having a significant detrimental character and appearance of the Faversham conservation area, and would have a detrimental impact on the wider setting of the protected Abbey Farmstead and its grade II and Grade II* listed buildings and barns. 4. Development would introduce additional households into the flood plain (Flood Zone 3a).

**Table 4-2 Sites identified through the Faversham Creek Neighbourhood Plan**

Site Ref	Site Name / Address	Indicative Site Size (Ha)	Proposed Use	Planning History
CNP1 <sup>21</sup>	The Purifier	0.03	Small business workshop, together with associated educational uses	None of relevance
CNP2	Ordnance Wharf	0.1	Mixed use (residential, office and/or workshops, small community hall and training rooms)	Ref: 20/502408/FULL. Address: Ordnance Wharf, Flood Lane, Faversham. Proposal: Erection of a part three storey, part two storey building comprising of 5no. dwellings and an office and training workshop facility, and a three storey building comprising of a sailing clubroom, bar and cafe and 2no. dwellings, including 14 No. parking/sailing dinghy storage spaces and creation of a public access to the southeast end of the Wharf. Decision: application withdrawn (November 2020). Two planning applications for building flats with parking and non-residential use of the

<sup>21</sup> Site not taken forward for full assessment (see paragraph 4.4)

Site Ref	Site Name / Address	Indicative Site Size (Ha)	Proposed Use	Planning History
				ground floor were considered in 2003 and 2006. The 2003 scheme was dismissed on appeal, partly on the grounds that housing on the site was not in accordance with the then emerging Swale Local Plan. The 2006 planning application was withdrawn. A further planning application in June 2012, for a four-storey building comprising 11 flats, was also withdrawn.
CNP3	Former Coach Depot	0.1	Ground floor to include a mix of Class B1 (offices and workshops), Class A1 (retail), and facilities for boat users. The upper floors to be residential use (C3) and holiday lets (C1).	None of relevance
CNP4 <sup>22</sup>	Upper Bents Industrial Estate	2.66	Retained in industrial use for a mixture of class B1 and B2 uses to provide local employment and relatively low cost premises suitable for small businesses.	Part of site in planning permission: Ref:21/500006/FULL. Address: Land East Of Unit 4 Upper Bents Industrial Estate And North Of Plot 29 Waterside Close Faversham Kent ME13 7DZ. Proposal: Mixed use development comprising of the erection of a part three, part four storey building comprising 6no. two bed, 4no. one bed apartments across the upper floors and associated parking, cycle store and refuse store at the ground floor, plus additional parking and amenity space, with access and turning via Waterside Close. Erection of 4no. Commercial units for use Class E (g)(iii), B2 or B8 with associated access and turning via separate road. Decision: Awaiting Decision. Application validated 15 Jan 2021.
CNP5 <sup>23</sup>	Iron Wharf & Chambers Wharf	3.22	Retained as a boatyard and for boat builders, with Oyster Bay House as residential (Class C3) or offices (Class B1)	None of relevance

**Table 4-3 Sites identified through the SHLAA**

Site Ref	Site Name / Address	Indicative Site Size (Ha)	Proposed Use
18/028	Land at Queen Court Farm, Brogdale Road	44.27	Residential

<sup>22</sup> Site not taken forward for full assessment (see paragraph 4.4)

<sup>23</sup> Site not taken forward for full assessment (see paragraph 4.4)

Site Ref	Site Name / Address	Indicative Site Size (Ha)	Proposed Use
18/029	Swan Quay	0.25	Mixed-use – offices/studios, artisanal workshops, parking, retail, hospitality, residential above
18/030	Land at Lion Field	1.45	Residential
18/062	39 Abbey Fields	7.7	Residential
18/065	Land East of Abbey Farm	15	Residential
18/068	Land at Perry Court Farmhouse, Brogdale Road	2.5	Residential
18/077 <sup>24</sup>	Land at Ham Road	6	Residential
18/078	Lady Dane Farm Buildings, Love Lane	0.65	Residential
18/079	Queen Court Farmyard, Water Lane	1.7	Residential
18/081	Land at London Road and Western Link	3.2	Residential
18/091	Land to the east of Faversham	43	Mixed-use (emerging Local Plan allocation)
18/107	Land east of Faversham Industrial Estate, Graveney Road	1.7	Residential
18/108	Land at Brett House, Bysing Wood Road	2.7	Residential
18/114 <sup>25</sup>	Land at Brent Road	2.5	Residential
18/135	Land at Graveney Road	8.41	Residential (emerging Local Plan allocation)
18/149	Land at Oare Gravel Works, Ham Road	5.06	Residential (adopted Local Plan allocation)
18/167	Land west of Western Link	35.6	Residential
18/169	97-103 Ashford Road	0.32	Residential
18/174	Land at Ham Farm, Ham Road	1.17	Residential (adopted Local Plan allocation)
18/178	Preston Fields, Canterbury Road, Faversham	14	Residential (adopted Local Plan allocation)
18/192	Faversham Police Station, Church Road	0.25	Residential
18/194	Bysingwood Primary School, Hazebrouck Road	0.7	Residential
18/203	Provender Mill, New Creek Road	0.95	Residential
18/223	Land at Ashford Road, North Street, Sheldwich	309	Residential

<sup>24</sup> Site submitted to Call for Sites with amended boundary – assessed as site FNP14

<sup>25</sup> Site submitted to Call for Sites as four smaller sites – assessed as site FNP15, FNP16, FNP17 and FNP18

<b>Site Ref</b>	<b>Site Name / Address</b>	<b>Indicative Site Size (Ha)</b>	<b>Proposed Use</b>
18/226	South-east Faversham	130.7	Residential (emerging Local Plan allocation)
18/235	Land at Perry Court Farm, London Road	1.5	Residential



Figure 4-1: Map of assessed sites

## 5. Site Assessment Summary

- 5.1 In total, 49 sites were considered by AECOM to determine whether they would be appropriate for allocation in the Faversham Neighbourhood Plan. **Table 5-1** sets out a summary of the site assessments, which should be read alongside the full assessments available in **Appendix A** and **Appendix B**, including potential mitigation of identified constraints where relevant. The table includes the sites allocated in the adopted Local Plan which were included in the SHLAA, those proposed for allocation in the emerging Local Plan, and the three sites in the Faversham Creek NP that are not being promoted for development. For completeness, it also shows the two SHLAA sites (18/077 and 18/114) that were re-submitted to the Call for Sites with revised boundaries and assessed in full as sites FNP14 to FNP18.
- 5.2 The final column in the table represents a ‘traffic’ light rating of each site, indicating whether the site is considered potentially suitable for allocation. **Red** indicates the site is not considered to be appropriate for allocation through the Neighbourhood Plan, whilst **Amber** indicates that the site may be suitable in principle for allocation subject to the resolution of identified issues or constraints. **Green** indicates the site is appropriate for allocation. The findings summarised in **Table 5-1** are shown on the map (**Figure 5-1**).
- 5.3 The indicative capacity noted in **Table 5-1** reflects AECOM’s assessment of the potential capacity of each site once identified constraints have been taken into account. Where a site has been promoted through the Faversham Call for Sites with a proposed number of dwellings, this figure has been used where the assessment suggests it is appropriate.
- 5.4 The assessment identified that four sites (18/068, 18/078, 18/169, 18/235) were considered suitable for allocation in the Neighbourhood Plan.
- 5.5 27 sites (FNP1, FNP3, FNP4, FNP5, FNP10, FNP11, FNP12, FNP13, FNP14, FNP15, FNP16, FNP17, FNP18, CNP2, CNP3, 18/028, 18/029, 18/030, 18/062, 18/065, 18/079, 18/081, 18/107, 18/108, 18/167, 18/194, 18/203) are considered potentially suitable for allocation, subject to identified constraints being mitigated.
- 5.6 Of these sites, there are a number of large greenfield sites which have capacity for a large number of dwellings that would, if developed, significantly exceed the housing requirement set out in the emerging Local Plan. It is likely that they would require considerable investment in supporting infrastructure before development could take place. These sites have already been considered for strategic allocation, and while they have not been found unsuitable by SBC through the SHLAA, they have not been proposed for allocation in the emerging Local Plan.
- 5.7 The emerging Local Plan indicates that the NP will focus on brownfield/infill sites in order to meet the 150-200 home requirement, but this may not be possible if sites within the built-up area are found to either be unavailable or unviable. Therefore, FTC may need to consider whether any of the greenfield sites could contribute towards the housing requirement, potentially through development of smaller portions of the site. It is recommended that FTC

engage with SBC and relevant landowners to determine whether such an approach would be supported.

- 5.8 The remaining 18 sites (FNP2, FNP6, FNP7, FNP8, FNP9, FNP19, FNP20, CNP1, CNP4, CNP5, 18/091, 18/135, 18/149, 18/174, 18/178, 18/192, 18/223, 18/226) are not considered suitable for allocation in the Neighbourhood Plan, although seven of these sites (FNP2, FNP4, FNP5, FNP6, FNP8, FNP9) are only considered unsuitable because they are not currently known to be available. Should their availability be established, they would be potentially suitable for allocation, subject to the mitigation of identified constraints.

**Table 5-1: Site assessment summary**

Site Ref.	Location/ description	Site area (ha)	Current land use	Site Capacity (Dwellings) <sup>26</sup>	Proposed use	Summary of Assessment	Assessment of suitability for allocation
FNP1	Land at New Creek Road	0.15	Industrial building and associated parking	6 homes. Commercial could be provided on the ground floor, with residential units above, or the site could be developed solely for residential use which would allow larger homes to be accommodated.	Mixed-use	<p>The site is potentially suitable for allocation for either residential or mixed-use.</p> <p>There are a number of listed buildings within close proximity of the site, including a Grade II listed cottage and Grade II* listed granary which back directly onto the site. Development has the potential to affect the setting of both listed structures, and this is likely to restrict site capacity and building heights. The site is also entirely within the Faversham Conservation Area.</p> <p>There are some small areas at high risk of flooding near the northern boundary. Residential and other sensitive development should be avoided on these parts of the site. A Flood Risk Assessment may be required as part of any planning application.</p> <p>The existing access at the junction of Abbey Road and New Creek Road is unlikely to be wide enough to service new development and a new access further north on New Creek Road is likely to be preferable as it will</p>	

<sup>26</sup> Where the site was assessed through the SHLAA, or the site promoter has indicated the scale of proposed development, this figure has been used where appropriate. Where this information has not been provided, the indicative amount of development has been calculated according to the approach set out in Paragraphs 2.15 to 2.18 of this report. Where sites have been promoted for non-residential uses, or are considered unsuitable for residential development, no capacity is given.

						<p>increase visibility and pedestrian safety.</p> <p>There are existing structures on site which would require demolition, and the land may require remediation due to its existing use, which may affect viability.</p>	
FNP2	Land at Flood Lane	0.15	Car Park	Should availability be established, the site has capacity for 2-3 dwellings (upper floors only) with either servicing or commercial uses at ground floor level.	Mixed-use	<p>The site is unsuitable for allocation because it is not known to be available.</p> <p>Should availability be established, part of the site (the existing car park) is potentially suitable for development.</p> <p>The site is within the Faversham Conservation Area, within close proximity to a terrace of Grade II listed buildings fronting West Street but separated by rear gardens. There is screening provided by trees in the rear gardens, but development of the southern part of the site may obscure views of these buildings from Flood Lane. To preserve the setting of the heritage assets, building heights are likely to be restricted to 2 storeys plus dormers.</p> <p>The entire site is within an area of high flood risk and a site-specific Flood Risk Assessment is likely to be required as part of any planning application. The northern part of the site (green space fronting Flood Lane) is in Flood Zone 3b in the Swale SFRA and is unsuitable for development. The southern half of the site (car park) is in Zone 3a(i). The SFRA states that for</p>	

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redevelopment within this area, vulnerable uses should be located above the ground floor, which is likely to limit the capacity of the site and make it unsuitable for ground floor residential uses. Development will only be permitted where it satisfies the Exception Test.

The southern part of the site is a car park, whilst the northern part, beyond the boundary wall is an open green space, designated as Local Green Space, which complements a larger green space on the opposite side of Flood Lane. Development of the green space is likely to be detrimental to the character of Flood Lane, and the Local Green Space designation in addition to the flood risk on this part of the site makes it unsuitable for development. Therefore, any new development should be confined to the car park at the south of the site (approx. 0.1 hectares).

Access to the site via Flood Lane is narrow and unsuitable for two-way traffic due to the on-street parking. However, the site is in use as a car park serving the homes on West Street and it is unlikely that redevelopment would lead to an increase in vehicle movements, although service vehicle access would need to be considered, as would the options for relocating residents' parking. It is recommended that

						access is discussed with the highways authority.	
FNP3	Buildings between Abbey Street and Belvedere Road, Faversham, ME13 7BE	0.206	Brownfield	7-10 homes plus ground floor commercial uses. Yield is likely to be subject to detailed assessment of upper floor capacity given the pitched roofs of the buildings.	Mixed use – office/studios, artisanal workshops, parking, retail, hospitality, residential including home working units).	<p>The site is potentially suitable for allocation for mixed-use development.</p> <p>The site is within the Faversham Conservation Area and is in close proximity to a number of Grade II listed buildings on Belvedere Road, Quay Lane and Abbey Street. While not listed, the existing warehouses buildings on the site make an important contribution to the Conservation Area and reflect the industrial/maritime heritage of this part of Faversham. It is therefore considered that development is likely to be limited to conversion and re-use of these buildings rather than redevelopment of the site.</p> <p>Site access is restricted by the width of Belvedere Road, which in places cannot accommodate two-way traffic. The existing area for parking and servicing at the corner of Belvedere Road and Quay Lane is unlikely to be large enough to serve an intensification of uses on the site, and consultation with the highways authority on the suitability of vehicular access is recommended to identify whether parking and servicing can be provided elsewhere on the site. Pedestrian access is via the narrow pavements on Quay Lane and Smack Alley, or wider footways along Conduit Street/North Lane.</p>	

						<p>Building heights range from 2 to 3 storeys, and there is potential to accommodate ground floor uses with residential above.</p> <p>There are existing structures on the site, and any demolition would increase development costs. There may be a need for land remediation due to previous industrial uses, as well as the relocation of infrastructure, which has the potential to affect site viability.</p>	
FNP4	Kiln Court and Osborne Court	2.74	Brownfield - former care home facilities	<p>75 homes. It could also accommodate mixed use development, allowing for retail, services and/or employment uses to be provided alongside residential development (c. 50 dwellings).</p>	Potential for residential or hybrid scheme	<p>The site is potentially suitable for allocation for either residential or mixed use.</p> <p>The site is owned by Kent County Council and consists of two former care homes (42 beds total) and their grounds. It is currently on sale, indicating it is available for allocation, although this should be verified with the new landowner when sold. The sale is unconditional, and therefore it is considered to no longer be required for care home use and could be redeveloped for other uses.</p> <p>It is in a reasonably sustainable location within the urban area, with good access to nearby services, educational facilities and public transport, although it is located some distance away from the main service array and rail links in the town centre. There are pockets at risk of surface water flooding on the existing hardstanding and access roads, which</p>	

						<p>may need to be addressed through a drainage strategy.</p> <p>Both parcels of the site are capable of accommodating residential development at the densities suggested in the SHLAA.</p> <p>There are existing structures on the site, and any demolition would increase development costs and may affect site viability.</p>	
FNP5	Beaumont Davey Close, Off Ashford Road	0.42	Residential	10-12 homes (6-8 net additional dwellings).	Potential for residential scheme	<p>The site is potentially suitable for development.</p> <p>The site is currently owned by Kent Fire and Rescue, who have confirmed their intention to sell it at auction for residential development. It is currently unoccupied, but the loss of any specialist accommodation for key workers should be considered.</p> <p>It is within the built-up area and is already occupied by low density residential development. There is major development occurring on nearby sites which will create an increasingly urban feel to the surrounding area, meaning that higher densities on this site could be appropriate. Capacity is likely to be limited by the site's triangular shape which means development is unlikely to be feasible at the southern tip of the site, but permission has been granted for additional dwellings towards the south of the site, extending the built footprint (16/507275/FULL) and demonstrating that intensification of</p>	

						<p>the site is likely to be supported. A condition attached to the permission was removed, allowing the site to be developed for market housing (18/500688/FULL). This permission does not appear to have been implemented.</p> <p>Although the site is some distance away from the town centre, it has reasonable access to nearby services, retail (a new supermarket is nearby) and public transport. There is a footway on the opposite side of Ashford Road, but no crossing point leading directly to the site. Safe access would therefore need to be considered, particularly since development on large sites to the south is likely to increase traffic levels along this road.</p> <p>There are existing homes on the site, and any demolition to facilitate redevelopment may increase development costs, potentially affecting site viability.</p>	
FNP6	Land to the rear of Lion Field, off Wallers Road	0.46	Play area/ green space	N/A	Potential for residential scheme	<p>The site is unsuitable for allocation as it is not known to be available, and access is too narrow to service residential development.</p> <p>The site is a long strip of green space north of the railway, with a play area that has recently been decommissioned. Development would result in the loss of open space, although there is some alternative</p>	

						<p>green space provision in the nearby area. There are mature trees on the southern boundary which are likely to need to be retained to provide an acoustic buffer and maintain habitats, limiting the capacity of the site.</p> <p>The existing access from Wallers Road is narrow, with no scope for widening, and visibility is partly restricted by the railway bridge immediately to the south. Two-way access alongside a footway is unlikely to be achievable.</p> <p>The site is reasonably well-located for local services and public transport, and within relatively easy reach of the town centre.</p>	
FNP7	Faversham Engine Sheds	0.65	Former engine shed and surrounding land	N/A - site is proposed for employment/community use	Potential employment/ community use	<p>The site is not suitable for allocation.</p> <p>There is no existing access to the site. The site sits between two branches of the railway and is crossed by a footbridge which does not enter the site. It is unclear how vehicular access could be achieved without bridging over the railway, which is likely to substantially increase the cost of development for what is a relatively small site. It may be possible to provide pedestrian access from the bridge or through the cemetery to the east, but this is likely to require negotiation with the relevant landowners.</p>	

						<p>The site may present an opportunity to re-use redundant land in a central location and allow for the restoration and protection of the Grade II listed engine shed. The site is proposed for community or employment use, which would be more appropriate at this location than residential development given the site's constraints and poor relationship with its surroundings.</p> <p>The site is owned by Network Rail and is not known to be available for development.</p> <p>The structural integrity of the former engine sheds is unknown, and they may require significant renovation to be brought back into use. The site is heavily vegetated, which has the potential to affect the existing structures, and land remediation may also be required.</p>	
FNP8	Parkers Building Supplies site	0.27	Building supply merchants	Should availability be established, the site has the capacity for 10 dwellings.	Residential	<p>The site is not currently suitable for allocation, as it is not known to be available.</p> <p>However, should availability be established, it would be potentially suitable for allocation, although regard would need to be had to the potential loss of employment uses, as the site is currently in active use as a builder's merchants and the existing business may need to be re-located. The existing structures are likely to require demolition, and land remediation may</p>	

						<p>be required, potentially increasing development costs.</p> <p>The site is adjacent to the A2, within easy access of nearby schools and public transport. It is relatively close to the town centre and the railway station, but there are no nearby shops.</p> <p>The site is relatively unconstrained and is capable of supporting a small residential development (up to 10 homes) which would fit into the surrounding residential area. Access is currently directly off the A2, but it would be possible to establish alternative access onto Canute Road.</p> <p>The site's proximity to the A2 means that some mitigation may be required for potential noise and air pollution. This could be achieved with planting or careful site layout.</p>	
FNP9	Kingsfield Care Home, Jubilee Way, Abbey Ward	0.29	Former Kingsfield Care Home (not in use since 2018)	Should availability be established, the site has the capacity for 10 dwellings.	Residential/mixed-use	<p>The site is currently unsuitable for allocation as it is not known to be available.</p> <p>However, should availability be established, the site would potentially be suitable for allocation.</p> <p>The site is a former care home, and it should be established that the land is no longer needed for specialist accommodation. The existing building is believed to have structural issues and is likely to require replacement, which may increase development costs. The whole site is at risk of surface water flooding, and a drainage</p>	

						<p>strategy would be required to address this.</p> <p>The site is in a good location for local schools, with small-scale retail close by. It is within fairly easy reach of the main services in the town centre as well as the railway station and local employment sites.</p>	
FNP10	The Railway Yard, Station Road, Faversham, ME13 8GE	0.73	Residential	17-18 homes	Residential (1-2 bed properties)	<p>The site is potentially suitable for allocation.</p> <p>The site is a former railway yard located within close proximity of the railway station and close to the town centre, which is being promoted for residential development for 45 apartments. The existing access from Station Road could service the development subject to provision of a footway, and the landowner has indicated that additional pedestrian access could be established to the adjacent recreation ground to the north.</p> <p>It is somewhat isolated from nearby residential development, but it would represent an opportunity for re-use of previously developed land.</p> <p>The site is adjacent to the railway and is liable to be affected by rail noise which would need to be addressed in any development proposal. The developer has indicated that an acoustic fence could be provided to mitigate the noise. A small part of the site is in Flood Risk Zone 3 - this</p>	

						<p>crosses the access road, and a drainage solution is likely to be required to allow safe access to the site. There is also a risk of surface water flooding which should be addressed in the drainage strategy.</p> <p>Although the site covers approx. 0.73ha, the developable area is reduced to approx. 0.5ha once the long access road and the land beneath and to the east of the footbridge is removed from consideration, and the proposed 45 dwellings is likely to represent overdevelopment of the site.</p> <p>The site has been cleared, but there may be a need for land remediation, as well as the relocation of infrastructure, which has the potential to affect site viability.</p>	
FNP11	Chaff House, Junction of Conduit Street / Bridge Road, Faversham Creekside	0.06	Brownfield	2-3 dwellings plus ground floor commercial/retail and parking	Residential	<p>The site is potentially suitable for allocation.</p> <p>The site is entirely in Flood Risk Zone 3a(i). The site is being promoted for residential/office development on upper floor(s) with ground floor retail/commercial, which would be compatible with the requirements of the SFRA. A Flood Risk Assessment will be required as part of any planning application. Development will only be permitted where it satisfies the Exception Test.</p> <p>The site is entirely within the Faversham Conservation Area, and development of the site is likely to</p>	

						<p>have a significant impact on the setting of adjacent listed structures, particularly the Grade II* listed Training Ship Hazard, which would be hidden from views from Bridge Road if the site were developed. Long range views across the site to the Hazard and beyond to the tower of the Grade I listed St Mary of Charity church and the group of listed structures within the Fremlins Brewery site would also be significantly affected by development of the site.</p> <p>To limit the impact of development on the heritage assets, it is recommended that building heights do not exceed two storeys, and that the north-eastern corner of the site is left undeveloped so that visibility of the Hazard is maintained. This would result in a significantly smaller developable area (approx. 0.05 ha) that could accommodate a limited amount of residential development – with commercial/community uses on the ground floor while retaining the undeveloped section for parking/servicing.</p>
FNP12	Former White Horse Car Park site, North Lane	0.08	Car Park	3-4 homes	Residential	<p>The site is potentially suitable for allocation.</p> <p>The site is currently in use as a car park, and it sits entirely within Flood Risk Zone 3a(i). The Swale SFRA states that vulnerable uses in this zone should be located above the ground floor, and a Flood Risk Assessment</p>

						<p>would be required as part of any planning application. The proposal involves the creation of ground floor parking with homes/flats on two upper storeys. Development will only be permitted where it satisfies the Exception Test.</p> <p>The southern edge of the site backs onto the rear gardens of a number of Grade II listed houses/shops dating from the 15th to 19th centuries. There is the potential for new development to affect their setting, although it is likely this could be avoided by locating any new development towards the north of the site and by respecting existing building heights (2-3 storeys).</p> <p>As the site is a public car park which serves the town centre, consideration would need to be given as to whether parking would need to be re-provided elsewhere.</p> <p>The site is in a sustainable central location with good access to local services and public transport. There is the potential for new residents to be affected by noise from nearby light industrial uses, but this could be addressed through building design. Approximately six 2-bed units are proposed for the site, but a lower capacity is recommended to minimise impact on the listed buildings.</p>	
FNP13	Rear access land to Market inn	0.02	Rear garden	1 dwelling	Residential	The site is potentially suitable for allocation.	

<p>(No.43 East Street) from St John's Road</p>	<p>The site is currently part of the rear garden of a dwelling to the north. Although it is a greenfield site, it is potentially suitable for infill development, subject to the provision of appropriate access from St John's Road. On-street parking is the prevailing form of vehicle parking on St John's Road and given the size of the site it is unlikely it could accommodate on-site parking. Consultation with the local authority is recommended to ascertain whether this would be acceptable.</p>
<p>It is in a fairly central location, with good access to local services, public transport and open space. There is some potential for residents to be affected by noise from the neighbouring pub, and this would need to be considered in the design of any residential development.</p>	<p>It is being promoted for a single 3-bed dwelling, and it is considered suitable for this level of development, or for apartments within a similar footprint, subject to meeting amenity space requirements.</p>
<p>FNP14 Land at Ham Road 24.9 Agricultural land 100 dwellings Residential</p>	<p>The site is potentially suitable for partial allocation.</p> <p>The site is large, covering almost 25 hectares which extend into the countryside north of Faversham. It is a flat and visually exposed site which is identified in the Landscape Character Assessment as having a strong</p>

relationship with an Area of High Landscape Value, and as having a high sensitivity to development. It is Grade 2 agricultural land, and development would therefore lead to the loss of the best and most valuable agricultural land. A smaller portion of the site comprising the 6 hectares closest to the edge of the settlement was assessed in the SHLAA (ref 18/077) and judged to be suitable for development. The site is being promoted for 100 dwellings on this part of the site, with the remainder to be Suitable Alternative Natural Greenspace.

Access to the site is off Ham Road, a narrow lane with no footway, but there is major development underway on a site to the west of Ham Lane (mixed use development with outline permission for 330 homes, employment and community uses) which will improve vehicular and pedestrian access to this site and also improve its sustainability. A Public Right of Way runs through the site and this would need to be retained in any development.

There are areas across the site at risk of surface water flooding which should be addressed through an appropriate drainage strategy. The majority of the northern part of the site is within Flood Risk Zone 3, and is unsuitable for residential development, but the

						<p>southern part of the site is at low risk of fluvial/tidal flooding.</p> <p>It is considered that the majority of the site is unsuitable for development due to the flood risk and the significant adverse impact on valued landscapes, but that the part of the site which corresponds to the SHLAA site boundary is potentially suitable for allocation, subject to consideration of the loss of agricultural land and also to the provision of suitable access from Ham Road. The proposal for 100 homes on 6 hectares (approx. 17dph) is considered reasonable given the landscape sensitivities and the site's location on the edge of the town, at some distance from the main service array.</p>	
FNP15	BMM Weston Ltd FNP1b Land at Brent Road	0.09	Redundant factory accommodation	3-4 dwellings	Residential	<p>The site potentially suitable for allocation.</p> <p>The site is in a sustainable location close to the services of the town centre. The site is within the Faversham Conservation Area and in close proximity to the Grade II listed Bridge House. Development of the site has the potential to affect the setting of the listed building, although this could be overcome with sensitive, low-rise design.</p> <p>The whole site is within Flood Risk Zone 3a(i) and is any residential development would be restricted to upper floors, with ground floor servicing or less-vulnerable uses. A</p>	

						<p>Flood Risk Assessment will be required as part of any planning application. The site is also at risk of surface water flooding and a drainage strategy would be required to address this risk. Development will only be permitted where it satisfies the Exception Test.</p> <p>The factory immediately to the west of the site is operational, and there is the potential for residents to be affected by noise from its existing use. It is likely to be possible to address this through building design.</p> <p>There are existing structures on site, and the cost of demolition, the potential need to relocate infrastructure, and the need for flood mitigation is likely to increase development costs and affect site viability.</p>
FNP16	BMM Weston Ltd FNP1c Land at Brent Road	0.16	Redundant factory accommodation	4-5 dwellings	Residential	<p>The site potentially suitable for allocation.</p> <p>The site is in a sustainable location reasonably close to the services of the town centre. The site is within the Faversham Conservation Area, and there are distant views of the Grade I listed St Mary's Church from bottom of Brent Hill and the site could be considered to form part of its setting, although it is currently in industrial use and the existing buildings are of low visual quality.</p>

The southern edge of the site is within Flood Risk Zone 3a(i), with some areas within Flood Zone 3b which are unsuitable for residential development. There is a lower risk on the higher parts of the site, and it is recommended that development be concentrated on this part of the site. A Flood Risk Assessment will be required as part of any planning application. Development will only be permitted where it satisfies the Exception Test.

Access to the site may be difficult to achieve safely, due to the sharp bend in Brent Road as it turns up Brent Hill. The road narrows at this point, and access from the hill is likely to be unsuitable. There is existing access to the neighbouring factory from Brent Road, but this is outside the site boundary. The highways authority should be consulted on the suitability of access.

The factory immediately to the east of the site is operational, and there is the potential for residents to be affected by noise from its existing use. It is likely to be possible to address this through building design.

There are existing structures on site, and the cost of demolition, the potential need to relocate infrastructure, and the need for flood mitigation is likely to increase

					development costs and affect site viability.		
FNP17	BMM Weston Ltd parcel 2 Land at Brent Road	1	Offices within large grounds with parking.	15 dwellings (subject to details of re-use of existing office building)	Residential	<p>The site is potentially suitable for allocation.</p> <p>The site comprises a large Art Deco building, currently housing company offices, and its gardens. It is within the Conservation Area and slopes downwards to the north, making the existing building prominent in longer range views and from the listed building cluster which includes Davington Manor immediately north of the site. It is likely that intensification of the north-western part of the site would affect the setting of the Grade II listed buildings. It may be more appropriate to limit development to conversion of the existing building along with more modest residential development to the east/northeast.</p> <p>There is existing access from Brent Hill which could service development on the site, although the road is narrow, and capacity is somewhat limited. Consultation with the highways authority on the suitability of the existing access to serve new residential development is recommended. There is no footway heading south down Brent Hill and no obvious scope to create one without the removal of two-way traffic, which limits pedestrian access to the town centre. Alternative access to the town</p>	

						centre is possible heading northwards but would involve a significant detour.	
FNP18	BMM Weston Ltd parcel 3 Land at Brent Road	0.38	Car park	10 dwellings, with commercial and community uses on ground floor.	Intended for residential and commercial development, associated car parking and community space	<p>The site is potentially suitable for allocation.</p> <p>The entire site is in Flood Risk Zone 3a(i). The site is being promoted for a mixed use development including commercial, residential and community uses. Residential uses should be located above the ground floor and any application should be accompanied by a Flood Risk Assessment. Development will only be permitted where it satisfies the Exception Test.</p> <p>There is a Public Right of Way running along the southern edge of the site between Bridge Road and Flood Lane. Development of the site could result in a loss of visual amenity. It also has the potential to affect the setting of the numerous listed buildings to the south of Faversham Creek (including St Mary of Charity church and the Fremlins Brewery complex) when viewed from the area around Flood Lane and the Purifier building.</p> <p>The site could accommodate ground floor commercial and community uses and servicing/parking, with residential above. Residential capacity is likely to vary considerably depending on the scheme design and split of uses, but it is considered capable of</p>	

						<p>accommodating up to 10 dwellings in a low-rise development.</p> <p>The need for flood mitigation is likely to increase development costs, potentially affecting site viability.</p>	
FNP19	Old Forge Canterbury Road	0.09	Vacant/derelict residential	Should availability be established, the site has the capacity for 2-3 dwellings	Residential	<p>The site is not suitable for allocation as it is not known to be available.</p> <p>It would be suitable for development should availability be established.</p> <p>The site is previously developed and contains a vacant dwelling which has been subject to fire damage. It is well-located for public transport and sits just north of a number of major development sites south of the A2 which will increase the local level of service provision.</p> <p>It has been identified as having potential for residential development (but has not been promoted by the landowner) and it would be suitable for either a replacement dwelling or a moderate intensification to deliver one or two additional dwellings.</p> <p>Demolition of the existing building is likely to increase development costs, potentially affecting site viability.</p>	
FNP20	New Creek Road (adjacent to Iron Wharf)	1.13	Agricultural	N/A	Residential	<p>The site is unsuitable for allocation.</p> <p>The site is Grade 1 agricultural land within the Faversham Conservation Area, adjacent to Abbey Farmstead which consists of numerous Grade II and II* listed buildings and barns.</p>	

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Development on this site would have a direct negative impact on the wider setting of the protected farm, as well as St Saviour's Abbey. Additionally, development would detract from the intrinsic value and beauty of the countryside and the quality and character of landscape which is designated as a Special Landscape Area.

The majority of the site is within Flood Zone 2 in the Swale SFRA and a sequential test would be required.

Access could be gained from New Creek Road although the ownership of the road is unknown and this would therefore need to be established, although there is recent development along New Creek Road. The access road is narrow, with no footway, and the suitability of access should be discussed with the highways authority.

Part of the site was subject to a planning application (reference: 16/505597/FULL) for 2 bungalows and parking which was refused on the grounds of its location in relation to the settlement boundary, impact on the Special Landscape Area, detrimental impact on the Conservation Area and adverse impact on the Grade II\* listed buildings at Abbey Farm. It is considered that the same concerns would apply to development of the larger site and the landscape and

						heritage impacts would be significantly worse.	
CNP2	Ordnance Wharf	0.1	Former factory site. Disused.	3-4 dwellings if developed for purely residential uses. Mixed-use residential capacity will vary considerably depending on the nature of the proposal.	Mixed use (residential, office and/or workshops, small community hall and training rooms)	<p>The site is potentially suitable for allocation.</p> <p>As a previously developed site in the flood plain, it falls within Flood Risk Zone 3a(i), within which vulnerable uses above the ground floor may be appropriate. A Flood Risk Assessment will be required as part of any planning application. Development will only be permitted where it satisfies the Exception Test. In addition, there are potential land contamination and stability issues which would need to be addressed if the site is brought forward for allocation, and which are likely to affect site viability.</p> <p>The site has not been promoted through the SHLAA or the Neighbourhood Plan call for sites, but it was subject to a recent planning application (ref: 20/502408/FULL) for a mixed use development of 5 dwellings, commercial/employment uses and a sailing club with associated moorings. The application was withdrawn in November 2020. The Environment Agency response to the withdrawn application suggests that, subject to provision of appropriate flood mitigation, development of the site would be possible.</p> <p>Although the site does not contain listed buildings, it comprises part of the former Royal Gunpowder Works and it</p>	

						<p>still retains heritage features which make a contribution to the Conservation Area. Any proposals for the site should be discussed with Historic England to ensure that these features are retained and enhanced.</p> <p>Access to the site is a constraint, as Flood Lane is a narrow private road and may not be suitable for servicing development at the level proposed. It is also at high risk of flooding, which may hinder safe access. It is recommended that access is discussed with the landowner and the highways authority, since KCC was unable to determine if the withdrawn application included suitable access arrangements.</p>	
CNP3	Former Coach Depot	0.1	Light industrial/mechanics garage.	4-6 dwellings on upper floors with commercial space below.	Ground floor to include a mix of Class B1 (offices and workshops), Class A1 (retail), and facilities for boat users. The upper floors to be residential use (C3) and holiday lets (C1).	<p>The site is potentially suitable for allocation.</p> <p>The site is in Flood Risk Zone 3a(i) and therefore any residential development should be restricted to the upper floors. It is located on the edge of Faversham Creek, opposite a new development of 3-storey riverside homes and surrounded by light industrial uses and residential development. It would be capable of supporting a 2-3 storey mixed use development with employment/retail on the ground floor with residential above. A Flood Risk Assessment will be required as part of any planning application. Development will only be</p>	

						<p>permitted where it satisfies the Exception Test.</p> <p>The site is within the Conservation Area and care should be taken to avoid adverse impact on the Grade II listed buildings within the Provender Mill complex to the east. The site also forms an important part of the setting of the Grade II listed Anchor Inn and a characterful unlisted building on the corner of Abbey Road and Abbey Street, and any new development should be designed to enhance the northwards view up Abbey Road from the Anchor. Building heights should be no more than 3-storeys.</p> <p>There is currently no footway leading to the site, so pedestrians currently share the road with motor vehicles. Provision of suitable pedestrian access is likely to be necessary should the site be redeveloped.</p> <p>There are existing structures on site, and the land may require remediation in order to be developed. This, combined with the need for flood mitigation, is likely to increase development costs, potentially affecting site viability.</p>	
18/028	Land at Queen Court Farm, Brogdale Road	44.27	Agriculture	400	Residential	<p>The site is potentially suitable for partial allocation in the Neighbourhood Plan.</p> <p>The site lies partly within a minerals safeguarding area, and surveys may be required before development can</p>	

take place on the land within the safeguarding area. There are a number of listed buildings close to the site boundary, particularly at the northern end of the site. Development proposals should seek to minimise impact on heritage assets, or to preserve or enhance their setting.

The site is at some distance away from the main service array in Faversham town centre, and while it is reasonably close to public transport links, it is south of the busy A2, which may present barriers for pedestrians and cyclists.

The northern part of the site has been submitted separately to the NP Call for Sites. There is existing development on three sides of this section of the site, and it is considered to be the most suitable part of the site for development, whereas the remainder of the site to the south would extend into more open countryside and is further away from local services. However, there is major development taking place on a large east of Brogdale Road, which would have a more urbanising influence on the site.

The site includes land which falls outside the neighbourhood area, and this section at the south of the site could not be allocated in the Neighbourhood Plan.

18/029 Swan Quay	0.25	Brownfield	8-10	<p>Mixed-use – offices/studios, artisanal workshops, parking, retail, hospitality, residential above.</p>	<p>The site is potentially suitable for allocation for mixed-use.</p> <p>Although the site is well-located for access to the town centre, local services and transport links, it is entirely within Flood Zone 3 and therefore at high risk of flooding. The SHLAA states that the site is unsuitable, but the Swale SFRA states that previously developed land within Flood Zone 3a(i) in the area covered by the Faversham Creek NP is developable (Flood Risk Zone 3a(i)), subject to provision of a Flood Risk Assessment as part of any planning application, appropriate mitigation and to vulnerable uses being provided above the ground floor.</p> <p>The site is entirely within a Conservation Area, with listed buildings nearby and on site. Any development should preserve or enhance the heritage assets on site and seek to minimise the impact on nearby listed buildings. This is likely to restrict building heights to 2-3 storeys, but it is considered that the site could accommodate a more intense development with commercial uses and parking on the ground floor and residential above).</p> <p>Access along Belvedere Road is restricted due to its width near the junction with Quay Lane, although alternative access may be possible directly from Conduit Street, subject to discussions with the highways</p>
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						<p>authority and consideration of the contribution of the historic timber-framed shed in this corner of the site to the setting of both the listed building on the site and the wider Conservation Area.</p> <p>The site was also submitted to the Neighbourhood Plan Call for Sites, demonstrating that it is still available.</p> <p>The site was also submitted to the Neighbourhood Plan Call for Sites, demonstrating that it is still available.</p>
18/030	Land at Lion Field	1.45	Agriculture	50	Residential	<p>The site is potentially suitable for allocation in the Neighbourhood Plan. It has also been submitted to the NP Call for Sites, indicating it is still available.</p> <p>The site lies partly within a minerals safeguarding area, and surveys may be required before development can take place on the land within the safeguarding area. There are a number of listed buildings close to the site boundary and it is adjacent to two Conservation Areas. Development proposals should seek to minimise impact on heritage assets, or to preserve or enhance their setting. This is likely to limit the options for development on the western part of the site.</p> <p>The site is at some distance away from the main service array in Faversham town centre, but there are a number of local services and the site</p>

						<p>is close to public transport links, with existing pedestrian access via a footway along the A2. The speed limit increases to 40mph at the site entrance, and an extension of the 30mph zone may be required to provide safer access from the main road.</p> <p>There is likely to be some noise from the railway line immediately north of the site, but this could be addressed through careful siting of new development or through landscaping/planting.</p>	
18/062	39 Abbey Fields	7.7	Agriculture	180 (proposed through planning application)	Residential	<p>The site is potentially suitable for allocation.</p> <p>Access to the site is off Abbey Fields, which is a relatively narrow road, part privately owned, with parking on both sides that may make it unsuitable for the level of development proposed. It is relatively poorly located for local services and the town centre.</p> <p>The site sits within an area identified as having medium to high sensitivity to new development in the Landscape Sensitivity Assessment, and lacks defensible boundaries along its eastern edge, so there is potential for development to negatively impact the landscape unless appropriate mitigation is provided.</p> <p>There is also potential for development on the site to have an adverse impact on the Faversham Conservation Area</p>	

						<p>and the listed buildings at Abbey Farm to the west</p> <p>The site forms part of a larger SHLAA site (18/065) which is reviewed below. It also forms part of a larger site which is the subject of a live application for outline planning permission for 180 homes (ref: 20/500015/OUT).</p>
18/065	Land East of Abbey Farm	15	Agriculture	1,300 (assessed in SHLAA)	Residential	<p>The site is potentially suitable for allocation, although it is of a scale which may be more appropriate for a strategic allocation and which would significantly exceed the Neighbourhood Plan housing requirement if developed at the scale assessed in the SHLAA.</p> <p>Access to the majority of the site is off Abbey Fields, which is a relatively narrow road, part privately owned, with parking on both sides that makes it unsuitable for the level of development proposed unless alternative access could be provided. The smaller south-eastern section of the site has direct access onto Graveney Road, but it is unclear if there is a connection under the railway to the remainder of the site. If a new link needs to be created, the costs associated with bridging or tunnelling across the railway line may affect the viability of the site.</p> <p>It is in a relatively poor location for local services and the town centre.</p> <p>The site sits within an area identified as having medium to high sensitivity to</p>

						new development in the Landscape Sensitivity Assessment and there is clear potential for development at the scale proposed to have a significant impact on the landscape. There are some pockets of high flood risk, and any development on the site should take place on the areas at lower risk of flooding.	
18/068	Land at Perry Court Farmhouse, Brogdale Road	2.5	Farmstead and other farm buildings and open land	45	Residential	<p>The site is suitable for allocation.</p> <p>Access is along a fairly narrow road that may limit the development potential of the site unless alternative access could be secured through the development to the south or the access road widened.</p> <p>The eastern and western site boundaries do not have existing screening but given the development in the immediate surroundings this is not likely to result in adverse landscape impact as the site is in an increasingly urbanised setting. Any development proposals should ensure that the setting of the listed buildings to the west is preserved or enhanced, and that densities are sympathetic to the surrounding development to the south and west.</p>	
18/077	Land at Ham Road	6	Former operational land for gravel extraction works, now open land	N/A	Residential	<p>This site was submitted to the Call for Sites with an amended boundary and has been taken forward for a full assessment as Site FNP14. The full assessment is contained in Appendix A and is summarised above.</p>	<b>N/A</b>

18/078	Lady Dane Farm Buildings, Love Lane	0.65	Farm buildings	30	Residential	<p>The site is suitable for allocation.</p> <p>Although it is at some distance from the town centre, there is mixed use development taking place on a large adjacent site, and the land to the east is proposed for a major eastwards expansion of Faversham in the emerging Local Plan, which would result in this site being surrounded by new development.</p> <p>The SHLAA notes that while the farm is still operational, the landowner proposes to move these operations to another farm in order for the site to be redeveloped.</p>	
18/079	Queen Court Farmyard, Water Lane	1.7	Farmyard	9	Residential	<p>The site is potentially suitable for allocation.</p> <p>The SHLAA identifies a range of significant constraints which apply to the site, including areas of high flood risk, access and distance from services and public transport. These constraints make the site unsuitable for most forms of new development.</p> <p>In addition to being identified and assessed in the SHLAA, the land has been promoted through the NP Call for Sites for a barn conversion which would make use of the listed buildings on the site. Subject to the heritage assets being re-used sensitively in a manner which enhances their status, and to mitigation of the other constraints detailed in the SHLAA, the site may be suitable for this use. It is</p>	

						therefore potentially suitable for allocation, or for development of this nature which comes forward through a planning application.	
18/081	Land at London Road and Western Link	3.2	Grazing, scrubland	20-30	Residential	<p>The site is potentially suitable for allocation. It was also submitted to the NP Call for Sites.</p> <p>It is located at the southwestern edge of Faversham and is separated from the development to the north by a railway line. It is some distance from local services and public transport. Access is either off the A2 or the Western Link, both of which are 40mph alongside the site. Speed reductions may be necessary if the site were to be developed.</p> <p>The developable area of the site is likely to be reduced by the need to respect the setting of the historic parkland opposite the site and the wider Syndale Conservation Area, with the western part of the site being particularly sensitive. An outline application for the development of 54 homes on the site was dismissed at appeal (ref: APP/V2255/W/18/3212702), partly on heritage grounds, with the appeal decision stating that a reduced site area may be more appropriate. The indicative capacity reflects the potential for development on the eastern field (approx. 1ha).</p>	

18/091	Land to the east of Faversham	43	Agriculture	N/A	Mixed-use	<p>The site is unsuitable for allocation in the NP as it has been proposed for allocation in the emerging local plan.</p> <p>The site is free of significant constraints, and is suitable for development, but the majority of the site is outside the Neighbourhood Plan Area and it is proposed for allocation in the emerging Local Plan as part of a group of sites which will combine to create an urban extension to Faversham, in combination with the existing Local Plan allocation to the west and several sites to the south.</p>	Emerging Local Plan allocation
18/107	Land east of Faversham Industrial Estate, Graveney Road	1.7	Agriculture	50	Residential	<p>The site is potentially suitable for allocation.</p> <p>It is located on the edge of the town, at some distance from the nearest bus stop, and current access to services is limited, but there is development occurring on nearby sites and the site is adjacent to land proposed for an eastward extension of Faversham in the emerging Local Plan which, when delivered, would increase the site's sustainability.</p> <p>Access to the site from Graveney Road is of concern due to the location between a bend in the road and the brow of a hill. Access through the site to the west (currently under construction) may be possible and more appropriate than access directly off Graveney Road.</p>	

18/108	Land at Brett House, Bysing Wood Road	2.7	Offices/open scrubland	35	Residential	<p>The site is potentially suitable for partial allocation.</p> <p>The site is located on the western edge of Faversham, in a landscape which is highly sensitive to change from new development. There are a number of significant constraints which limit the site's capacity, since it lies partly within an Area of High Landscape Value, a local Designated Site for Biodiversity and a Scheduled Monument. It is likely that ecological and heritage surveys would be required before any development could take place. The medium-high flood risk on parts of the site further restrict capacity.</p> <p>Residential development could result in an uncharacteristic westward extension of the town. It may set a precedent for future development on this side of the Western Link Road, which is largely undeveloped, although it has reasonable access to services and public transport.</p>	
18/114	Land at Brent Road	2.5	Employment	N/A	Residential	<p>This site was submitted to the NP Call for Sites as four smaller parcels which have been taken forward for full assessment. The assessment of these parcels is summarised above under references FNP15 to FNP18, and the full assessment is contained in Appendix A.</p>	<b>N/A</b>
18/135	Land at Graveney Road	8.41	Agricultural	N/A	Residential	<p>The site is unsuitable for allocation in the NP since the NP cannot allocate sites outside the plan area. It is</p>	<b>Emerging Local Plan allocation</b>

						<p>proposed for allocation in the emerging Local Plan.</p> <p>The SHLAA conclusions are reasonable, and the site is suitable for development, with no high level constraints. However, only a small part of the site lies within the area covered by the Neighbourhood Plan, and it is unlikely that this part of the site could be developed on its own without access being provided through the eastern edge of the site.</p>	
18/149	Land at Oare Gravel Works, Ham Road	5.06	Former landfill	N/A	Residential	<p>The site is unsuitable for allocation in the NP.</p> <p>The site is already allocated in the adopted Local Plan as part of a larger mixed-use allocation and has outline planning permission. As the site already benefits from Local Plan allocation, the Neighbourhood Plan cannot repeat this allocation, which is proposed to be carried forward in the emerging Local Plan.</p>	<b>Adopted Local Plan allocation</b>
18/167	Land west of Western Link	35.6	Agricultural land	600	Residential	<p>The site is potentially suitable for allocation.</p> <p>The site is poorly located for the majority of local services and is some distance from public transport links. Access could be established from the A2 and the Western Link, potentially subject to speed restrictions on these roads to ensure safer access.</p> <p>Both parcels of the site lie within an area of high landscape values with</p>	

						<p>high sensitivity to change, and development of the southern parcel is likely to affect the setting of the Syndale Conservation Area and the Stone Chapel to the west, with archaeological assessments likely to be required. A recent appeal on an adjacent site (SHLAA ref 18/081) was dismissed, partly on heritage grounds, and similar considerations would apply to this site.</p> <p>Development of either parcel would result in an uncharacteristic extension of the town to the west into open countryside, and it is unlikely that the assessed capacity of 600 homes would be achievable without significant landscape impact.</p>	
18/169	97-103 Ashford Road	0.32	Residential gardens	20	Residential	<p>The site is suitable for allocation.</p> <p>The site lies between existing development and a site allocated in the Local Plan which has planning permission. Although it is currently at some distance from services, development of the allocated site will provide an increased range of local services, increasing its sustainability. There is also development taking place on sites west of Ashford Road, and a major proposed urban extension further to the east, which will have a significant urbanising effect on the area surrounding the site, which is currently comprised of back gardens.</p>	

18/174	Land at Ham Farm, Ham Road	1.17	Agricultural land	N/A	Residential	<p>The site is unsuitable for allocation.</p> <p>The site is already allocated in the adopted Local Plan and has outline planning permission. As the site already benefits from Local Plan allocation, the Neighbourhood Plan cannot repeat this allocation, which is proposed to be carried forward in the emerging Local Plan.</p>	<b>Adopted Local Plan allocation</b>
18/178	Preston Fields, Canterbury Road, Faversham	14	Agricultural land	N/A	Residential	<p>The site is unsuitable for allocation in the NP.</p> <p>The site is already allocated in the adopted Local Plan and has outline planning permission. As the site already benefits from Local Plan allocation, the Neighbourhood Plan cannot repeat this allocation, which is proposed to be carried forward in the emerging Local Plan.</p>	<b>Adopted Local Plan allocation</b>
18/192	Faversham Police Station, Church Road	0.25	Police Station	Should availability be established, the site has the capacity for 12 dwellings.	Residential	<p>The site is currently unsuitable for allocation as it is not known to be available.</p> <p>It is in active use as a police station. Should availability be established, it may be suitable for redevelopment, subject to mitigation of the heritage constraints identified in the SHLAA, including its location within the Conservation Area adjacent to Grade II* and Grade II listed buildings.</p>	
18/194	Bysingwood Primary School,	0.7	Former school grounds	15	Residential	The site is potentially suitable for allocation.	

	<p>Hazebrouck Road</p>					<p>It is reasonably located for access to services and there are public transport links available close to the site. Access could be established from Wildish Road, although the bend in the road may make this more difficult to achieve.</p> <p>The site is currently overgrown and there may be significant trees within the site. Ecological surveys may be required to ensure development does not affect any habitats.</p> <p>The site is adjacent to a primary school, and any development would need to be effectively screened or positioned to reduce overlooking.</p> <p>As noted in the SHLAA, the site is likely to become available towards the end of the plan period, and this will be subject to KCC's school building programme. It is recommended that KCC is consulted on the possibility of the site coming forward. Consideration should also be given to the need for future expansion of Bysingwood School in light of the residential development taking place on adjacent and nearby sites.</p>	
<p>18/203</p>	<p>Provender Mill, New Creek Road</p>	<p>0.95</p>	<p>Commercial/industrial</p>	<p>See Site CNP3</p>	<p>Residential</p>	<p>The site is potentially suitable for partial allocation.</p> <p>The majority of the site is within Flood Zone 3a(i). The site is being promoted for residential development, which would only be appropriate on upper</p>	

floor(s) in accordance with the SFRA. A Flood Risk Assessment will be required as part of any planning application. Development will only be permitted where it satisfies the Exception Test.

The site includes car parking and an existing commercial/retail centre at Standard Quay. Standard Quay includes a number of Grade II and Grade II\* listed buildings which would need to be preserved in any redevelopment of the site, and their setting would need to be respected in any development proposals. Development on the barking which lies between this cluster and Faversham Creek is likely to have an adverse impact on their setting, since it would break the historic connection between the Creekside warehouses/sail lofts and the Creek itself.

In addition, the Grade II listed Standard House and Oyster Bay House are immediately adjacent to the site, and it is considered that development on the narrower eastern part of the site would have a significant adverse impact on their setting.

The heritage implications of development therefore restrict the developable area of the site significantly, and it is considered that only the western edge of the site is suitable for development and allocation. This corresponds to the boundary of site CNP3, which has

						been assessed separately in this report and is considered a more appropriate site for allocation.	
18/223	Land at Ashford Road, North Street, Sheldwich	309	Agriculture	N/A	Residential	<p>The site is unsuitable for allocation.</p> <p>The site is comprised of three separate parcels, of which only the north-western parcel lies within the Neighbourhood Area. The NP could not allocate any parts of the larger site which lie outside the Neighbourhood Area. The SHLAA notes a range of high level constraints to development, including the limited capacity on the strategic road network north of the site, the likely impact of development on valued landscapes and the Kent Downs AONB, and the potential impact on heritage assets including listed buildings and the Conservation Area.</p> <p>While development of the smaller parcel within the Neighbourhood Area could result in a reduction of these impacts, it is not clear whether this parcel is available for development as a standalone site, since the site as a whole is being promoted for a new garden community.</p>	
18/226	South-east Faversham	130.7	Agriculture ranging from Grade 1 to Grade 3B	N/A	Residential	<p>The site is unsuitable for allocation in the Neighbourhood Plan.</p> <p>The Neighbourhood Plan should not duplicate allocations in the Local Plan, and it is considered that this site would be more appropriately delivered through the strategic allocation in the</p>	<b>Emerging Local Plan allocation</b>

						<p>emerging Local Plan which would allow the infrastructure requirements for the whole urban extension to be considered holistically.</p> <p>The site is relatively free of significant constraints, although there are capacity issues on the M2 and there is potential for development of the site to affect the setting of the AONB and an areas of high landscape value. It is suitable for development, but part of the site (eastern parcel adjacent to the A2/M2 junction) lies outside the Neighbourhood Area.</p>	
18/235	Land at Perry Court Farm, London Road	1.5	Agriculture	60	Residential	<p>The site is suitable for allocation.</p> <p>The site comprises the undeveloped portion of SHLAA site 18/068, and similar conclusions apply to both sites.</p> <p>Access is along a fairly narrow road that may limit the development potential of the site unless alternative access could be secured through the development to the south or the access road widened.</p> <p>The eastern and western site boundaries do not have existing screening but given the development underway on adjacent sites this is not likely to result in adverse landscape impact as the site is in an increasingly urbanised setting. Any development proposals should ensure that the setting of the listed buildings to the west is preserved or enhanced, and that densities are sympathetic to the</p>	

						surrounding development to the south and west.	
CNP1	The Purifier	0.03	Currently used as workshops/training facilities.	N/A - workshops/educational use	Small business workshop, together with associated educational uses	The site is not suitable for allocation. The site is in existing use as workshops and for educational purposes. It is not being promoted for redevelopment and it remains suitable for these uses, but it would not require a site allocation. However, the Neighbourhood Plan could contain policies to safeguard the existing uses.	<b>Not being promoted for development</b>
CNP4	Upper Brents Industrial Estate	2.66	Industrial estate with a mix of class B1 and class B2 uses.	N/A – employment land	Retained in industrial use for a mixture of class B1 and B2 uses to provide local employment and relatively low cost premises suitable for small businesses.	<p>The site is not suitable for allocation. The majority of the site is in existing employment use and is not being promoted for redevelopment. Should availability of this part of the site be established for employment use, then it would remain suitable for these uses.</p> <p>The southern part of the site, on the northern side of Waterside Close, is currently subject to a planning application for a mixed use development comprising 10 apartments and commercial units (including Class E) with a separate access. This part of the site is therefore not considered to be available for solely B1 and B2 employment uses.</p> <p>The Neighbourhood Plan could contain policies to safeguard the existing employment uses on the parts of the site which are not subject to the planning application, but as the site is already developed and in operation for</p>	<b>Not being promoted for development</b>

						these uses, it would not require a site allocation.	
CNP5	Iron Wharf & Chambers Wharf	3.22	Boatyard and boat building company.	N/A – employment land	Retained as a boatyard and for boat builders, with Oyster Bay House as residential (Class C3) or offices (Class B1)	The site is not suitable for allocation. The site is in existing use as a boatyard. It is not being promoted for redevelopment. Should availability be established for employment use, then it would remain suitable for these uses, but as it is already developed and in operation it would not require a site allocation. However, the Neighbourhood Plan could contain policies to safeguard the existing employment uses.	<b>Not being promoted for development</b>



Figure 5-1: Map of site suitability

## 6. Conclusions

- 6.1 Faversham Town Council is seeking to identify sites for potential allocation in its Neighbourhood Plan. The neighbourhood area has a housing requirement of 3,500, most of which will be delivered on sites proposed for allocation in the emerging Local Plan; however, the emerging Local Plan indicates that approximately 150-200 dwellings will be delivered on sites allocated in the emerging Neighbourhood Plan.
- 6.2 A total of 49 sites were identified for assessment through the Swale SHLAA (2020), the Faversham Neighbourhood Plan Call for Sites and the Faversham Creek Neighbourhood Plan.
- 6.3 The suitability assessment found that four sites were immediately suitable for allocation in the Neighbourhood Plan. These sites are:
- 18/068: Land at Perry Court Farmhouse, Brogdale Road
  - 18/078: Lady Dane Farm
  - 18/169: 97-103 Ashford Road
  - 18/235: Land at Perry Court Farm, London Road
- 6.4 27 sites were found to be potentially suitable for development, subject to identified constraints being addressed. These sites are:
- FNP1: Land at New Creek Road
  - FNP3: Buildings between Abbey Street and Belvedere Road, Faversham, ME13 7BE
  - FNP4: Kiln Court and Osborne Court
  - FNP5: Beaumont Davey Close, Off Ashford Road
  - FNP10: The Railway Yard, Station Road, Faversham, ME13 8GE
  - FNP11: Chaff House, Junction of Conduit Street / Bridge Road, Faversham Creekside
  - FNP12: Former White Horse Car Park site, North Lane
  - FNP13: Rear access land to Market inn (No.43 East Street) from St John's Road
  - FNP14: Land at Ham Road
  - FNP15: BMM Weston Ltd FNP1b Land at Brent Road
  - FNP16: BMM Weston Ltd FNP1c Land at Brent Road
  - FNP17: BMM Weston Ltd parcel 2 Land at Brent Road
  - FNP18: BMM Weston Ltd parcel 3 Land at Brent Road
  - CNP2: Ordnance Wharf

- CNP3: Former Coach Depot
- 18/028: Land at Queen Court Farm, Brogdale Road
- 18/029: Swan Quay
- 18/030: Land at Lion Field
- 18/062: 39 Abbey Fields
- 18/065: Land East of Abbey Farm
- 18/079: Queen Court Farmyard, Water Lane
- 18/081: Land at London Road and Western Link
- 18/107: Land east of Faversham Industrial Estate, Graveney Road
- 18/108: Land at Brett House, Bysing Wood Road
- 18/167: Land west of Western Link
- 18/194: Bysingwood Primary School, Hazebrouck Road
- 18/203: Provender Mill, New Creek Road

6.5 The remaining 18 sites were found to be unsuitable for allocation in the Neighbourhood Plan due to availability, environmental, access or policy constraints. These sites are:

- **FNP2: Land at Flood Lane**
- FNP6: Land to the rear of Lion Field, off Wallers Road
- FNP7: Faversham Engine Sheds
- **FNP8: Parkers Building Supplies site**
- **FNP9: Kingsfield Care Home, Jubilee Way, Abbey Ward**
- **FNP19: Old Forge Canterbury Road**
- FNP20: New Creek Road (adjacent to Iron Wharf)
- 18/091: Land to the east of Faversham
- 18/135: Land at Graveney Road
- 18/149: Land at Oare Gravel Works, Ham Road
- 18/174: Land at Ham Farm, Ham Road
- 18/178: Preston Fields, Canterbury Road, Faversham
- 18/192: Faversham Police Station, Church Road
- 18/223: Land at Ashford Road, North Street, Sheldwich
- 18/226: South-east Faversham
- CNP1: The Purifier

- CNP4: Upper Brents Industrial Estate
  - CNP5: Iron Wharf & Chambers Wharf
- 6.6 Four of these sites, which are highlighted in bold text above, are unsuitable on availability grounds. Should availability be established for these sites, they would be potentially suitable for allocation, subject to the mitigation of constraints identified in the site assessment. It is recommended that FTC continue to engage with landowners to determine availability for those sites which have the potential to contribute to the objectives of the Neighbourhood Plan and to the housing requirement.
- 6.7 Sites CNP1, CNP4 and CNP5 are unsuitable for allocation because they are not being promoted for development and are expected to remain in their existing use. The Neighbourhood Plan could introduce policies to safeguard these sites for employment/community use, subject to the provision of appropriate evidence that these uses remain viable.
- 6.8 The estimated residential capacity of the sites considered suitable or potentially suitable for development is at least 3,080 dwellings (with a further 36-38 on the four sites which are currently unavailable but may be suitable for development), although this is an indicative capacity only and does not reflect the precise number of dwellings which could come forward through detailed proposals. This indicates that there is more than enough capacity on the suitable and available sites to meet the indicative housing requirement set out in the emerging Local Plan.
- 6.9 Some of the sites assessed are large sites which are likely to require considerable investment in supporting infrastructure before development could take place. These sites have already been considered for strategic allocation, and while they have not been found unsuitable by SBC through the SHLAA, they have not been proposed for allocation in the emerging Local Plan.
- 6.10 The emerging Local Plan indicates that the NP will focus on brownfield/infill sites in order to meet the 150-200 home requirement, and the estimated capacity on such sites is approximately 195-212 dwellings (plus the potential 36-38 homes on the four sites which are currently unavailable but may be suitable for development). This indicates that meeting the housing requirement on brownfield and infill sites could be challenging, particularly if sites within the built-up area are found to have high development costs which affect viability (see paragraphs 6.16 to 6.17) or if availability cannot be confirmed for the currently unavailable sites. Therefore, FTC may need to consider whether any of the greenfield sites could contribute towards the housing requirement, potentially through development of smaller portions of the site. It is recommended that FTC engage with SBC and relevant landowners to determine whether such an approach would be supported.

## Affordable Housing

- 6.11 31 of the 49 sites considered in this assessment are suitable or potentially suitable for allocation for housing or mixed-use development. 18 of these sites have the potential to accommodate 10 or more dwellings and could be required to include a proportion of affordable housing depending on the thresholds for

provision of affordable housing in your area<sup>27</sup>. They are therefore potentially suitable for Discounted Market Housing (e.g. First Homes<sup>28</sup>), affordable housing for rent, or other affordable housing types (see NPPF Annex 2). The proportion of affordable housing is usually set by the Local Plan but is expected to be above 10%, unless the proposed development meets the exemptions set out in NPPF para 65.

6.12 The requirement for Affordable Housing provision on sites proposed for allocation in the Neighbourhood Plan should be discussed with the Local Planning Authority (usually your neighbourhood planning officer) to understand the specific requirements for the sites proposed for allocation.

## Next Steps

6.13 From the shortlist of potentially suitable sites, Faversham Town Council should engage with Swale Borough Council and the community to select sites for allocation in the Neighbourhood Plan which best meet community needs and plan objectives.

6.14 Where sites have been found unsuitable due to availability, Faversham Town Council should continue to engage with landowners to determine if those sites are likely to become available for development, as this may increase the number of potentially suitable sites within the built-up area.

6.15 The site selection process should be based on the following:

- The findings of the site assessment;
- Discussions with the planning authority, including with regard to the infrastructure required to support major development;
- The extent to which the sites support the vision and objectives for the NP;
- The potential for the sites to meet the identified infrastructure needs of the community;
- Engagement with key stakeholders (including education and highways authorities); and
- Neighbourhood Plan conformity with strategic Local Plan policy.

## Viability

6.16 The Town Council should be able to demonstrate that the sites are viable for development, i.e. that they are financially profitable for the developer. It is recommended that the Town Council discussed site viability with Swale Borough Council. It is further suggested that any landowner or developer promoting a site for development should be contacted to request evidence of viability, e.g. a site financial viability appraisal.

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<sup>27</sup> see NPPF para 62-64

<sup>28</sup> The Government consulted on the First Homes Policy and a minimum of 25% of all affordable housing units secured through developer contributions will need to be first homes. They intend to bring this forward via a Written Ministerial Statement in due course. You can find more information here: <https://www.gov.uk/government/consultations/changes-to-the-current-planning-system/outcome/government-response-to-the-first-homes-proposals-in-changes-to-the-current-planning-system>

6.17 Many of the brownfield sites assessed in this report are likely to have high development costs which have the potential to affect the viability of the site, due to the presence of existing structures (including listed buildings), the need for flood mitigation, and either the provision of new infrastructure or the relocation of existing infrastructure. Where site viability cannot be demonstrated, it may not be possible to allocate the sites in the Neighbourhood Plan or to rely on their contribution to the housing requirement, but they could be included as aspirational policies which set out the types of development that would be supported should site viability be demonstrated during the lifetime of the Neighbourhood Plan.

# Appendix A Individual Site Assessments

## FNP1

### 1. Site Details

<b>Site Reference / Name</b>	FNP1
<b>Site Address / Location</b>	Land at New Creek Road
<b>Gross Site Area (Hectares)</b>	0.15
<b>SHLAA/SHELAA Reference (if applicable)</b>	18/204
<b>Existing land use</b>	Industrial building and associated parking
<b>Land use being considered</b>	Mixed-use
<b>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</b>	Unknown
<b>Site identification method / source</b>	SHLAA
<b>Planning history</b>	None
<b>Neighbouring uses</b>	The northern boundary is adjacent to commercial uses. The eastern boundary is adjacent to housing. The southern boundary is adjacent to New Creek Road. The western boundary is adjacent to residential properties and gardens.



2. Assessment of Suitability	
Environmental Constraints	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes - within Conservation Area</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk. Small parts of the site are in Flood Zone 3a(i) and flood-sensitive development should avoid these areas.</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

2. Assessment of Suitability	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - Priority Species for CS Targeting - Lapwing. Priority Species for CS Targeting - Redshank.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - access could be gained from New Creek Road. There is existing access near the Abbey Road/New Creek Road junction, but it is unlikely to be suitable to service residential development due to its location and the presence of a mature tree which limits the scope for widening the access.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - access could be gained from New Creek Road. There is a pedestrian footpath on one side of the road (side of the road adjacent to the site)</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - access could be gained from New Creek Road.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b> - site is adjacent to a Public Right of Way</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown There is a mature tree on New Creek Road. TPO information is not available, but tree works within a Conservation Area would require notification to the local authority.</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p><b>Yes, adjacent</b> Mature tree on New Creek Road which may restrict widening of existing access.</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	400-1200m (Tesco)	400-800m	>1200m	400-1200m (St Mary Charity C of E Primary School)	<1600m (Queen Elizabeth's Grammar School)	>800m (Faversham recreation ground)	>800m

**Landscape and Visual Constraints**  
 This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p>Low sensitivity</p>
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Low sensitivity</p>

## Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible /                  Some impact, and/or mitigation possible /                  Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible - Grade II listed cottage (1 &amp; 2 Abbey Road) and Grade II* Gillett's Granaries are directly adjacent to the site. There are several Grade II listed warehouses on the Provender Mill site to the north, and Grade II Anchor Cottage to the west, which have limited visibility of the site. New development should respect existing building heights (2-3 storeys) and use similar materials to minimise impact on heritage assets. The site is also entirely within the Faversham Conservation Area.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible /                  Some impact, and/or mitigation possible /                  Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b>  <b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>The Swale Borough Local Plan:                  Policy ST 3 The Swale settlement strategy                  Policy CP 8 Conserving and enhancing the historic environment                  Policy DM21 Water, flooding and drainage                  Policy DM32 Development involving listed buildings                  Policy DM33 Development affecting Conservation area.                  The site is also within the Faversham Creek NP.</p>
<p><b>Is the site:</b>  <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Previously developed land</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b>  <i>Within / Adjacent to and connected to /                  Outside and not connected to</i></p>	<p>Within the existing built up area (infill)</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to /                  Outside and not connected to</i></p>	<p>n/a</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>

**3. Assessment of Availability**

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

**4. Assessment of Viability**

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown                   Demolition of existing structures would be required, and land remediation may also be needed, which has the potential to affect viability.</p>
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**5. Conclusions**

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>6 homes. Commercial could be provided on the ground floor, with residential units above, or the site could be developed solely for residential use which would allow larger homes to be accommodated.</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Unknown</p>
<p><b>Other key information</b></p>	
<p><b>Overall rating (Red/Amber/Green)</b></p> <p>The site is <b>suitable and available</b></p> <p>The site is <b>potentially suitable, and available.</b></p> <p>The site is <b>not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b> Yes / No</p>	<p><b>Amber: The site is potentially suitable, available and achievable</b></p> <p>Unknown</p>
<p><b>Summary of justification for rating</b></p>	<p>The site is potentially suitable for allocation for either residential or mixed-use.</p> <p>There are a number of listed buildings within close proximity of the site, including a Grade II listed cottage and Grade II* listed granary which back directly onto the site. Development has the potential to affect the setting of both listed structures, and this is likely to restrict site capacity and building heights. The site is also entirely within the Faversham Conservation Area.</p> <p>There are some small areas at high risk of flooding near the northern boundary. Residential and other sensitive development should be avoided on these parts of the site. A Flood Risk Assessment may be required as part of any planning application.</p> <p>The existing access at the junction of Abbey Road and New Creek Road is unlikely to be wide enough to service new development and a new access further north on New Creek Road is likely to be preferable as it will increase visibility and pedestrian safety.</p> <p>There are existing structures on site which would require demolition, and the land may require remediation due to its existing use, which may affect viability.</p>

## FNP2

1. Site Details	
<b>Site Reference / Name</b>	FNP2
<b>Site Address / Location</b>	Land at Flood Lane
<b>Gross Site Area</b> (Hectares)	0.15
<b>SHLAA/SHELAA Reference</b> (if applicable)	18/231
<b>Existing land use</b>	Car Park
<b>Land use being considered</b>	Mixed-use
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Unknown
<b>Site identification method / source</b>	SHLAA
<b>Planning history</b>	None
<b>Neighbouring uses</b>	The northern and western boundary is adjacent to Flood Lane. The eastern and southern boundary is adjacent to residential properties and gardens.



**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b>  <i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes - within Conservation Area</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b>  <i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b>  <i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>High Risk - the previously developed land is within Flood Risk Zone 3a(i), while the northern part of the site is in Flood Risk Zone 3b.</p>
<p><b>Site is at risk of surface water flooding?</b>  <i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Medium Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>

2. Assessment of Suitability	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - Priority Species for CS Targeting - Lapwing. Priority Species for CS Targeting - Redshank.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><b>Flat or relatively flat</b></p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown – while there is existing access from Flood Lane, this is a narrow road which can only accommodate one vehicle at a time. Access should be discussed with the highways authority.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - access could be gained from Flood Lane. However, the road is narrow and can only accommodate one vehicle at a time and there is currently no pedestrian footpath.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - access could be gained from Flood Lane. However, the road is narrow and can only accommodate one vehicle at a time.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b> - site is adjacent to a Public Right of Way</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown. There are a number of trees on site, but TPO information is not available. The site is within a Conservation Area and tree works would require notification to the local authority.</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>

**2. Assessment of Suitability**

<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	Unknown
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	No

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m (Morrisons)	<400m	400-1200m	400-1200m (Davington Primary School)	<1600m (Queen Elizabeth's Grammar School)	<400m (Stonebridge Pond)	>800m

**Landscape and Visual Constraints**  
 This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	Low sensitivity
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Medium sensitivity</p> <p>While the walled car park at the south of the site has low visual amenity, the open space at the north makes a significant contribution to the sense of openness along Flood Lane.</p>

<b>Heritage Constraints</b>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible - numerous listed buildings adjacent to the site.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<b>Planning Policy Constraints</b>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>The Swale Borough Local Plan:                      Policy ST 3 The Swale settlement strategy                      Policy CP 8 Conserving and enhancing the historic environment                      Policy DM21 Water, flooding and drainage                      Policy DM32 Development involving listed buildings                      Policy DM33 Development affecting Conservation area.                      The site is also within the Faversham Creek NP.</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Previously developed land</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Within the existing built up area (infill)</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>n/a</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

**3. Assessment of Availability**

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

**4. Assessment of Viability**

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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5. Conclusions	
<b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b>	2-3 dwellings (upper floors only) with either servicing or commercial uses at ground floor level.
<b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b>	Unknown
<b>Other key information</b>	
<b>Overall rating (Red/Amber/Green)</b> The site is <b>suitable and available</b> The site is <b>potentially suitable, and available.</b> The site is <b>not currently suitable, and available.</b> Are there any known viability issues? Yes / No	<b>Red: The site is not currently available</b>  Unknown

<p><b>Summary of justification for rating</b></p>	<p>The site is unsuitable for allocation because it is not known to be available.</p> <p>Should availability be established, part of the site (the existing car park) is potentially suitable for development. The site is within the Faversham Conservation Area, within close proximity to a terrace of Grade II listed buildings fronting West Street but separated by rear gardens. There is screening provided by trees in the rear gardens, but development of the southern part of the site may obscure views of these buildings from Flood Lane. To preserve the setting of the heritage assets, building heights are likely to be restricted to 2 storeys plus dormers.</p> <p>The entire site is within an area of high flood risk and a site-specific Flood Risk Assessment is likely to be required as part of any planning application. The northern part of the site (green space fronting Flood Lane) is in Flood Zone 3b in the Swale SFRA and is unsuitable for development. The southern half of the site (car park) is in Zone 3a(i). The SFRA states that for redevelopment within this area, vulnerable uses should be located above the ground floor, which is likely to limit the capacity of the site and make it unsuitable for ground floor residential uses. Development will only be permitted where it satisfies the Exception Test.</p> <p>The southern part of the site is a car park, whilst the northern part, beyond the boundary wall is an open green space, designated as Local Green Space, which complements a larger green space on the opposite side of Flood Lane. Development of the green space is likely to be detrimental to the character of Flood Lane, and the Local Green Space designation in addition to the flood risk on this part of the site makes it unsuitable for development. Therefore, any new development should be confined to the car park at the south of the site (approx. 0.1 hectares).</p> <p>Access to the site via Flood Lane is narrow and unsuitable for two-way traffic due to the on-street parking. However, the site is in use as a car park serving the homes on West Street and it is unlikely that redevelopment would lead to an increase in vehicle movements, although service vehicle access would need to be considered, as would the options for relocating residents' parking. It is recommended that access is discussed with the highways authority.</p>
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# FNP3

## 1. Site Details

<b>Site Reference / Name</b>	FNP3
<b>Site Address / Location</b>	Buildings between Abbey Street and Belvedere Road, Faversham, ME13 7BE
<b>Gross Site Area</b> (Hectares)	0.21
<b>SHLAA/SHELAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Brownfield
<b>Land use being considered</b>	Mixed use – office/studios, artisanal workshops, parking, retail, hospitality, residential including home working units).
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Unknown
<b>Site identification method / source</b>	Call for Sites
<b>Planning history</b>	None
<b>Neighbouring uses</b>	The northern boundary is adjacent to a residential building and private garden. The eastern boundary is adjacent to private gardens. The southern boundary is adjacent to Quay Lane and the western boundary is adjacent to Belvedere Road.



**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b>  <i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes - within Conservation Area</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b>  <i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b>  <i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk. A very small section of the western tip is within Flood Zone 3a(i).</p>
<p><b>Site is at risk of surface water flooding?</b>  <i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i></li> <li>• <i>&gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i></li> </ul>	<p>Low Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>

**2. Assessment of Suitability**

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - Priority Species for CS Targeting - Lapwing. Priority Species for CS Targeting - Redshank.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><b>Flat or relatively flat</b></p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown - access could be gained from Belvedere Road or Swan Quay. However, Belvedere Road is narrow and can only fit one car at a time and therefore cannot accommodate large volumes of cars. Access should be discussed with the highways authority.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - access could be gained from Belvedere Road or Quay Lane. However, there is only a narrow pedestrian footpath on one side of Belvedere Road. Quay Lane has a very narrow pedestrian footpath on either side.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - access could be gained from Belvedere Road or Quay Lane.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b> - site is adjacent to a Public Right of Way</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>

**2. Assessment of Suitability**

<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p>Yes / No / Unknown</p>	Unknown
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p>Yes / No / Unknown</p>	No

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m (Tesco Superstore)	<400m	400-1200m	400-1200m (St Mary Charity C of E Primary School)	<1600m (Queen Elizabeth's Grammar School)	400-800m	<400m

**Landscape and Visual Constraints**  
 This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><b>Low sensitivity:</b> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</li> <li><b>Medium sensitivity:</b> the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</li> <li><b>High sensitivity:</b> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</li> </ul>	Low sensitivity
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><b>Low sensitivity:</b> the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</li> <li><b>Medium sensitivity:</b> the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</li> <li><b>High sensitivity:</b> the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</li> </ul>	Low sensitivity

<b>Heritage Constraints</b>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible. The site is within a Conservation Area and there are approx. 6 Grade II listed buildings all in close proximity to the site. Redevelopment of the site has the potential to affect the setting of these buildings, particularly if the existing facades are altered or building heights increased. Conversion/re-use of the existing buildings is likely to be more appropriate to prevent adverse impacts.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<b>Planning Policy Constraints</b>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>The Swale Borough Local Plan:  Policy ST 3 The Swale settlement strategy  Policy CP 8 Conserving and enhancing the historic environment  Policy DM32 Development involving listed buildings  Policy DM33 Development affecting Conservation area.  The site is also within the Faversham Creek NP.  Policy FW1 from the adopted Creek NP enables sensitive development (Use classes; any conversions of buildings shall comprise a mix of offices and workshops (Class B1), and residential (Class C3). Planning applications for 'dual use' permissions will be considered).</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Previously developed land</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Within the existing built up area (infill)</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>n/a</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

Yes / No / Unknown

No

**3. Assessment of Availability**

<p><b>Is the site available for development?</b> Yes / No / Unknown</p>	<p>Unknown</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> Yes / No / Unknown</p>	<p>No – site is in multiple ownership but being promoted jointly by both parties.</p>
<p><b>Is there a known time frame for availability?</b> Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Unknown</p>

**4. Assessment of Viability**

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p> <p>There are existing structures on the site, and any demolition would increase development costs. There may be a need for land remediation due to previous industrial uses, as well as the relocation of infrastructure, which has the potential to affect site viability.</p>
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**5. Conclusions**

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>7-10 homes plus ground floor commercial uses. Yield is likely to be subject to detailed assessment of upper floor capacity given the pitched roofs of the buildings.</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Unknown</p>
<p><b>Other key information</b></p>	<p>Site is in multiple ownership.</p>
<p><b>Overall rating (Red/Amber/Green)</b></p> <p>The site is <b>suitable and available</b></p> <p>The site is <b>potentially suitable, and available.</b></p> <p>The site is <b>not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b></p> <p><i>Yes / No</i></p>	<p><b>Amber: The site is potentially suitable, available and achievable</b></p> <p>Unknown</p>

<p><b>Summary of justification for rating</b></p>	<p>The site is potentially suitable for allocation for mixed-use development.</p> <p>The site is within the Faversham Conservation Area and is in close proximity to a number of Grade II listed buildings on Belvedere Road, Quay Lane and Abbey Street. While not listed, the existing warehouses buildings on the site make an important contribution to the Conservation Area and reflect the industrial/maritime heritage of this part of Faversham. It is therefore considered that development is likely to be limited to conversion and re-use of these buildings rather than redevelopment of the site.</p> <p>Site access is restricted by the width of Belvedere Road, which in places cannot accommodate two-way traffic. The existing area for parking and servicing at the corner of Belvedere Road and Quay Lane is unlikely to be large enough to serve an intensification of uses on the site, and consultation with the highways authority on the suitability of vehicular access is recommended to identify whether parking and servicing can be provided elsewhere on the site. Pedestrian access is via the narrow pavements on Quay Lane and Smack Alley, or wider footways along Conduit Street/North Lane.</p> <p>Building heights range from 2 to 3 storeys, and there is potential to accommodate ground floor uses with residential above.</p> <p>There are existing structures on the site, and any demolition would increase development costs. There may be a need for land remediation due to previous industrial uses, as well as the relocation of infrastructure, which has the potential to affect site viability.</p>
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## FNP4

1. Site Details	
<b>Site Reference / Name</b>	FNP4
<b>Site Address / Location</b>	Kiln Court and Osborne Court
<b>Gross Site Area</b> (Hectares)	2.74
<b>SHLAA/SHELAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Brownfield - former care home facilities
<b>Land use being considered</b>	Potential for residential or hybrid scheme
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Unknown
<b>Site identification method / source</b>	Call for Sites
<b>Planning history</b>	None
<b>Neighbouring uses</b>	Parcel 4a: The north-western boundary is adjacent to an area of trees which acts as a buffer between the new Bovis and Linden Homes development. The north-eastern boundary is adjacent to the school playing field. The south-eastern boundary is adjacent to Lower Road. The south-western boundary is adjacent to a cul-de-sac of houses. Parcel 4b: The northern and eastern boundary is adjacent to housing and private gardens. The southern boundary is adjacent to an area of green space. The western boundary is adjacent to Lower Road.



**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b>  <i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b>  <i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b>  <i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b>  <i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i></li> <li>• <i>&gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i></li> </ul>	<p>Low risk                  There are small areas at medium risk of surface water flooding on the southern edge of parcel 4a and on the hardstanding to the west of the existing buildings on parcel 4b.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>

**2. Assessment of Suitability**

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>The northern section of Site 1a is within the Woodland Priority Habitat Network. Priority Species for CS Targeting - Lapwing. Priority Species for CS Targeting - Redshank. Farm Wildlife Package Areas (England)</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access could be gained to both sites from Lower Road.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access could be gained to both sites from Lower Road.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - access could be gained to both sites from Lower Road.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>

**2. Assessment of Suitability**

<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	Unknown
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	Yes - loss of care home facility

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m (One Stop convenience shop) >1200m (Preston Street - town centre)	<400m	>1200m	<400m (Bysing Wood Primary School)	1600-3900m (Queen Elizabeth's Grammar School)	<400m	400-800m

**Landscape and Visual Constraints**  
 This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	Low sensitivity
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	Low sensitivity

<b>Heritage Constraints</b>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
<b>Planning Policy Constraints</b>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	No
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	The Swale Borough Local Plan: Policy ST 3 The Swale settlement strategy Policy DM21 Water, flooding and drainage
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Previously developed land
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	Within the existing built up area (infill)
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	n/a
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	No

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes. The site is currently on the market.</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

**4. Assessment of Viability**

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p> <p>There are existing structures on the site, and any demolition would increase development costs.</p>
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5. Conclusions	
<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>The site has the capacity for 75 new homes (replacing the currently unoccupied care home – 42 beds). It could also accommodate mixed use development, allowing for retail, services and/or employment uses to be provided alongside residential development (c. 50 dwellings).</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Unknown</p>
<p><b>Other key information</b></p>	<p>Owned by Kent Council. Former care facilities located off Lower Road. It is in close proximity to Bysingwood Primary School, and in easy walking distance of a local convenience store and post office. There is a bus stop located immediately outside the site. The sites are located within the built-up area of Faversham. Land is currently marketed for sale by KCC for development.</p>
<p><b>Overall rating (Red/Amber/Green)</b></p> <p>The site is <b>suitable and available</b></p> <p>The site is <b>potentially suitable, and available.</b></p> <p>The site is <b>not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b> Yes / No</p>	<p><b>Amber: The site is potentially suitable, and available</b></p> <p>Unknown</p>
<p><b>Summary of justification for rating</b></p>	<p>The site is potentially suitable for allocation for either residential or mixed use.</p> <p>The site is owned by Kent County Council and consists of two former care homes (42 beds total) and their grounds. It is currently on sale, indicating it is available for allocation, although this should be verified with the new landowner when sold. The sale is unconditional, and therefore it is considered to no longer be required for care home use and could be redeveloped for other uses.</p> <p>It is in a reasonably sustainable location within the urban area, with good access to nearby services, educational facilities and public transport, although it is located some distance away from the main service array and rail links in the town centre. There are pockets at risk of surface water flooding on the existing hardstanding and access roads, which may need to be addressed through a drainage strategy.</p> <p>Both parcels of the site are capable of accommodating residential development at the densities suggested in the SHLAA.</p> <p>There are existing structures on the site, and any demolition would increase development costs and may affect site viability.</p>

# FNP5

## 1. Site Details

<b>Site Reference / Name</b>	FNP5
<b>Site Address / Location</b>	Beaumont Davey Close, Off Ashford Road
<b>Gross Site Area</b> (Hectares)	0.42
<b>SHLAA/SHELAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	4 residential buildings
<b>Land use being considered</b>	Potential for residential scheme
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Unknown
<b>Site identification method / source</b>	Call for Sites
<b>Planning history</b>	None
<b>Neighbouring uses</b>	The northern boundary is adjacent to Faversham Fire Station. The eastern boundary is adjacent to the A251. The southern and western boundary is adjacent to The Abbey School.



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i></li> <li>• <i>&gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i></li> </ul>	<p>Low Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - Grade 1</p>

2. Assessment of Suitability	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - Woodland Priority Habitat Network. Priority Species for CS Targeting - Lapwing. Priority Species for CS Targeting - Redshank</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - access gained from the A251. Beaumont Davy Close runs through the site.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - access gained from the A251. However, there is only a pedestrian footpath on the other side of the road. Beaumont Davy Close runs through the site although there is no pedestrian footpath.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - access gained from the A251. Beaumont Davy Close runs through the site.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	400-1200m (Co-op supermarket)	<400m	400-1200m	400-1200m (Ethelbert Road Primary School)	<1600m (The Abbey School)	>800m (King George Recreation Ground)	>800m

**Landscape and Visual Constraints**  
 This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p>Low sensitivity</p>
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Low sensitivity</p>

## Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p><b>Planning Policy Constraints</b></p>	
<p><b>Is the site in the Green Belt?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b>  <b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>The Swale Borough Local Plan:          Policy ST 3 The Swale settlement strategy          Policy CP7 Conserving and enhancing the natural environment          Policy DM29 Woodlands, trees and hedge          Policy DM31 Agricultural land          Policy DM33 Development affecting Conservation area.</p>
<p><b>Is the site:</b>  <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Previously developed land</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b>  <i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>n/a</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>

**3. Assessment of Availability**

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

**4. Assessment of Viability**

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p> <p>There are existing structures on the site, and any demolition would increase development costs, potentially affecting site viability.</p>
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**5. Conclusions**

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>Should availability be established, the site has the capacity for 10-12 homes (6-8 net once the 4 existing homes are taken into account)</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Unknown</p>
<p><b>Other key information</b></p>	<p>Located off the Ashford Road, A251, close to the junction with Canterbury Road A2. It is in close proximity to the Abbey School, and in easy walking distance of a supermarket, the town centre, and other amenities. It is within the town's built up area.</p>
<p><b>Overall rating (Red/Amber/Green)</b></p> <p>The site is <b>suitable and available</b></p> <p>The site is <b>potentially suitable, and available.</b></p> <p>The site is <b>not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b> Yes / No</p>	<p><b>Amber: The site is potentially suitable and available.</b></p> <p>Unknown</p>
<p><b>Summary of justification for rating</b></p>	<p>The site is potentially suitable for development. The site is currently owned by Kent Fire and Rescue, who have confirmed their intention to sell it at auction for residential development. It is currently unoccupied, but the loss of any specialist accommodation for key workers should be considered.</p> <p>It is within the built-up area and is already occupied by low density residential development. There is major development occurring on nearby sites which will create an increasingly urban feel to the surrounding area, meaning that higher densities on this site could be appropriate. Capacity is likely to be limited by the site's triangular shape which means development is unlikely to be feasible at the southern tip of the site, but permission has been granted for additional dwellings towards the south of the site, extending the built footprint (16/507275/FULL) and demonstrating that intensification of the site would be supported. A condition attached to the permission was removed, allowing the site to be developed for market housing (18/500688/FULL). This permission does not appear to have been implemented.</p> <p>Although the site is some distance away from the town centre, it has reasonable access to nearby services, retail (a new supermarket is nearby) and public transport. There is a footway on the opposite side of Ashford Road, but no crossing point leading directly to the site. Safe access would therefore need to be considered, particularly since development on large sites to the south is likely to increase traffic levels along this road.</p> <p>There are existing homes on the site, and any demolition to facilitate redevelopment may increase development costs, potentially affecting site viability.</p>

## FNP6

1. Site Details	
<b>Site Reference / Name</b>	FNP6
<b>Site Address / Location</b>	Land to the rear of Lion Field, off Wallers Road
<b>Gross Site Area</b> (Hectares)	0.46
<b>SHLAA/SHELAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Play area (recently decommissioned)
<b>Land use being considered</b>	Potential for residential scheme
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Unknown
<b>Site identification method / source</b>	Call for Sites
<b>Planning history</b>	None
<b>Neighbouring uses</b>	The northern boundary is adjacent to housing and private gardens. The eastern boundary is adjacent to a pedestrian footway. The southern boundary is adjacent to the railway line. The western boundary is adjacent to housing and Wallers Road.



**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b>  <i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes - within Conservation Area</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b>  <i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b>  <i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Medium Risk: approximately 15% of the site is in Flood Zone 2.</p>
<p><b>Site is at risk of surface water flooding?</b>  <i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Medium Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>

**2. Assessment of Suitability**

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - Priority Species for CS Targeting - Lapwing. Priority Species for CS Targeting - Redshank</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><b>Flat or relatively flat</b></p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b> – the existing access from Wallers Road is narrow, and unable to accommodate two-way traffic. Visibility is restricted by the railway bridge,</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - access could be gained from Wallers Road. However, the road off Wallers Road which leads into the site is narrow and there is currently no pedestrian footpath.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - access could be gained from Wallers Road. However, the road off Wallers Road which leads into the site is narrow and there is currently no pedestrian footpath.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b> - site is adjacent to a Public Right of Way</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown. There are a number of mature trees within the site. TPO information is not available.</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - loss of play area</p>

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	400-1200m (One stop convenience store)	<400m	>1200m	400-1200m (Ospringe Primary School)	<1600m (The Abbey School)	400-800m (King George Recreation Ground)	>800m

**Landscape and Visual Constraints**  
 This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p>Low sensitivity</p>
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Low sensitivity</p>

### Heritage Constraints

2. Assessment of Suitability	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	No
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	The Swale Borough Local Plan: Policy DM33 Development affecting Conservation area.
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	Within the existing built up area (infill)
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	n/a
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	No
3. Assessment of Availability	

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

**4. Assessment of Viability**

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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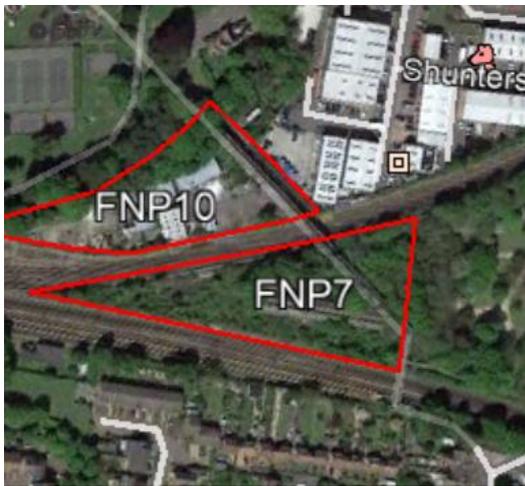
**5. Conclusions**

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>N/A</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Unknown</p>
<p><b>Other key information</b></p>	<p>Located off Wallers Road, to the rear of Lion Field. The land was previously utilised as a play area, which has recently been decommissioned. It is in easy walking distance of The Ship inn, a local convenience store with a post office counter, the town centre and bus route. The land is within the built up area and is a potential site for the development of affordable housing.</p>
<p><b>Overall rating (Red/Amber/Green)</b></p> <p>The site is <b>suitable and available</b></p> <p>The site is <b>potentially suitable, and available.</b></p> <p>The site is <b>not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b> Yes / No</p>	<p><b>Red: The site is not currently suitable and available</b></p> <p>Unknown</p>
<p><b>Summary of justification for rating</b></p>	<p>The site is unsuitable for allocation as it is not known to be available, and access is too narrow to service residential development.</p> <p>The site is a long strip of green space north of the railway, with a play area that has recently been decommissioned. Development would result in the loss of open space, although there is some alternative green space provision in the nearby area. There are mature trees on the southern boundary which are likely to need to be retained to provide an acoustic buffer and maintain habitats, limiting the capacity of the site.</p> <p>The existing access from Wallers Road is narrow, with no scope for widening, and visibility is partly restricted by the railway bridge immediately to the south. Two-way access alongside a footway is unlikely to be achievable.</p> <p>The site is reasonably well-located for local services and public transport, and within relatively easy reach of the town centre.</p>

# FNP7

## 1. Site Details

<b>Site Reference / Name</b>	FNP7
<b>Site Address / Location</b>	Faversham Engine Sheds
<b>Gross Site Area</b> (Hectares)	0.65
<b>SHLAA/SHELAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Overgrown site which includes a listed building which has fallen into disrepair
<b>Land use being considered</b>	Potential employment/community use
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	N/A
<b>Site identification method / source</b>	Call for Sites
<b>Planning history</b>	None
<b>Neighbouring uses</b>	The northern, western and southern boundaries are adjacent to the railway line. The eastern boundary is adjacent to Love Lane cemetery.



**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b>  <i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes - within Conservation Area</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b>  <i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b>  <i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b>  <i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i></li> <li>• <i>&gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i></li> </ul>	<p>Medium Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>

2. Assessment of Suitability	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - Woodland Priority Habitat Network. Priority Species for CS Targeting - Lapwing. Priority Species for CS Targeting - Redshank</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Cannot view from road</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b> - currently no access. Access could be an issue as permission would be required for an access road to be built across the southern boundary of the cemetery. However, this piece of land is owned by Swale Borough Council and therefore potentially possible.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b> - currently no access. Access could be an issue as permission would be required for an access road to be built across the southern boundary of the cemetery. However, this piece of land is owned by Swale Borough Council and therefore potentially possible.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b> - currently no access. Access could be an issue as permission would be required for an access road to be built across the southern boundary of the cemetery. However, this piece of land is owned by Swale Borough Council and therefore potentially possible.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown There is a number of mature trees within the site. TPO information is not available, but tree works within a Conservation Area would require notification to the local authority.</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

**2. Assessment of Suitability**

<p><b>Is the site likely to be affected by ground contamination?</b>  <i>Yes / No / Unknown</i></p>	Unknown
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b>  <i>Yes / No / Unknown</i></p>	Unknown
<p><b>Would development of the site result in a loss of social, amenity or community value?</b>  <i>Yes / No / Unknown</i></p>	No

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m (Preston Street - town centre)	400-800m	400-1200m	400-1200m (St Mary Charity C of E Primary School)	<1600m (Queen Elizabeth's Grammar School)	<400m (Faversham Recreation Ground)	>800m

**Landscape and Visual Constraints**  
 This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	Low sensitivity
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2. Assessment of Suitability	
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Low sensitivity</p>
<b>Heritage Constraints</b>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible - site includes a listed building which has fallen into disrepair. Opportunity to protect and restore the listed building.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<b>Planning Policy Constraints</b>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>The Swale Borough Local Plan:                      Policy ST 3 The Swale settlement strategy                      Policy DM33 Development affecting Conservation area.                      Policy CP 8 Conserving and enhancing the historic environment                      Policy DM32 Development involving listed buildings</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>A mix of greenfield and previously developed land</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Within the existing built up area (infill)</p>

## 2. Assessment of Suitability

<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>n/a</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>

## 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

## 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p> <p>The structural integrity of the former engine sheds is unknown, and they may require significant renovation to be brought back into use. The site is heavily vegetated, which has the potential to affect the existing structures, and land remediation may also be required.</p>
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## 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>N/A - site is proposed for employment/community use</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Unknown</p>
<p><b>Other key information</b></p>	
<p><b>Overall rating (Red/Amber/Green)</b></p> <p>The site is <b>suitable and available</b></p> <p>The site is <b>potentially suitable, and available.</b></p> <p>The site is <b>not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b> Yes / No</p>	<p><b>Red: The site is not currently suitable, available and achievable</b></p> <p>Unknown</p>
<p><b>Summary of justification for rating</b></p>	<p>The site is not suitable for allocation.</p> <p>There is no existing access to the site. The site sits between two branches of the railway and is crossed by a footbridge which does not enter the site. It is unclear how vehicular access could be achieved without bridging over the railway, which is likely to substantially increase the cost of development for what is a relatively small site. It may be possible to provide pedestrian access from the bridge or through the cemetery to the east, but this is likely to require negotiation with the relevant landowners. The site may present an opportunity to re-use redundant land in a central location and allow for the restoration and protection of the Grade II listed engine shed. The site is proposed for community or employment use, which would be more appropriate at this location than residential development given the site's constraints and poor relationship with its surroundings.</p> <p>The site is owned by Network Rail and is not known to be available for development.</p> <p>The structural integrity of the former engine sheds is unknown, and they may require significant renovation to be brought back into use. The site is heavily vegetated, which has the potential to affect the existing structures, and land remediation may also be required.</p>

# FNP8

## 1. Site Details

<b>Site Reference / Name</b>	FNP8
<b>Site Address / Location</b>	Parkers Building Supplies site
<b>Gross Site Area</b> (Hectares)	0.27
<b>SHLAA/SHELAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Building supply merchants
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	6-10 family size dwellings
<b>Site identification method / source</b>	Call for Sites
<b>Planning history</b>	None
<b>Neighbouring uses</b>	The northern and eastern boundary is adjacent to houses and private gardens. The southern boundary is adjacent to London Road. The western boundary is adjacent to Canute Road.



**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b>  <i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b>  <i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b>  <i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b>  <i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i></li> <li>• <i>&gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i></li> </ul>	<p>Low Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>

2. Assessment of Suitability	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes</i> - Priority Species for CS Targeting - Lapwing. Priority Species for CS Targeting - Redshank</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>No</i></p>
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><i>Flat or relatively flat</i></p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes</i> - access could be gained from London Road.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes</i> - access could be gained from London Road.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes</i> - access could be gained from London Road.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>No</i> - site is adjacent to a Public Right of Way</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown. There is one mature tree on the western boundary of the site. TPO information is not available, but tree works within a Conservation Area would require notification to the local authority.</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>

**2. Assessment of Suitability**

<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p>Yes / No / Unknown</p>	Unknown
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p>Yes / No / Unknown</p>	No

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m (start of Preston Street - town centre)	<400m	400-1200m	<400m (Ethelbert Primary School)	<1600m (The Abbey School)	400-800m (King George Recreation Ground)	>800m

**Landscape and Visual Constraints**  
 This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><b>Low sensitivity:</b> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</li> <li><b>Medium sensitivity:</b> the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</li> <li><b>High sensitivity:</b> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</li> </ul>	Low sensitivity
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><b>Low sensitivity:</b> the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</li> <li><b>Medium sensitivity:</b> the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</li> <li><b>High sensitivity:</b> the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</li> </ul>	Low sensitivity

**Heritage Constraints**

2. Assessment of Suitability	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible /                      Some impact, and/or mitigation possible /                      Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible /                      Some impact, and/or mitigation possible /                      Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b>  <b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>The Swale Borough Local Plan:                      Policy DM33 Development affecting Conservation area.</p>
<p><b>Is the site:</b>  <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Previously developed land</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b>  <i>Within / Adjacent to and connected to /                      Outside and not connected to</i></p>	<p>Within the existing built up area (infill)</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to /                      Outside and not connected to</i></p>	<p>n/a</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
3. Assessment of Availability	

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes - ownership unknown</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

**4. Assessment of Viability**

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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5. Conclusions	
<b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b>	Should availability be established, the site has the capacity for 10 dwellings.
<b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b>	Unknown
<b>Other key information</b>	Ownership unknown. The site previously had access onto Canute Road which has been subsequently sealed off. Relocation of the building suppliers could reduce issues of congestion caused by delivery vehicles serving the current occupier.
<b>Overall rating (Red/Amber/Green)</b> The site is <b>suitable and available</b> The site is <b>potentially suitable, and available.</b> The site is <b>not currently suitable, and available.</b> Are there any known viability issues? Yes / No	<b>Red: The site is not currently available</b>  Unknown
<b>Summary of justification for rating</b>	The site is not currently suitable for allocation, as it is not known to be available. Should availability be established, it would be potentially suitable for allocation, although regard would need to be had to the potential loss of employment uses, as the site is currently in active use as a builder's merchants and the existing business may need to be re-located. The existing structures are likely to require demolition, and land remediation may be required, potentially increasing development costs. The site is adjacent to the A2, within easy access of nearby schools and public transport. It is relatively close to the town centre and the railway station, but there are no nearby shops. The site is relatively unconstrained and is capable of supporting a small residential development (up to 10 homes) which would fit into the surrounding residential area. Access is currently directly off the A2, but it would be possible to establish alternative access onto Canute Road. The site's proximity to the A2 means that some mitigation may be required for potential noise and air pollution. This could be achieved with planting or careful site layout.

# FNP9

## 1. Site Details

<b>Site Reference / Name</b>	FNP9
<b>Site Address / Location</b>	Kingsfield Care Home, Jubilee Way, Abbey Ward
<b>Gross Site Area</b> (Hectares)	0.29
<b>SHLAA/SHELAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Former Kingsfield Care Home (not in use since 2018)
<b>Land use being considered</b>	Residential/mixed-use
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Unknown
<b>Site identification method / source</b>	Call for Sites
<b>Planning history</b>	None
<b>Neighbouring uses</b>	The northern and eastern boundary are adjacent to private gardens and housing. The southern boundary is adjacent to an area of green space. The western boundary is adjacent to Jubilee Way.



**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b>  <i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b>  <i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b>  <i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b>  <i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Medium Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>

**2. Assessment of Suitability**

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - Priority Species for CS Targeting - Lapwing. Priority Species for CS Targeting - Redshank</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><b>Flat or relatively flat</b></p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - existing access from Jubilee Way</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - existing access from Jubilee Way</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - existing access from Jubilee Way</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Unknown</b></p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p><b>Unknown</b></p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p><b>Unknown</b></p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Unknown</b></p>

## 2. Assessment of Suitability

<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - loss of care home however the site has been vacant since 2018.</p>

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	<400m (Welcome convenience store) & 400-1200m (start of Preston Street - town centre)	<400m	400-1200m	400-1200m (St Mary Charity C of E Primary School)	<1600m (Queen Elizabeth's Grammar School)	<400m (Faversham Recreation Ground)	>800m

**Landscape and Visual Constraints**  
 This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p>Low sensitivity</p>
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Low sensitivity</p>

## Heritage Constraints

2. Assessment of Suitability	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b>   <b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>The Swale Borough Local Plan:                      Policy ST 3 The Swale settlement strategy                      Policy DM21 Water, flooding and drainage</p>
<p><b>Is the site:</b>  <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Previously developed land</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b>  <i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Within the existing built up area (infill)</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>n/a</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
3. Assessment of Availability	

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes - ownership unknown</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

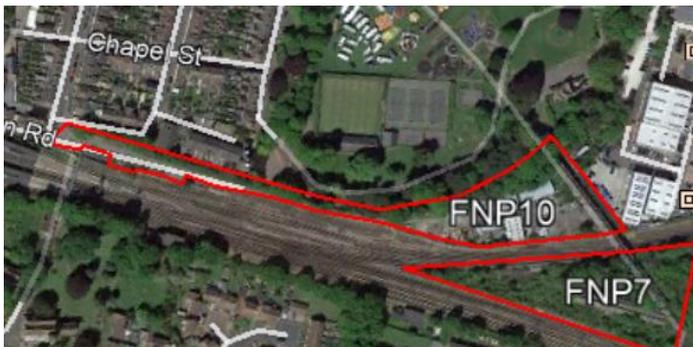
**4. Assessment of Viability**

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes - the former Kingsfield Care Home has been vacant since early 2018 as a result of structural issues. Demolition is likely to be required.</p>
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5. Conclusions	
<b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b>	Should availability be established, the site has the capacity for 10 dwellings.
<b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b>	Unknown
<b>Other key information</b>	Ownership unknown. Vacant since early 2018 as a result of structural issues.
<b>Overall rating (Red/Amber/Green)</b> The site is <b>suitable and available</b> The site is <b>potentially suitable, and available.</b> The site is <b>not currently suitable, and available.</b> <b>Are there any known viability issues?</b> Yes / No	<p><b>Red: The site is not currently available</b></p> <p>Yes - the former Kingsfield Care Home has been vacant since early 2018 as a result of structural issues.</p>
<b>Summary of justification for rating</b>	<p>The site is currently unsuitable for allocation as it is not known to be available.</p> <p>However, should availability be established, the site would potentially be suitable for allocation.</p> <p>The site is a former care home, and it should be established that the land is no longer needed for specialist accommodation. The existing building is believed to have structural issues and is likely to require replacement, which may increase development costs. The whole site is at risk of surface water flooding, and a drainage strategy would be required to address this.</p> <p>The site is in a good location for local schools, with small-scale retail close by. It is within fairly easy reach of the main services in the town centre as well as the railway station and local employment sites.</p>

# FNP10

1. Site Details	
<b>Site Reference / Name</b>	FNP10
<b>Site Address / Location</b>	The Railway Yard, Station Road, Faversham, ME13 8GE
<b>Gross Site Area</b> (Hectares)	0.73
<b>SHLAA/SHELAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Residential
<b>Land use being considered</b>	Residential (1-2 bed properties)
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Unknown
<b>Site identification method / source</b>	Call for Sites
<b>Planning history</b>	The land to the east, which was the old Hunter Saphir Plc Eurocentre, has been redeveloped into the Jubilee Way housing development and a business park in the early 2000s. The Railway Yard site is partially masked by an existing tree line around the edge
<b>Neighbouring uses</b>	The northern boundary is adjacent to housing and Faversham Recreation Ground. The eastern boundary is adjacent to the Jubilee Way housing development and business park. The southern boundary is adjacent to the railway line. The western boundary is adjacent to St Marys Road and Station Road.



2. Assessment of Suitability	
Environmental Constraints	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes - within Conservation Area</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk (small section of the middle of the site which is in Flood Zone 3)</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Medium Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

**2. Assessment of Suitability**

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes</i> - Adjacent to a Woodland Improvement (High Spatial Priority) area. Adjacent to Priority Habitat Inventory Deciduous Woodland and National Forest Inventory area. Priority Species for CS Targeting - Lapwing. Priority Species for CS Targeting - Redshank</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>No</i></p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><i>Flat or relatively flat</i></p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes</i> - access could be gained from Station Road.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes</i> - access could be gained from Station Road. There is currently no pedestrian footpath on the road within the site. Site submission states the site could be opened up in the north easterly corner, allowing pedestrians direct access from the recreation ground to the station through the proposed development site.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes</i> - access could be gained from Station Road.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes</i> - public right of way runs across a footbridge over the site.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>No</i></p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p><i>Unknown</i></p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p><i>No</i></p>

## 2. Assessment of Suitability

<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	<400m (Preston Street - town centre)	<400m	<400m	400-1200m (St Mary Charity C of E Primary School)	<1600m (Queen Elizabeth's Grammar School)	<400m (Faversham Recreation Ground)	>800m

**Landscape and Visual Constraints**  
 This section should be answered based on existing evidence or by a qualified landscape consultant.

<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p style="color: green; font-size: 1.2em;">Low sensitivity</p>
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2. Assessment of Suitability	
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Low sensitivity</p>
<b>Heritage Constraints</b>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<b>Planning Policy Constraints</b>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>The Swale Borough Local Plan: Policy ST 3 The Swale settlement strategy Policy DM21 Water, flooding and drainage Policy DM33 Development affecting Conservation area. Policy CP7 Conserving and enhancing the natural environment</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>A mix of greenfield and previously developed land</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Within the existing built up area (infill)</p>

**2. Assessment of Suitability**

<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>n/a</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>

**3. Assessment of Availability**

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

**4. Assessment of Viability**

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown                   The site has been cleared, but there may be a need for land remediation and relocation of infrastructure, which may affect site viability.</p>
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5. Conclusions	
<b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b>	17-18 homes
<b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b>	Unknown
<b>Other key information</b>	
<b>Overall rating (Red/Amber/Green)</b> The site is <b>suitable and available</b> The site is <b>potentially suitable, and available.</b> The site is <b>not currently suitable, and available.</b> <b>Are there any known viability issues?</b> Yes / No	<b>Amber: The site is potentially suitable, available and achievable</b>  Unknown
<b>Summary of justification for rating</b>	<p>The site is potentially suitable for allocation. The site is a former railway yard located within close proximity of the railway station and close to the town centre, which is being promoted for residential development for 45 apartments. The existing access from Station Road could service the development subject to provision of a footway, and the landowner has indicated that additional pedestrian access could be established to the adjacent recreation ground to the north.</p> <p>It is somewhat isolated from nearby residential development, but it would represent an opportunity for re-use of previously developed land.</p> <p>The site is adjacent to the railway and is liable to be affected by rail noise which would need to be addressed in any development proposal. The developer has indicated that an acoustic fence could be provided to mitigate the noise. A small part of the site is in Flood Risk Zone 3 - this crosses the access road, and a drainage solution is likely to be required to allow safe access to the site. There is also a risk of surface water flooding which should be addressed in the drainage strategy.</p> <p>Although the site covers approx. 0.73ha, the developable area is reduced to approx. 0.5ha once the long access road and the land beneath and to the east of the footbridge is removed from consideration, and the proposed 45 dwellings is likely to represent overdevelopment of the site.</p> <p>The site has been cleared, but there may be a need for land remediation, as well as the relocation of infrastructure, which has the potential to affect site viability.</p>

# FNP11

## 1. Site Details

<b>Site Reference / Name</b>	FNP11
<b>Site Address / Location</b>	Chaff House, Junction of Conduit Street / Bridge Road, Faversham Creekside
<b>Gross Site Area</b> (Hectares)	0.1
<b>SHLAA/SHELAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Car park and former warehouse/offices
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	2-3 dwellings plus ground floor commercial/retail and parking
<b>Site identification method / source</b>	Call for Sites
<b>Planning history</b>	None
<b>Neighbouring uses</b>	The northern boundary is adjacent to the river. The eastern boundary is adjacent to an industrial building and car park. The southern boundary is adjacent to Conduit Street. The western boundary is adjacent Bridge Road.



**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b>  <i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes - within Conservation Area</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b>  <i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b>  <i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>High Risk - the whole of the site is within Flood Zone 3a(i).</p>
<p><b>Site is at risk of surface water flooding?</b>  <i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>

**2. Assessment of Suitability**

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - Adjacent to a Priority Habitat Inventory - Mudflats area. Priority Species for CS Targeting - Lapwing. Priority Species for CS Targeting - Redshank</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><b>Flat or relatively flat</b></p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - access could be gained from Conduit Street.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - access could be gained from Conduit Street.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - access could be gained from Conduit Street.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b> - site is adjacent to a Public Right of Way</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	<400m (Morrisons & Tesco)	<400m	400-1200m	400-1200m (St Mary Charity C of E Primary School)	<1600m (Queen Elizabeth's Grammar School)	400-800m (Faversham Recreation Ground)	>800m

**Landscape and Visual Constraints**  
 This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p>Low sensitivity</p>
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Medium sensitivity</p> <p>The site forms an important part of the landscape of Faversham Creek, and is a gateway to the southern creekside. Development would need to respond sensitively to the context, although it is a traditionally industrial/maritime area and could accommodate development which is in keeping with its surroundings as long as views of listed buildings were preserved and enhanced.</p>

## Heritage Constraints

2. Assessment of Suitability	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Directly impact and/or no mitigation possible</p> <p>The site is within the Faversham Conservation Area, adjacent to a Grade II* listed timber framed building (the Training Ship Hazard) and within close proximity to a Grade II listed building at 5 Conduit Street. It forms an important entry point into the southern creekside, and development is likely to affect the setting of the adjacent listed structures, including by obscuring views of the Training Ship Hazard from Bridge Road. Long-range views across the site to the tower of the Grade I listed St Mary of Charity church are also likely to be partially obscured, even by low-rise development, and there is the potential for negative impacts on the setting of the taller Grade II listed structures within the Fremlins Brewery site.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>The Swale Borough Local Plan:  Policy ST 3 The Swale settlement strategy  Policy DM21 Water, flooding and drainage  Policy DM33 Development affecting Conservation area.  The site is also within the Faversham Creek NP.</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Previously developed land</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Within the existing built up area (infill)</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>n/a</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

**2. Assessment of Suitability**

<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
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**3. Assessment of Availability**

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

**4. Assessment of Viability**

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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**5. Conclusions**

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>2-3 dwellings plus ground floor commercial/retail and parking</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>Unknown</p>
<p>Other key information</p>	
<p>Overall rating (Red/Amber/Green)                  The site is <b>suitable and available</b>                  The site is <b>potentially suitable, and available.</b>                  The site is <b>not currently suitable, and available.</b>                  Are there any known viability issues?  <i>Yes / No</i></p>	<p><b>Amber: The site is potentially suitable, available and achievable</b>                   Unknown</p>

<p><b>Summary of justification for rating</b></p>	<p>The site is potentially suitable for allocation.</p> <p>The site is entirely in Flood Risk Zone 3a(i). The site is being promoted for residential/office development on upper floor(s) with ground floor retail/commercial, which would be compatible with the requirements of the SFRA. A Flood Risk Assessment will be required as part of any planning application. Development will only be permitted where it satisfies the Exception Test.</p> <p>The site is entirely within the Faversham Conservation Area, and development of the site is likely to have a significant impact on the setting of adjacent listed structures, particularly the Grade II* listed Training Ship Hazard, which would be hidden from views from Bridge Road if the site were developed. Long range views across the site to the Hazard and beyond to the tower of the Grade I listed St Mary of Charity church and the group of listed structures within the Fremlins Brewery site would also be significantly affected by development of the site. To limit the impact of development on the heritage assets, it is recommended that building heights do not exceed two storeys, and that the north-eastern corner of the site is left undeveloped so that visibility of the Hazard is maintained. This would result in a significantly smaller developable area (approx. 0.05 ha) that could accommodate a limited amount of residential development – with commercial/community uses on the ground floor while retaining the undeveloped section for parking/servicing.</p>
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## FNP12

1. Site Details	
<b>Site Reference / Name</b>	FNP12
<b>Site Address / Location</b>	Former White Horse Car Park site, North Lane
<b>Gross Site Area</b> (Hectares)	0.08
<b>SHLAA/SHELAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Car Park
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	6 dwellings
<b>Site identification method / source</b>	Call for Sites
<b>Planning history</b>	None
<b>Neighbouring uses</b>	The northern boundary is adjacent to the entrance to Morrisons. The eastern boundary is adjacent to South Road (B2040). The southern and western boundary is adjacent to the backs of shop fronts and gardens.



**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b>  <i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes - within Conservation Area</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b>  <i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b>  <i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>High Risk - the whole of the site is within Flood Zone 3a(i).</p>
<p><b>Site is at risk of surface water flooding?</b>  <i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i></li> <li>• <i>&gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i></li> </ul>	<p>Low Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>

2. Assessment of Suitability	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - Priority Species for CS Targeting - Lapwing. Priority Species for CS Targeting - Redshank</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><b>Flat or relatively flat</b></p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - access could be gained from North Lane (B2040)</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - access could be gained from North Lane (B2040)</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - access could be gained from North Lane (B2040)</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown. There is one mature tree close to but outside the eastern boundary of the site. TPO information is not available.</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>

**2. Assessment of Suitability**

<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b>  <i>Yes / No / Unknown</i></p>	Unknown
<p><b>Would development of the site result in a loss of social, amenity or community value?</b>  <i>Yes / No / Unknown</i></p>	No

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m (Morrisons)	<400m	400-1200m	400-1200m (St Mary Charity C of E Primary School)	<1600m (Queen Elizabeth's Grammar School)	400-800m (Stonebridge Ponds)	>800m

**Landscape and Visual Constraints**  
 This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	Low sensitivity
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	Low sensitivity

**Heritage Constraints**

2. Assessment of Suitability	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible - Numerous listed shops adjacent to the southern boundary of site.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>The Swale Borough Local Plan:                      Policy ST 3 The Swale settlement strategy                      Policy DM21 Water, flooding and drainage                      Policy DM33 Development affecting Conservation area.                      Policy CP 8 Conserving and enhancing the historic environment                      Policy DM32 Development involving listed buildings</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Previously developed land</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Within the existing built up area (infill)</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>n/a</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
3. Assessment of Availability	

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

**4. Assessment of Viability**

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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**5. Conclusions**

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>3-4 homes</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Unknown</p>
<p><b>Other key information</b></p>	<p>Call for Sites form states site has in principle support from SBC planning officers, subject to agreement on relevant design issues along North Lane (19/505019/PAMEET - 19.11.2).</p>
<p><b>Overall rating (Red/Amber/Green)</b></p> <p>The site is <b>suitable and available</b></p> <p>The site is <b>potentially suitable, and available.</b></p> <p>The site is <b>not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b> Yes / No</p>	<p><b>Amber: The site is potentially suitable, available and achievable</b></p> <p>Unknown</p>
<p><b>Summary of justification for rating</b></p>	<p>The site is potentially suitable for allocation. The site is currently in use as a car park, and it sits entirely within Flood Risk Zone 3a(i). The Swale SFRA states that vulnerable uses in this zone should be located above the ground floor, and a Flood Risk Assessment would be required as part of any planning application. The proposal involves the creation of ground floor parking with homes/flats on two upper storeys. Development will only be permitted where it satisfies the Exception Test. The southern edge of the site backs onto the rear gardens of a number of Grade II listed houses/shops dating from the 15th to 19th centuries. There is the potential for new development to affect their setting, although it is likely this could be avoided by locating any new development towards the north of the site and by respecting existing building heights (2-3 storeys). As the site is a public car park which serves the town centre, consideration would need to be given as to whether parking would need to be re-provided elsewhere. The site is in a sustainable central location with good access to local services and public transport. There is the potential for new residents to be affected by noise from nearby light industrial uses, but this could be addressed through building design. Approximately six 2-bed units are proposed for the site, but a lower capacity is recommended to minimise impact on the listed buildings.</p>

## FNP13

1. Site Details	
<b>Site Reference / Name</b>	FNP13
<b>Site Address / Location</b>	Rear access land to Market inn (No.43 East Street) from St John's Road
<b>Gross Site Area</b> (Hectares)	0.02
<b>SHLAA/SHELAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Rear garden
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	1 dwelling (proposed by landowner)
<b>Site identification method / source</b>	Call for Sites
<b>Planning history</b>	None
<b>Neighbouring uses</b>	The northern boundary is adjacent to a residential property fronting East Street (B2040). The eastern boundary is adjacent the Market Inn and its car park. The southern boundary is adjacent to a building merchants shop and yard. The western boundary fronts onto St John's Road.



**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes - within Conservation Area</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i></li> <li>• <i>&gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i></li> </ul>	<p>Low Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

2. Assessment of Suitability	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - Priority Species for CS Targeting - Lapwing. Priority Species for CS Targeting - Redshank</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><b>Flat or relatively flat</b></p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - access could be gained from St John's Road. There is an existing entrance, but access would require a dropped kerb and removal of parking spaces in front of the property.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - access from St John's Road</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - access from St John's Road.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown. There are a number of trees on site, but TPO information is not available. The site is within a Conservation Area and tree works would require notification to the local authority.</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes. Telephone lines cross the site with a telegraph pole located on the pavement immediately west of the site.</i></p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>No</i></p>

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	<i>&lt;400m (Preston Street - town centre)</i>	<i>&lt;400m</i>	<i>400-1200m</i>	<i>&lt;400m (St Mary Charity C of E Primary School)</i>	<i>&lt;1600m (Queen Elizabeth's Grammar School)</i>	<i>&lt;400m (Faversham Recreation Ground)</i>	<i>&gt;800m</i>

**Landscape and Visual Constraints**  
 This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>• <b>Low sensitivity:</b> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>• <b>Medium sensitivity:</b> the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>• <b>High sensitivity:</b> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p><i>Low sensitivity</i></p>
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>• <b>Low sensitivity:</b> the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>• <b>Medium sensitivity:</b> the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>• <b>High sensitivity:</b> the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><i>Low sensitivity</i></p>

## Heritage Constraints

2. Assessment of Suitability	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b>   <b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>The Swale Borough Local Plan:                      Policy ST 3 The Swale settlement strategy                      Policy DM33 Development affecting Conservation area</p>
<p><b>Is the site:</b>  <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b>  <i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Within the existing built up area (infill)</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>n/a</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
3. Assessment of Availability	

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

**4. Assessment of Viability**

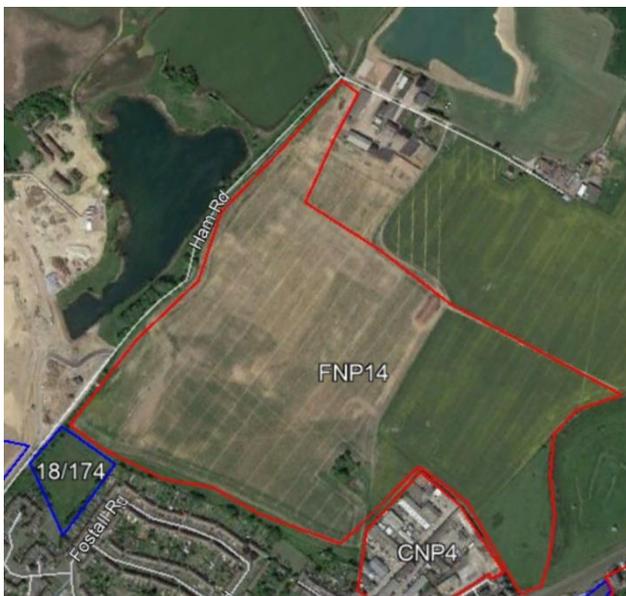
<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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5. Conclusions	
<b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b>	1 dwelling
<b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b>	Unknown
<b>Other key information</b>	
<b>Overall rating (Red/Amber/Green)</b> The site is <b>suitable and available</b> The site is <b>potentially suitable, and available.</b> The site is <b>not currently suitable, and available.</b> <b>Are there any known viability issues?</b> Yes / No	<b>Amber: The site is potentially suitable, available and achievable</b>  Unknown
<b>Summary of justification for rating</b>	The site is potentially suitable for allocation. The site is currently part of the rear garden of a dwelling to the north. Although it is a greenfield site, it is potentially suitable for infill development, subject to the provision of appropriate access from St John's Road. On-street parking is the prevailing form of vehicle parking on St John's Road and given the size of the site it is unlikely it could accommodate on-site parking. Consultation with the local authority is recommended to ascertain whether this would be acceptable. It is in a fairly central location, with good access to local services, public transport and open space. There is some potential for residents to be affected by noise from the neighbouring pub, and this would need to be considered in the design of any residential development. It is being promoted for a single 3-bed dwelling, and it is considered suitable for this level of development, or for apartments within a similar footprint, subject to meeting amenity space requirements.

# FNP14

## 1. Site Details

<b>Site Reference / Name</b>	FNP14
<b>Site Address / Location</b>	Land at Ham Road
<b>Gross Site Area</b> (Hectares)	24.90
<b>SHLAA/SHELAA Reference</b> (if applicable)	Southern section of the site is 18/077
<b>Existing land use</b>	Agricultural land
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	100 dwellings
<b>Site identification method / source</b>	Call for Sites & SHLAA.
<b>Planning history</b>	The Trust secured outline planning permission in March 2019 for the development of around 35 houses on a small parcel of land immediately to the east of Ham Road.
<b>Neighbouring uses</b>	The northern and eastern boundary is adjacent to open countryside. The southern boundary is adjacent to housing and private gardens. The western boundary is adjacent to Ham Road.



**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p>Yes / No / <i>partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p><i>Partly or adjacent. The eastern section of the site is adjacent to The Swale (Ramsar), Site of Special Scientific Interest and a Special Protection Area.</i></p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p>Yes / No / <i>partly or adjacent</i> / <i>Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p><i>Medium Risk - the southern section of the site is not at risk of flooding however the northern and eastern sections of the site are within Flood Zone 3.</i></p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i></li> <li>• <i>&gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i></li> </ul>	<p><i>Medium Risk</i></p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p>Yes / No / <i>Unknown</i></p>	<p><i>Yes - majority of the site is Grade 2 with small sections of the site Grade 4</i></p>

**2. Assessment of Suitability**

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - Woodland Priority Habitat Network (Lower Spatial Priority). Priority Species for CS Targeting - Corn Bunting. Priority Species for CS Targeting - Lapwing. Priority Species for CS Targeting - Redshank</p>
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<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
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**Physical Constraints**

<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><b>Flat or relatively flat</b></p>
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<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - access could be gained from Ham Road, which has recently been upgraded to service nearby development.</p>
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<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> – access could be gained from Ham Road, which has recently been upgraded with a footway to service nearby development.</p>
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<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - access could be gained from Ham Road.</p>
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<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - public right of way runs through the site.</p>
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<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
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<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
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<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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## 2. Assessment of Suitability

<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p style="text-align: center;">Unknown</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	<p style="text-align: center;">No</p>

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	400-1200m (Davington Stores - convenience store)	>800m	>1200m	400-1200m (Davington Primary School)	1600-3900m (Queen Elizabeth's Grammar School)	>800m (Park in Davington)	>800m

**Landscape and Visual Constraints**  
 This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p style="color: orange;"><b>Medium sensitivity</b></p> <p style="color: orange;">The site has is in a landscape which has high sensitivity to change and a strong relationship with an Area of High Landscape Value to the north. However, it is considered that the southern part of the site (corresponding to the SHLAA submission) could accommodate low-density development which relates well to the built up area and the new development underway to the west.</p>
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p style="color: red;"><b>High sensitivity</b></p> <p style="color: red;">The site is open to valued landscapes to the north and relatively unenclosed other than along Ham Lane. There are long-range views across the site from a PRoW at the southern edge of the site.</p>

## Heritage Constraints

2. Assessment of Suitability	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible - two listed buildings adjacent to the site</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>Within a minerals safeguarded area (brickearth) and part of the site (the western extent, including the pond) is part of the coastal management area.                      The Swale Borough Local Plan:                      Policy ST 3 The Swale settlement strategy                      Policy CP 8 Conserving and enhancing the historic environment                      Policy DM21 Water, flooding and drainage                      Policy DM32 Development involving listed buildings                      Policy DM33 Development affecting Conservation area.</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>n/a</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - large site but only a section of the site is suggested for development</p>

**3. Assessment of Availability**

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

**4. Assessment of Viability**

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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**5. Conclusions**

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>100 dwellings</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Unknown</p>
<p><b>Other key information</b></p>	
<p><b>Overall rating (Red/Amber/Green)</b></p> <p>The site is <b>suitable and available</b></p> <p>The site is <b>potentially suitable, and available.</b></p> <p>The site is <b>not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b>  <b>Yes / No</b></p>	<p><b>Amber: The site is potentially suitable, available and achievable</b></p> <p>Unknown</p>

<p><b>Summary of justification for rating</b></p>	<p>The site is potentially suitable for partial allocation. The site is large, covering almost 25 hectares which extend into the countryside north of Faversham. It is a flat and visually exposed site which is identified in the Landscape Character Assessment as having a strong relationship with an Area of High Landscape Value, and as having a high sensitivity to development. It is Grade 2 agricultural land, and development would therefore lead to the loss of the best and most valuable agricultural land. A smaller portion of the site comprising the 6 hectares closest to the edge of the settlement was assessed in the SHLAA (ref 18/077) and judged to be suitable for development. The site is being promoted for 100 dwellings on this part of the site, with the remainder to be Suitable Alternative Natural Greenspace.</p> <p>Access to the site is off Ham Road, a narrow lane with no footway, but there is major development underway on a site to the west of Ham Lane (mixed use development with outline permission for 330 homes, employment and community uses) which will improve vehicular and pedestrian access to this site and also improve its sustainability. A Public Right of Way runs through the site and this would need to be retained in any development. There are areas across the site at risk of surface water flooding which should be addressed through an appropriate drainage strategy. The majority of the northern part of the site is within Flood Risk Zone 3, and is unsuitable for residential development, but the southern part of the site is at low risk of fluvial/tidal flooding. It is considered that the majority of the site is unsuitable for development due to the flood risk and the significant adverse impact on valued landscapes, but that the part of the site which corresponds to the SHLAA site boundary is potentially suitable for allocation, subject to consideration of the loss of agricultural land and also to the provision of suitable access from Ham Road. The proposal for 100 homes on 6 hectares (approx. 17dph) is considered reasonable given the landscape sensitivities and the site's location on the edge of the town, at some distance from the main service array.</p>
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# FNP15

1. Site Details	
<b>Site Reference / Name</b>	FNP15
<b>Site Address / Location</b>	BMM Weston Ltd FNP1b Land at Brent Road
<b>Gross Site Area</b> (Hectares)	0.09
<b>SHLAA/SHELAA Reference</b> (if applicable)	Larger site SHLAA 18/114
<b>Existing land use</b>	Redundant factory accommodation
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Unknown
<b>Site identification method / source</b>	Call for Sites & SHLAA and Faversham Creek Neighbourhood Plan
<b>Planning history</b>	None
<b>Neighbouring uses</b>	The northern boundary is adjacent to an area of small green space. The eastern boundary is adjacent to Church Road / Bridge Road. The southern boundary is adjacent to Brent Road. The western boundary is adjacent to BMM Weston (factory).



**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b>  <i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes - within Conservation Area</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b>  <i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b>  <i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>High Risk - the whole of the site is within Flood Zone 3a(i).</p>
<p><b>Site is at risk of surface water flooding?</b>  <i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Medium Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>

2. Assessment of Suitability	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - Priority Species for CS Targeting - Lapwing. Priority Species for CS Targeting - Redshank</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><b>Flat or relatively flat</b></p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - access could be gained from Bramblehill Road / Church Road</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - access could be gained from Bramblehill Road / Church Road</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - access could be gained from Bramblehill Road / Church Road</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b> - site is adjacent to a Public Right of Way</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown The site is part of a factory complex producing medical equipment. There is the potential for ground contamination associated with its current use.</p>

**2. Assessment of Suitability**

<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p>Yes / No / Unknown</p>	Unknown
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p>Yes / No / Unknown</p>	No

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m (Tesco)	<400m	400-1200m	400-1200m (Davington Primary School)	<1600m (Queen Elizabeth's Grammar School)	<400m (Park in Davington)	>800m

**Landscape and Visual Constraints**  
 This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><b>Low sensitivity:</b> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</li> <li><b>Medium sensitivity:</b> the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</li> <li><b>High sensitivity:</b> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</li> </ul>	Low sensitivity
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><b>Low sensitivity:</b> the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</li> <li><b>Medium sensitivity:</b> the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</li> <li><b>High sensitivity:</b> the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</li> </ul>	Low sensitivity

**Heritage Constraints**

2. Assessment of Suitability	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>Faversham Creek NP policies:                      BMMW1 Use classes: Any new factory building shall be used as a mix of B1/B2 as appropriate to the occupier. The office site shall be used for residential purposes (Class C3).</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>The Swale Borough Local Plan:                      Policy ST 3 The Swale settlement strategy                      Policy DM21 Water, flooding and drainage                      Policy DM33 Development affecting Conservation area.                      Faversham Creek NP policies:                      BMMW1 Use classes: Any new factory building shall be used as a mix of B1/B2 as appropriate to the occupier. The office site shall be used for residential purposes (Class C3). Residential uses will be permitted on land at the southern end of the site rising up the hill.                      BMMW2: The scale, massing, design and materials of any new buildings on the BMM Weston factory site and office site will reflect their sensitive setting as part of views towards Davington Hill, proximity to the listed blast walls of Brent Hill and in the case of the office site, long views across Stonebridge Pond and the Creek including from Court Street and West Street.</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Previously developed land</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Within the existing built up area (infill)</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>n/a</p>

2. Assessment of Suitability	
<b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i>	No
<b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i>	No

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

### 4. Assessment of Viability

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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### 5. Conclusions

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>3-4 dwellings</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Unknown</p>
<p><b>Other key information</b></p>	
<p><b>Overall rating (Red/Amber/Green)</b>                  The site is <b>suitable and available</b>                  The site is <b>potentially suitable, and available.</b>                  The site is <b>not currently suitable, and available.</b>  <b>Are there any known viability issues?</b>  <i>Yes / No</i></p>	<p><b>Amber: The site is potentially suitable, available and achievable</b>                   Unknown</p>

<p><b>Summary of justification for rating</b></p>	<p>The site potentially suitable for allocation.</p> <p>The site is in a sustainable location close to the services of the town centre. The site is within the Faversham Conservation Area and in close proximity to the Grade II listed Bridge House. Development of the site has the potential to affect the setting of the listed building, although this could be overcome with sensitive, low-rise design.</p> <p>The whole site is within Flood Risk Zone 3a(i) and if any residential development would be restricted to upper floors, with ground floor servicing or less-vulnerable uses. A Flood Risk Assessment will be required as part of any planning application. The site is also at risk of surface water flooding and a drainage strategy would be required to address this risk. Development will only be permitted where it satisfies the Exception Test.</p> <p>The factory immediately to the west of the site is operational, and there is the potential for residents to be affected by noise from its existing use. It is likely to be possible to address this through building design.</p> <p>There are existing structures on site, and the cost of demolition, the potential need to relocate infrastructure, and the need for flood mitigation is likely to increase development costs and affect site viability.</p>
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# FNP16

## 1. Site Details

<b>Site Reference / Name</b>	FNP16
<b>Site Address / Location</b>	BMM Weston Ltd FNP1c Land at Brent Road
<b>Gross Site Area</b> (Hectares)	0.16
<b>SHLAA/SHELAA Reference</b> (if applicable)	Larger site SHLAA 18/114
<b>Existing land use</b>	Redundant factory accommodation
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Unknown
<b>Site identification method / source</b>	Call for Sites & SHLAA and Faversham Creek Neighbourhood Plan
<b>Planning history</b>	None
<b>Neighbouring uses</b>	The northern boundary is adjacent to redundant factory accommodation (site 20). The eastern boundary is adjacent to BMM Weston. The southern and western boundary is adjacent to Brent Hill / Brent Road.



**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b>  <i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes - within Conservation Area</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b>  <i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b>  <i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>High Risk - majority the site is within Flood Zone 3a(i)</p>
<p><b>Site is at risk of surface water flooding?</b>  <i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Low Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>

**2. Assessment of Suitability**

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - Priority Species for CS Targeting - Lapwing. Priority Species for CS Targeting - Redshank</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><b>Flat or relatively flat</b></p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown - there is existing two-way access along Brent Road, but the access is close to a sharp bend which has the potential to affect visibility and safe entrance/exit. This should be discussed with the highways authority.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> – there is an existing footway along Brent Road (both sides).</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - access could be gained from Brent Hill / Brent Road although the road is a steep single lane road</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b> - site is adjacent to a Public Right of Way</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown The site is part of a factory complex producing medical equipment. There is the potential for ground contamination associated with its current use.</p>

**2. Assessment of Suitability**

<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p>Yes / No / Unknown</p>	Unknown
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p>Yes / No / Unknown</p>	No

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m (Morrison's)	400-800m	>1200m	400-1200m (Davington Primary School)	<1600m (Queen Elizabeth's Grammar School)	<400m (Park in Davington)	>800m

**Landscape and Visual Constraints**  
 This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><b>Low sensitivity:</b> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</li> <li><b>Medium sensitivity:</b> the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</li> <li><b>High sensitivity:</b> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</li> </ul>	Low sensitivity
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><b>Low sensitivity:</b> the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</li> <li><b>Medium sensitivity:</b> the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</li> <li><b>High sensitivity:</b> the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</li> </ul>	Low sensitivity

<b>Heritage Constraints</b>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
<b>Planning Policy Constraints</b>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	Faversham Creek NP policies: BMMW1 Use classes: Any new factory building shall be used as a mix of B1/
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	The Swale Borough Local Plan: Policy ST 3 The Swale settlement strategy Policy DM21 Water, flooding and drainage Policy DM33 Development affecting Conservation area.
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Previously developed land
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	Within the existing built up area (infill)
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	n/a
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	No

### 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

**4. Assessment of Viability**

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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5. Conclusions	
<b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b>	4-5 dwellings
<b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b>	Unknown
<b>Other key information</b>	
<b>Overall rating (Red/Amber/Green)</b> The site is <b>suitable and available</b> The site is <b>potentially suitable, and available.</b> The site is <b>not currently suitable, and available.</b> <b>Are there any known viability issues?</b> Yes / No	<b>Amber: The site is potentially suitable, available and achievable</b>  Unknown
<b>Summary of justification for rating</b>	<p>The site potentially suitable for allocation.</p> <p>The site is in a sustainable location reasonably close to the services of the town centre. The site is within the Faversham Conservation Area, and there are distant views of the Grade I listed St Mary's Church from bottom of Brent Hill and the site could be considered to form part of its setting, although it is currently in industrial use and the existing buildings are of low visual quality.</p> <p>The southern edge of the site is within Flood Risk Zone 3a(i), with some areas within Flood Zone 3b which are unsuitable for residential development. There is a lower risk on the higher parts of the site, and it is recommended that development be concentrated on this part of the site. A Flood Risk Assessment will be required as part of any planning application. Development will only be permitted where it satisfies the Exception Test.</p> <p>Access to the site may be difficult to achieve safely, due to the sharp bend in Brent Road as it turns up Brent Hill. The road narrows at this point, and access from the hill is likely to be unsuitable. There is existing access to the neighbouring factory from Brent Road, but this is outside the site boundary. The highways authority should be consulted on the suitability of access.</p> <p>The factory immediately to the east of the site is operational, and there is the potential for residents to be affected by noise from its existing use. It is likely to be possible to address this through building design.</p> <p>There are existing structures on site, and the cost of demolition, the potential need to relocate infrastructure, and the need for flood mitigation is likely to increase development costs and affect site viability.</p>

## FNP17

1. Site Details	
<b>Site Reference / Name</b>	FNP17
<b>Site Address / Location</b>	BMM Weston Ltd parcel 2 Land at Brent Road
<b>Gross Site Area</b> (Hectares)	1.00
<b>SHLAA/SHELAA Reference</b> (if applicable)	Larger site SHLAA 18/114
<b>Existing land use</b>	Victorian house converted into an office. It is a large building set within grounds with trees and parking.
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Unknown
<b>Site identification method / source</b>	Call for Sites & SHLAA and Faversham Creek Neighbourhood Plan
<b>Planning history</b>	Ref: SW/94/0039. Address: BMM Weston Works, Brent Road, Faversham. Proposal: Demolition of industrial building and construction of new offices; demolition of existing offices and construction of one block of 27 flats and one single storey lodge building and new footpath. Decision: Grant of Conditional PP (September 1994). The permission has lapsed.
<b>Neighbouring uses</b>	The northern, eastern and western boundaries are adjacent to houses and private gardens. The southern boundary is adjacent to BMM Weston.



**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b>  <i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes - within Conservation Area</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b>  <i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b>  <i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b>  <i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i></li> <li>• <i>&gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i></li> </ul>	<p>Low Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>

**2. Assessment of Suitability**

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - Woodland Priority Habitat Network (Low Spatial Priority). Priority Species for CS Targeting - Lapwing. Priority Species for CS Targeting - Redshank</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><b>Gently sloping or uneven.</b> The majority of the site is relatively flat, but the ground slopes quite sharply downwards to the south of the existing building (towards the factory).</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - access could be gained off Brent Hill. However, the road is quite narrow, and is only just wide enough to accommodate two-way traffic. Access should be discussed with the highways authority.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown – the site is accessible on foot via Brent Hill, but there is currently no pedestrian footpath and the road is already narrow so might be difficult to create a separate footpath.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - access could be gained off Brent Hill, which has a cycle lane between the site entrance and Davington Hill. However, the road is narrow and the cycle lane does not continue towards the town centre.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown There are a number of mature trees on site. TPO information is not available, but any tree work within the Conservation Area would require notification to the local authority.</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	400-1200m (Morrisons or Tesco)	400-800m	>1200m	400-1200m (Davington Primary School)	<1600m (Queen Elizabeth's Grammar School)	<400m (Park in Davington)	>800m

**Landscape and Visual Constraints**  
 This section should be answered based on existing evidence or by a qualified landscape consultant.

<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p style="color: orange;"><b>Medium sensitivity</b></p> <p style="color: orange;">The site is in a prominent position atop a hill to the north of the town centre. There is the potential for redevelopment to affect views of the site from the surrounding area.</p>
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2. Assessment of Suitability	
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><b>Medium sensitivity</b> The site forms part of the backdrop of a set of Grade II listed buildings, and development of the north-western part of the site could affect their setting.</p>
Heritage Constraints	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>Faversham Creek NP policies: BMMW1 Use classes: Any new factory building shall be used as a mix of B1/</p>

## 2. Assessment of Suitability

<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>The Swale Borough Local Plan:                  Policy ST 3 The Swale settlement strategy                  Policy DM33 Development affecting Conservation area.                  Faversham Creek NP policies:                  BMMW1 Use classes: Any new factory building shall be used as a mix of B1/B2 as appropriate to the occupier.                  The office site shall be used for residential purposes (Class C3). Residential uses will be permitted on land at the southern end of the site rising up the hill.                  BMMW2: The scale, massing, design and materials of any new buildings on the BMM Weston factory site and office site will reflect their sensitive setting as part of views towards Davington Hill, proximity to the listed blast walls of Brent Hill and in the case of the office site, long views across Stonebridge Pond and the Creek including from Court Street and West Street.</p>
<p><b>Is the site:</b>  <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Previously developed land</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b>  <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Within the existing built up area (infill)</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>n/a</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>

## 3. Assessment of Availability

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

**4. Assessment of Viability**

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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**5. Conclusions**

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>15 dwellings (subject to details of re-use of existing office building)</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>Unknown</p>
<p>Other key information</p>	
<p>Overall rating (Red/Amber/Green)                  The site is <b>suitable and available</b>                  The site is <b>potentially suitable, and available.</b>                  The site is <b>not currently suitable, and available.</b>                  Are there any known viability issues?  <i>Yes / No</i></p>	<p><b>Amber: The site is potentially suitable, available and achievable</b>                   Unknown</p>

<p><b>Summary of justification for rating</b></p>	<p>The site is potentially suitable for allocation. The site comprises a large Art Deco building, currently housing company offices, and its gardens. It is within the Conservation Area and slopes downwards to the north, making the existing building prominent in longer range views and from the listed building cluster which includes Davington Manor immediately north of the site. It is likely that intensification of the north-western part of the site would affect the setting of the Grade II listed buildings. It may be more appropriate to limit development to conversion of the existing building along with more modest residential development to the east/northeast. There is existing access from Brent Hill which could service development on the site, although the road is narrow, and capacity is somewhat limited. Consultation with the highways authority on the suitability of the existing access to serve new residential development is recommended. There is no footway heading south down Brent Hill and no obvious scope to create one without the removal of two-way traffic, which limits pedestrian access to the town centre. Alternative access to the town centre is possible heading northwards but would involve a significant detour.</p>
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# FNP18

## 1. Site Details

<b>Site Reference / Name</b>	FNP18
<b>Site Address / Location</b>	BMM Weston Ltd parcel 3 Land at Brent Road
<b>Gross Site Area</b> (Hectares)	0.38
<b>SHLAA/SHELAA Reference</b> (if applicable)	Larger site SHLAA 18/114
<b>Existing land use</b>	Wharf site - current staff car park relocated to main site
<b>Land use being considered</b>	Intended for residential and commercial development, associated car parking and community space
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Unknown
<b>Site identification method / source</b>	Call for Sites & SHLAA and Faversham Creek Neighbourhood Plan
<b>Planning history</b>	None
<b>Neighbouring uses</b>	The northern boundary is adjacent to Brent Road. The eastern boundary is adjacent to Bridge Road. The southern boundary is adjacent to the river. The western boundary is adjacent to Flood Lane.



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: red; text-align: center;">Yes - within Conservation Area</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p style="color: green; text-align: center;">No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p style="color: red; text-align: center;">High Risk - the whole of the site is within Flood Zone 3a(i).</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p style="color: green; text-align: center;">Low Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p style="color: green; text-align: center;">No</p>

**2. Assessment of Suitability**

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes</i> - Priority Habitat Inventory - Mudflats (England). Priority Species for CS Targeting - Lapwing. Priority Species for CS Targeting - Redshank</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>No</i></p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><i>Flat or relatively flat</i></p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes</i> - access could be gained from Brent Road.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes</i> - access could be gained from Brent Road.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>Yes</i> - access could be gained from Brent Road.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><i>No</i> - site is adjacent to a Public Right of Way</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown. (Important to note that trees within a Conservation Area have some form of protection)</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>

**2. Assessment of Suitability**

<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p>Yes / No / Unknown</p>	Unknown
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p>Yes / No / Unknown</p>	No

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m (Tesco)	<400m	400-1200m	400-1200m (Davington Primary School)	<1600m (Queen Elizabeth's Grammar School)	<400m (Park in Davington)	>800m

**Landscape and Visual Constraints**  
 This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><b>Low sensitivity:</b> the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</li> <li><b>Medium sensitivity:</b> the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</li> <li><b>High sensitivity:</b> the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</li> </ul>	Low sensitivity
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><b>Low sensitivity:</b> the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</li> <li><b>Medium sensitivity:</b> the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</li> <li><b>High sensitivity:</b> the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</li> </ul>	<p>Medium sensitivity</p> <p>The site forms an important part of the landscape of Faversham Creek, and development would need to respond sensitively to the context, although it is a traditionally industrial/maritime area and could accommodate development which is in keeping with its surroundings.</p>

**Heritage Constraints**

2. Assessment of Suitability	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>The Swale Borough Local Plan:                      Policy ST 3 The Swale settlement strategy                      Policy DM33 Development affecting Conservation area                      Policy DM21 Water, flooding and drainage                      Faversham Creek NP policies:                      BMMW1 Use classes: Any new factory building shall be used as a mix of B1/B2 as appropriate to the occupier.                      The office site shall be used for residential purposes (Class C3). Residential uses will be permitted on land at the southern end of the site rising up the hill.                      BMMW2: The scale, massing, design and materials of any new buildings on the BMM Weston factory site and office site will reflect their sensitive setting as part of views towards Davington Hill, proximity to the listed blast walls of Brent Hill and in the case of the office site, long views across Stonebridge Pond and the Creek including from Court Street and West Street.</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Previously developed land</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Within the existing built up area (infill)</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>n/a</p>

2. Assessment of Suitability	
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

**3. Assessment of Availability**

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

**4. Assessment of Viability**

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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**5. Conclusions**

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>10 dwellings, with commercial and community uses on ground floor.</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Unknown</p>
<p><b>Other key information</b></p>	
<p><b>Overall rating (Red/Amber/Green)</b></p> <p>The site is <b>suitable and available</b></p> <p>The site is <b>potentially suitable, and available.</b></p> <p>The site is <b>not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b> Yes / No</p>	<p><b>Amber: The site is potentially suitable, available and achievable</b></p> <p>Unknown</p>
<p><b>Summary of justification for rating</b></p>	<p>The site is potentially suitable for allocation. The entire site is in Flood Risk Zone 3a(i). The site is being promoted for a mixed use development including commercial, residential and community uses. Residential uses should be located above the ground floor and any application should be accompanied by a Flood Risk Assessment. Development will only be permitted where it satisfies the Exception Test.</p> <p>There is a Public Right of Way running along the southern edge of the site between Bridge Road and Flood Lane. Development of the site could result in a loss of visual amenity. It also has the potential to affect the setting of the numerous listed buildings to the south of Faversham Creek (including St Mary of Charity church and the Fremilins Brewery complex) when viewed from the area around Flood Lane and the Purifier building.</p> <p>The site could accommodate ground floor commercial and community uses and servicing/parking, with residential above. Residential capacity is likely to vary considerably depending on the scheme design and split of uses, but it is considered capable of accommodating up to 10 dwellings in a low-rise development.</p> <p>The need for flood mitigation is likely to increase development costs, potentially affecting site viability.</p>

## FNP19

### 1. Site Details

<b>Site Reference / Name</b>	FNP19
<b>Site Address / Location</b>	Old Forge Canterbury Road
<b>Gross Site Area</b> (Hectares)	0.09
<b>SHLAA/SHELAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Vacant/derelict following a fire
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Unknown
<b>Site identification method / source</b>	Call for Sites
<b>Planning history</b>	None
<b>Neighbouring uses</b>	The northern boundary is adjacent to Canterbury Road. The eastern boundary is adjacent to houses. The southern and western boundary is adjacent to a highways depot.



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>Low Risk</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i></li> <li>• <i>&gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i></li> </ul>	<p>Medium Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

**2. Assessment of Suitability**

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - Priority Species for CS Targeting - Lapwing. Priority Species for CS Targeting - Redshank</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><b>Flat or relatively flat</b></p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - access could be gained from Canterbury Road.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - access could be gained from Canterbury Road.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - access could be gained from Canterbury Road.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Unknown</b></p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p><b>Unknown</b></p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p><b>Unknown</b></p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Unknown</b></p>

**2. Assessment of Suitability**

<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p>Yes / No / Unknown</p>	Unknown
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p>Yes / No / Unknown</p>	No

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m (Macknade convenience store) 400-1200m (Co-op / Preston Street (high street))	<400m	400-1200m	400-1200m (Ethelbert Road Primary School)	<1600m (The Abbey School)	>800m (Faversham recreation ground)	>800m

**Landscape and Visual Constraints**  
 This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li><i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	Low sensitivity
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li><i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li><i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	Low sensitivity

**Heritage Constraints**

2. Assessment of Suitability	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b>  <i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b>   <b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>The Swale Borough Local Plan:                      Policy ST 3 The Swale settlement strategy                      Policy DM21 Water, flooding and drainage</p>
<p><b>Is the site:</b>  <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Previously developed land</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b>  <i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Within the existing built up area (infill)</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b>  <i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>n/a</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
3. Assessment of Availability	

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

**4. Assessment of Viability**

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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5. Conclusions	
<b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b>	2-3 dwellings
<b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b>	Unknown
<b>Other key information</b>	
<b>Overall rating (Red/Amber/Green)</b> The site is <b>suitable and available</b> The site is <b>potentially suitable, and available.</b> The site is <b>not currently suitable, and available.</b> <b>Are there any known viability issues?</b> Yes / No	<b>The site is not currently available</b>  Unknown
<b>Summary of justification for rating</b>	The site is not suitable for allocation as it is not known to be available. It would be suitable for development should availability be established. The site is previously developed and contains a vacant dwelling which has been subject to fire damage. It is well-located for public transport and sits just north of a number of major development sites south of the A2 which will increase the local level of service provision. It has been identified as having potential for residential development (but has not been promoted by the landowner) and it would be suitable for either a replacement dwelling or a moderate intensification to deliver one or two additional dwellings. Demolition of the existing building is likely to increase development costs, potentially affecting site viability.

## FNP20

1. Site Details	
<b>Site Reference / Name</b>	FNP20
<b>Site Address / Location</b>	New Creek Road (adjacent to Iron Wharf)
<b>Gross Site Area</b> (Hectares)	1.13
<b>SHLAA/SHELAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Field
<b>Land use being considered</b>	Residential
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Unknown
<b>Site identification method / source</b>	Neighbourhood Planning Group
<b>Planning history</b>	Ref: 16/505597/FULL. Address: Land adjacent to New Creek Road, Faversham, ME13 7BU. Proposal: Erection of 2No. Detached chalet bungalows and associated parking. Decision: application refused (November 2016). Reason: 1. Proposed development would be located outside of the defined urban boundaries of Faversham. 2. Proposed development would detract from the intrinsic value, tranquillity and beauty of the countryside and the quality and character of the landscape which is designated as being within a Special Landscape Area. 3. The proposal, by virtue of obstruction of the visual views into and out of the designated Faversham conservation area would have a significant detrimental impact on the special character and appearance of the Faversham conservation area failing to preserve or enhance all features that contribute positively to the area's special character or appearance and by virtue of siting would have a detrimental impact on the wider setting of the protected Abbey Farmstead and its grade II and Grade II* listed buildings and barns, located south of the application site. 4. The development would introduce additional households into the flood plain, Flood Zone 3a (land classed as having a high probability of flooding) resulting in an increase in the number of people at direct risk of flooding.
<b>Neighbouring uses</b>	The northern boundary is adjacent to New Creek Road and Chambers Wharf Lane. The northern boundary is adjacent to Iron Wharf Boat Yard. The eastern boundary is adjacent to a field. The southern boundary is adjacent to Abbey Farmstead and its grade II and grade II* listed buildings and barns.

**1. Site Details**



**2. Assessment of Suitability**

**Environmental Constraints**

**Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:**  
 Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Yes - Woodland Priority Habitat Network, Faversham Conservation Area

**Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:**  
 Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

No - however in close proximity to a nature improvement area

2. Assessment of Suitability	
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>High Risk - majority of the site is within Flood Zone 2 &amp; 3</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i></li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></li> </ul>	<p>Medium Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - Grade 1</p>
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p>Yes - Priority Species for CS Targeting - Lapwing. Priority Species for CS Targeting - Redshank</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown - access could be gained from New Creek Road however the ownership of this road is unknown and therefore would need to be established.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown - access could be gained from New Creek Road however the ownership of this road is unknown and therefore would need to be established. Both the roads are narrow and currently have no pedestrian footpath.</p>

**2. Assessment of Suitability**

<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown - access could be gained from New Creek Road however the ownership of this road is unknown and therefore would need to be established.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b>  <i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b>  <i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is the site likely to be affected by ground contamination?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m (Tesco)	400-800m	>1200m	400-1200m (St Mary Charity C of E Primary School)	<1600m (Queen Elizabeth's Grammar School)	>800m (Faversham recreation ground)	>800m

**Landscape and Visual Constraints**  
 This section should be answered based on existing evidence or by a qualified landscape consultant.

**2. Assessment of Suitability**

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p><b>High sensitivity</b>                  The site lies within a Special Landscape Area and development is likely to have an adverse impact on the quality of the landscape. A previous application on a smaller part of the site was refused, partly on landscape grounds, and development of the larger site is likely to result in a more severe negative impact.</p>
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<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p><b>High sensitivity</b>                  The site provides a view of the listed buildings of Abbey Farm and the farmland associated with St Saviour's Abbey. It provides an important visual connection between Faversham Creek and the Abbey and the landscape beyond.</p>
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**Heritage Constraints**

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Directly impact and/or mitigation not possible - close proximity to St Saviour's Abbey which is a scheduled monument. Also adjacent to Abbey Farm which has numerous listed buildings and barns. Previous planning application on part of the site was refused partly on grounds of impact on heritage assets, and development of the larger site would result in more severe impact.</p>
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<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
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**Planning Policy Constraints**

<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
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<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
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## 2. Assessment of Suitability

<b>Are there any other relevant planning policies relating to the site?</b>	The Swale Borough Local Plan: Policy ST 3 The Swale settlement strategy Policy DM21 Water, flooding and drainage Policy CP 8 Conserving and enhancing the historic environment Policy DM33 Development affecting Conservation area
<b>Is the site:</b> <i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i>	<b>Greenfield</b>
<b>Is the site within, adjacent to or outside the existing built up area?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i>	<b>Adjacent to and connected to the existing built up area</b>
<b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b> <i>Within / Adjacent to and connected to / Outside and not connected to</i>	n/a
<b>Would development of the site result in neighbouring settlements merging into one another?</b> <i>Yes / No / Unknown</i>	<b>No</b>
<b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b> <i>Yes / No / Unknown</i>	<b>No</b>

## 3. Assessment of Availability

<b>Is the site available for development?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Is there a known time frame for availability?</b> <b>Available now / 0-5 years / 6-10 years / 11-15 years</b>	Unknown

## 4. Assessment of Viability

<b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b> <i>Yes / No / Unknown</i>	Unknown
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**5. Conclusions**

<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>Unknown</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Unknown</p>
<p><b>Other key information</b></p>	
<p><b>Overall rating (Red/Amber/Green)</b></p> <p>The site is <b>suitable and available</b></p> <p>The site is <b>potentially suitable, and available.</b></p> <p>The site is <b>not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b>  <b>Yes / No</b></p>	<p><b>The site is not currently suitable, available and achievable</b></p> <p>Unknown</p>

<p><b>Summary of justification for rating</b></p>	<p>The site is unsuitable for allocation.</p> <p>The site is Grade 1 agricultural land within the Faversham Conservation Area, adjacent to Abbey Farmstead which consists of numerous Grade II and II* listed buildings and barns. Development on this site would have a direct negative impact on the wider setting of the protected farm, as well as St Saviour's Abbey. Additionally, development would detract from the intrinsic value and beauty of the countryside and the quality and character of landscape which is designated as a Special Landscape Area.</p> <p>The majority of the site is within Flood Zone 2 in the Swale SFRA and a sequential test would be required.</p> <p>Access could be gained from New Creek Road although the ownership of the road is unknown and this would therefore need to be established, although there is recent development along New Creek Road. The access road is narrow, with no footway, and the suitability of access should be discussed with the highways authority.</p> <p>Part of the site was subject to a planning application (reference: 16/505597/FULL) for 2 bungalows and parking which was refused on the grounds of its location in relation to the settlement boundary, impact on the Special Landscape Area, detrimental impact on the Conservation Area and adverse impact on the Grade II* listed buildings at Abbey Farm. It is considered that the same concerns would apply to development of the larger site and the landscape and heritage impacts would be significantly worse.</p>
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## CNP2

1. Site Details	
<b>Site Reference / Name</b>	CNP2
<b>Site Address / Location</b>	Ordnance Wharf
<b>Gross Site Area</b> (Hectares)	0.10
<b>SHLAA/SHELAA Reference</b> (if applicable)	Faversham Creek Neighbourhood Plan
<b>Existing land use</b>	Site was originally associated with the Home Works of the Faversham Gunpowder Works and was latterly used by the gas company and for oil storage.
<b>Land use being considered</b>	Mixed use (residential, office and/or workshops, small community hall and training rooms)
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Unknown
<b>Site identification method / source</b>	Faversham Creek NP site
<b>Planning history</b>	<p>Ref: 20/502408/FULL. Address: Ordnance Wharf, Flood Lane, Faversham. Proposal: Erection of a part three storey, part two storey building comprising of 5no. dwellings and an office and training workshop facility, and a three storey building comprising of a sailing clubroom, bar and cafe and 2 no. dwellings, including 14 No. parking/sailing dinghy storage spaces and creation of a public access to the southeast end of the Wharf. Decision: application withdrawn (November 2020).</p> <p>Two planning applications for building flats with parking and non-residential use of the ground floor were considered in 2003 and 2006. The 2003 scheme was dismissed on appeal, partly on the grounds that housing on the site was not in accordance with the then emerging Swale Local Plan. The 2006 planning application was withdrawn. A further planning application in June 2012, for a four-storey building comprising 11 flats, was also withdrawn.</p>
<b>Neighbouring uses</b>	The northern boundary is adjacent to Flood Lane. The eastern, southern and western boundary is adjacent to the river.
<div style="display: flex; justify-content: space-around;">   </div>	

<b>2. Assessment of Suitability</b>	
<b>Environmental Constraints</b>	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	No
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	No
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• <i>Flood Zone 1: Low Risk</i></li> <li>• <i>Flood Zone 2: Medium Risk</i></li> <li>• <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i></li> <li>• <i>Flood Zone 3 (highly vulnerable site use): High Risk</i></li> </ul>	High Risk - the whole of the site is within Flood Zone 3a(i)
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i></li> <li>• <i>&gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i></li> </ul>	Low Risk
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	No

2. Assessment of Suitability	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - Priority Habitat Inventory - Mudflats (England). Priority Species for CS Targeting - Lapwing. Priority Species for CS Targeting - Redshank</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown – Flood Lane is unadopted and narrow. It cannot currently accommodate two-way traffic. Consultation with the highways authority would be required to determine whether suitable access can be achieved.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - access could be gained from Flood Lane, however, it is a narrow road which currently does not have a pedestrian footpath.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - access could be gained from Flood Lane.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No - site is adjacent to a Public Right of Way</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown. (Important to note that trees within a Conservation Area have some form of protection)</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	<400m (Morrisons)	<400m	>1200m	400-1200m (Davington Primary School)	<1600m (Queen Elizabeth's Grammar School)	<400m (Stonebridge Pond)	>800m

**Landscape and Visual Constraints**  
 This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p>Low sensitivity</p>
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Medium sensitivity                      The site forms an important part of the landscape of Faversham Creek, and development would need to respond sensitively to the context, although it is a traditionally industrial/maritime area and could accommodate development which is in keeping with its surroundings.</p>

### Heritage Constraints

2. Assessment of Suitability	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	Some impact, and/or mitigation possible - The bridge near the site which would be used for access is an undesignated heritage asset.
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	OW1: The site is suitable for mixed-use proposal containing two or more of the following uses; residential, office and/or workshops, small community hall and training rooms. OW2 No new building shall be more than three storeys in height.
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	The Swale Borough Local Plan: Policy ST 3 The Swale settlement strategy Policy DM21 Water, flooding and drainage Policy CP 8 Conserving and enhancing the historic environment Policy DM33 Development affecting Conservation area.
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	Greenfield
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	Within the existing built up area (infill)
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	n/a
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	No

**3. Assessment of Availability**

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

**4. Assessment of Viability**

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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5. Conclusions	
<p><b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b></p>	<p>3-4 dwellings if developed for purely residential uses. Mixed-use residential capacity will vary considerably depending on the nature of the proposal.</p>
<p><b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b></p>	<p>Unknown</p>
<p><b>Other key information</b></p>	
<p><b>Overall rating (Red/Amber/Green)</b></p> <p>The site is <b>suitable and available</b></p> <p>The site is <b>potentially suitable, and available.</b></p> <p>The site is <b>not currently suitable, and available.</b></p> <p><b>Are there any known viability issues?</b> Yes / No</p>	<p><b>Amber: The site is potentially suitable, available and achievable</b></p> <p>Unknown</p>
<p><b>Summary of justification for rating</b></p>	<p>The site is potentially suitable for allocation. As a previously developed site in the flood plain, it falls within Flood Risk Zone 3a(i), within which vulnerable uses above the ground floor may be appropriate. A Flood Risk Assessment will be required as part of any planning application. Development will only be permitted where it satisfies the Exception Test. In addition, there are potential land contamination and stability issues which would need to be addressed if the site is brought forward for allocation, and which are likely to affect site viability. The site has not been promoted through the SHLAA or the Neighbourhood Plan call for sites, but it was subject to a recent planning application (ref: 20/502408/FULL) for a mixed use development of 5 dwellings, commercial/employment uses and a sailing club with associated moorings. The application was withdrawn in November 2020. The Environment Agency response to the withdrawn application suggests that, subject to provision of appropriate flood mitigation, development of the site would be possible.</p> <p>Although the site does not contain listed buildings, it comprises part of the former Royal Gunpowder Works and it still retains heritage features which make a contribution to the Conservation Area. Any proposals for the site should be discussed with Historic England to ensure that these features are retained and enhanced. Access to the site is a constraint, as Flood Lane is a narrow private road and may not be suitable for servicing development at the level proposed. It is also at high risk of flooding, which may hinder safe access. It is recommended that access is discussed with the landowner and the highways authority, since KCC was unable to determine if the withdrawn application included suitable access arrangements.</p>

## CNP3

1. Site Details	
<b>Site Reference / Name</b>	CNP3
<b>Site Address / Location</b>	Former Coach Depot
<b>Gross Site Area</b> (Hectares)	0.10
<b>SHLAA/SHELAA Reference</b> (if applicable)	Faversham Creek Neighbourhood Plan & SHLAA ref 18/203
<b>Existing land use</b>	Part of the site was used until recently as a car wash. There are two existing single-storey buildings, once used as an office, the other as a motor repair garage and architectural salvage storage.
<b>Land use being considered</b>	Ground floor to include a mix of Class B1 (offices and workshops), Class A1 (retail), and facilities for boat users. The upper floors to be residential use (C3) and holiday lets (C1).
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Unknown
<b>Site identification method / source</b>	Faversham Creek NP site & SHLAA ref 18/203
<b>Planning history</b>	None
<b>Neighbouring uses</b>	The northern boundary is adjacent to the river. The eastern boundary is adjacent to a car park and Standard Quay industrial buildings. The southern boundary is adjacent to Abbey Road. The western boundary is adjacent to a car park.



**2. Assessment of Suitability**

**Environmental Constraints**

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b>  <i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b>  <i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b>  <i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• Flood Zone 1: <i>Low Risk</i></li> <li>• Flood Zone 2: <i>Medium Risk</i></li> <li>• Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i></li> <li>• Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></li> </ul>	<p>High Risk - the whole of the site is within Flood Zone 3a(i)</p>
<p><b>Site is at risk of surface water flooding?</b>  <i>See guidance notes:</i></p> <ul style="list-style-type: none"> <li>• <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i></li> <li>• <i>&gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i></li> </ul>	<p>Low Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>

2. Assessment of Suitability	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - Priority Habitat Inventory - Mudflats (England). Priority Species for CS Targeting - Lapwing. Priority Species for CS Targeting - Redshank.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b></p>
Physical Constraints	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p><b>Flat or relatively flat</b></p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - access could be gained from Abbey Road although the road is quite narrow.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - access could be gained from Abbey Road although the road is quite narrow and there is only a pedestrian footpath on one side of the road.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>Yes</b> - access could be gained from Abbey Road although the road is quite narrow.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b> - site is adjacent to a Public Right of Way</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p><b>No</b> - no trees on the site</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Is the site likely to be affected by ground contamination?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	400-1200m (Tesco)	400-800m	>1200m	400-1200m (St Mary Charity C of E Primary School)	<1600m (Queen Elizabeth's Grammar School)	>800m (Faversham recreation ground)	>800m

**Landscape and Visual Constraints**  
 This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p>Low sensitivity</p>
<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Medium sensitivity                  The site forms an important part of the landscape of Faversham Creek, and development would need to respond sensitively to the context, although it is a traditionally industrial/maritime area and could accommodate development which is in keeping with its surroundings.</p>

## Heritage Constraints

2. Assessment of Suitability	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible - numerous grade II listed buildings in close proximity to the site.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>CD1 Use classes: the ground floors shall include a mix of Class B1 (offices and workshops), Class A1 (retail), and facilities for boat users. The upper floors to be in residential use (Class C3) and holiday lets (Class C1).</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>The Swale Borough Local Plan:  Policy ST 3 The Swale settlement strategy  Policy DM21 Water, flooding and drainage  Policy CP 8 Conserving and enhancing the historic environment  Policy DM33 Development affecting Conservation area  Policy DM32 Development involving listed buildings</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Previously developed land</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Within the existing built up area (infill)</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>n/a</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
3. Assessment of Availability	

<p><b>Is the site available for development?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is there a known time frame for availability?</b>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>Unknown</p>

**4. Assessment of Viability**

<p><b>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</b>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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5. Conclusions	
<b>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</b>	4-6 dwellings on upper floors with commercial space below.
<b>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</b>	Unknown
<b>Other key information</b>	
<b>Overall rating (Red/Amber/Green)</b> The site is <b>suitable and available</b> The site is <b>potentially suitable, and available.</b> The site is <b>not currently suitable, and available.</b> <b>Are there any known viability issues?</b> Yes / No	<b>Amber: The site is potentially suitable, available and achievable</b>  Unknown
<b>Summary of justification for rating</b>	<p>The site is potentially suitable for allocation. The site is in Flood Risk Zone 3a(i) and therefore any residential development should be restricted to the upper floors. It is located on the edge of Faversham Creek, opposite a new development of 3-storey riverside homes and surrounded by light industrial uses and residential development. It would be capable of supporting a 2-3 storey mixed use development with employment/retail on the ground floor with residential above. A Flood Risk Assessment will be required as part of any planning application. Development will only be permitted where it satisfies the Exception Test.</p> <p>The site is within the Conservation Area and care should be taken to avoid adverse impact on the Grade II listed buildings within the Provender Mill complex to the east. The site also forms an important part of the setting of the Grade II listed Anchor Inn and a characterful unlisted building on the corner of Abbey Road and Abbey Street, and any new development should be designed to enhance the northwards view up Abbey Road from the Anchor. Building heights should be no more than 3-storeys.</p> <p>There is currently no footway leading to the site, so pedestrians currently share the road with motor vehicles. Provision of suitable pedestrian access is likely to be necessary should the site be redeveloped.</p> <p>There are existing structures on site, and the land may require remediation in order to be developed. This, combined with the need for flood mitigation, is likely to increase development costs, potentially affecting site viability.</p>

# Appendix B SHLAA summary table

Site Ref.	Site size (gross site area, ha)	Net site area (ha)	Proposed land use	Site capacity (taken from SHLAA)	SHELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	Neighbourhood Plan Site Assessment conclusion. (What is the justification for this judgement?)
						Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the SHELAA findings?	Are there any concerns that the SHLAA conclusion is reasonable and defensible?		
18/028	44.27	44.27	Housing	400	<p><b>Assessment Outcome:</b> Suitable and deliverable</p> <p><b>Site Description:</b> The site is within the Ospringe area but is outside of and adjacent to the built-up area boundary of Faversham. It is adjacent to an existing local plan allocation which is under construction. To the north and east is the main town of Faversham. The remainder of the site is surrounded by more dispersed</p>	No	No	No	Yes	<p>The site is potentially suitable for partial allocation in the Neighbourhood Plan.</p> <p>The site lies partly within a minerals safeguarding area, and surveys may be required before development can take place on the land within the safeguarding area. There are a number of listed buildings close to the site boundary, particularly at the northern end of the site. Development proposals should seek to minimise impact on</p>

development before opening up into agricultural land and open countryside. The M2 is situated to the south. The site is partially covered by a minerals safeguarding area, adjacent to a conservation area and close to a number of listed buildings.

**Suitability:** The site is not subject to any high level constraints and is adjacent to the built-up area boundary of Faversham. The site is within a reasonable walking distance of primary schools, open space and a public house. The site is quite large, and so parts of it are also within a reasonable walking distance of a convenience store. There is a small range of employment opportunities within a reasonable walking distance, but the wider range, as well as further facilities and services, would require travel further into Faversham and beyond. Cycling across the A2 is unlikely to be particularly attractive, only to the experienced users. However, there are bus stops close to the site with regular services into Faversham, Maidstone and Sittingbourne, where

heritage assets, or to preserve or enhance their setting.

The site is at some distance away from the main service array in Faversham town centre, and while it is reasonably close to public transport links, it is south of the busy A2, which may present barriers for pedestrians and cyclists.

The northern part of the site has been submitted separately to the NP Call for Sites. There is existing development on three sides of this section of the site, and it is considered to be the most suitable part of the site for development, whereas the remainder of the site to the south would extend into more open countryside and is further away from local services. However, there is major development taking place on a large east of Brogdale Road, which would have a more urbanising influence on the site.

The site includes land which falls outside the neighbourhood area, and this section at the south of the site could not be allocated in the Neighbourhood Plan.

					<p>connections could also be made to train stations. Taking into account the above, the site is considered to be in a relatively sustainable location which is suitable for residential development.</p> <p><b>Availability:</b> The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.</p> <p><b>Achievability:</b> Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.</p>					
18/029	0.25	0.25	Mixed-use – offices/studios, artisanal workshops, parking, retail, hospitality, residential above.	8-10	<p><b>Assessment Outcome:</b> Unsuitable</p> <p><b>Site Description:</b> The site is within the built-up area boundary of Faversham and is within the area covered by the Faversham Creek Neighbourhood Plan. It is allocated for employment use in the adopted Local Plan, Bearing Fruits. The site fronts the creek but is otherwise surrounded by a mixture of</p>	No	Yes	Yes	No	<p>The site is potentially suitable for allocation for mixed-use.</p> <p>Although the site is well-located for access to the town centre, local services and transport links, it is entirely within Flood Zone 3 and therefore at high risk of flooding. The SHLAA states that the site is unsuitable, but the Swale SFRA states that previously developed land within Flood Zone 3a(i) in the area covered by the Faversham</p>
								<p>Conclusions on flood risk do not accord with the Swale SFRA 2020.</p>	<p>The SHLAA finds the site unsuitable due to flood risk, but the Swale SFRA 2020 states that previously developed land within Flood Zone 3 in the Faversham Creek NP area can be developed as long as vulnerable uses (e.g. residential)</p>	

commercial, leisure and residential development on all sides. It is adjacent to the boundary of Faversham town centre. The site is within a conservation area and there are several listed buildings in the vicinity (including 1 on the site).

**Suitability:** The site is subject to a high level constraint in being entirely covered by land at high risk of flooding. It is within the settlement confines of Faversham and, in terms of access to services, is in a sustainable location. It is considered to be unsuitable.

**Availability:** The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

**Achievability:** Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

are kept off the ground floor.

Creek NP is developable (Flood Risk Zone 3a(i)), subject to provision of a Flood Risk Assessment as part of any planning application, appropriate mitigation and to vulnerable uses being provided above the ground floor.

The site is entirely within a Conservation Area, with listed buildings nearby and on site. Any development should preserve or enhance the heritage assets on site and seek to minimise the impact on nearby listed buildings. This is likely to restrict building heights to 2-3 storeys, but it is considered that the site could accommodate a more intense development with commercial uses and parking on the ground floor and residential above).

Access along Belvedere Road is restricted due to its width near the junction with Quay Lane, although alternative access may be possible directly from Conduit Street, subject to discussions with the highways authority and consideration of the contribution of the historic timber-framed shed in this corner of the site to the setting of both the listed building on the site and the wider Conservation Area.

											<p>The site was also submitted to the Neighbourhood Plan Call for Sites, demonstrating that it is still available.</p> <p>The site was also submitted to the Neighbourhood Plan Call for Sites, demonstrating that it is still available.</p>
18/030	1.45	1.45	Housing	50	<p><b>Assessment Outcome:</b> Suitable and deliverable</p> <p><b>Site Description:</b> The site is adjacent to the built-up area boundary of Faversham, the town centre being approximately 2.3km to the northeast. To the north and east is the main town of Faversham, while to the south and west development becomes sporadic, surrounded by mainly open countryside and agricultural land. The site falls within a minerals safeguarding area. There are 2 conservation areas and a number of listed buildings nearby.</p> <p><b>Suitability:</b> The site is outside of but adjacent to the settlement of Faversham. It is within a reasonable walking distance of open space, a primary school, public house, convenience store and takeaway, amongst other low</p>	No	No	No	Yes	<p>The site is potentially suitable for allocation in the Neighbourhood Plan. It has also been submitted to the NP Call for Sites, indicating it is still available.</p> <p>The site lies partly within a minerals safeguarding area, and surveys may be required before development can take place on the land within the safeguarding area. There are a number of listed buildings close to the site boundary and it is adjacent to two Conservation Areas. Development proposals should seek to minimise impact on heritage assets, or to preserve or enhance their setting. This is likely to limit the options for development on the western part of the site.</p> <p>The site is at some distance away from the main service array in Faversham town centre, but there are a number of local services and the site is close to public transport links, with existing pedestrian</p>	

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order services and facilities. Development of the site would require travel into Faversham for the higher order of services and facilities required for everyday living. While cycling would not be particularly attractive along the main road (A2), there are bus stops close to the site with a high frequency service into the town. Additionally, car journeys here would be short. Taking into account all of the above, the site is considered to be in a sustainable location. The site is considered suitable.

**Availability:** The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.

**Achievability:** Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

access via a footway along the A2. The speed limit increases to 40mph at the site entrance, and an extension of the 30mph zone may be required to provide safer access from the main road.

There is likely to be some noise from the railway line immediately north of the site, but this could be addressed through careful siting of new development or through landscaping/planting.

18/062	7.7	-	Housing	180 (proposed through planning application)	<p><b>Assessment Outcome:</b> Suitable and deliverable</p> <p><b>Site Description:</b> The site is located off Abbey Fields, immediately to the north of the rear gardens of the properties on Abbots Road. It extends to the access road for the sewage pumping station and the small group of dwellings and cuts through the wider field in a south east direction before the level of the land starts to dip downwards to the stream on the east of the site. To the north and east of the site is a solar farm and to the west, open space.</p> <p><b>Suitability:</b> The site abuts a conservation area to the west and north (in part) and is not subject to any high level constraints. In terms of access to services, the site is in a relatively unsustainable location but adjacent to the settlement confines of Faversham. The site is considered suitable.</p> <p><b>Availability:</b> The site is in single ownership and has been promoted by the landowners for development through the 'call for sites' exercise. The site is considered to be available.</p>	No	No	No	Yes	<p>The site is potentially suitable for allocation.</p> <p>Access to the site is off Abbey Fields, which is a relatively narrow road, part privately owned, with parking on both sides that may make it unsuitable for the level of development proposed. It is relatively poorly located for local services and the town centre.</p> <p>The site sits within an area identified as having medium to high sensitivity to new development in the Landscape Sensitivity Assessment, and lacks defensible boundaries along its eastern edge, so there is potential for development to negatively impact the landscape unless appropriate mitigation is provided.</p> <p>There is also potential for development on the site to have an adverse impact on the Faversham Conservation Area and the listed buildings at Abbey Farm to the west</p> <p>The site forms part of a larger SHLAA site (18/065) which is reviewed below. It also forms part of a larger site which is the subject of a live application for outline planning permission for 180 homes (ref: 20/500015/OUT).</p>
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					<p><b>Achievability:</b> Access to the site would be directly onto Abbey Fields. Subject to further consideration of any utility/infrastructure requirements there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.</p>					
18/065	15	-	Housing	1,300 (assessed in SHLAA)	<p><b>Assessment Outcome:</b> Suitable and deliverable</p> <p><b>Site Description:</b> The site is broadly 'L' shaped. It is level on the western side and more undulating on the eastern, sitting between the land to the north of the railway line at XX industrial estate and the rear of the back gardens of the properties on Cheney Road and Abbots Road. It continues northwards past (but not including) the sewerage pumping station to the south of XXX. The site is bounded by Abbey Fields to the west and by a small shallow valley and stream to the east and the solar farm beyond.</p> <p><b>Suitability:</b> The site is adjacent to the settlement confines of east Faversham. It is not subject to any high level constraints although there are</p>	No	No	No	Yes	<p>The site is potentially suitable for allocation, although it is of a scale which may be more appropriate for a strategic allocation and which would significantly exceed the Neighbourhood Plan housing requirement if developed at the scale assessed in the SHLAA.</p> <p>Access to the majority of the site is off Abbey Fields, which is a relatively narrow road, part privately owned, with parking on both sides that makes it unsuitable for the level of development proposed unless alternative access could be provided. The smaller south-eastern section of the site has direct access onto Graveney Road, but it is unclear if there is a connection under the railway to the remainder of the site. If a new link needs to be created, the costs associated with bridging or</p>

					<p>some small slithers of the site on various boundaries that fall within land at high risk of flooding. It is in a relatively sustainable location in terms of access to services. The site is considered suitable.</p> <p><b>Availability:</b> The site is in single ownership and has been promoted by the landowner for development. The site is considered to be available.</p> <p><b>Achievability:</b> Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed. The site is considered to be achievable.</p>					<p>tunnelling across the railway line may affect the viability of the site.</p> <p>It is in a relatively poor location for local services and the town centre.</p> <p>The site sits within an area identified as having medium to high sensitivity to new development in the Landscape Sensitivity Assessment and there is clear potential for development at the scale proposed to have a significant impact on the landscape. There are some pockets of high flood risk, and any development on the site should take place on the areas at lower risk of flooding.</p>
18/068	2.5	-	Housing	45	<p><b>Assessment Outcome:</b> Suitable and deliverable</p> <p><b>Site Description:</b> The site is relatively flat and open and contains a number of residential properties and farm buildings with access road and open land with dispersed tree belts. It is surrounded by development to the east and south. To the north is the playing fields of the Abbey School and existing low density development to the west that includes a listed</p>	No	No	No	Yes	<p>The site is suitable for allocation.</p> <p>Access is along a fairly narrow road that may limit the development potential of the site unless alternative access could be secured through the development to the south or the access road widened.</p> <p>The eastern and western site boundaries do not have existing screening but given the development in the immediate surroundings this is not likely to result in adverse landscape impact as the site is in an increasingly</p>

				<p>Oast house and open land with specimen trees.</p> <p><b>Suitability:</b> The site is not subject to any high level constraints and sits within the settlement confines of Faversham. In terms of access to shops and services, the site is in a sustainable location. The site is considered suitable.</p> <p><b>Availability:</b> The site is in single ownership and has been promoted for development. The site is considered available.</p> <p><b>Achievability:</b> Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed. The site is considered to be achievable.</p>					<p>urbanised setting. Any development proposals should ensure that the setting of the listed buildings to the west is preserved or enhanced, and that densities are sympathetic to the surrounding development to the south and west.</p>	
18/077	6	-	Housing	100	<p><b>Assessment Outcome:</b> Suitable and deliverable.</p> <p><b>Site Description:</b> This rectangular site sits to the north of the Davington area of Faversham, with Brents Industrial Estate to the east and open countryside to the north. Across Ham Road (the bounds the west of the site), a local plan allocation for residential development is</p>	No	Yes – the site forms part of a larger site submitted to the NP Call for Sites.	No	No. The SHLAA site forms part of a larger site submitted to the NP Call for Sites, and a new assessment is required which looks at the entire site, including the section submitted to the SHLAA.	The site has been taken forward for a full assessment. A full assessment is contained in Appendix A (Site FNP14).

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under construction. The site is former operational land associated with Ham Road gravel works site that has, over the years become grass covered.

**Suitability:** The site is not subject to any high level constraints although it is a minerals safeguarded area (brickearth) and part of the site (the western extent, including the pond) is part of the coastal change management area. It is adjacent to the settlement confines of Faversham, its southern boundary facing the rear gardens of the residential properties on the northern side of Springhead Road. In terms of access to services and facilities, the site is in a relatively unsustainable location although this is likely to improve as a result of the nearby development that is underway on the other side of Ham Road. The site is considered suitable.

**Availability:** The site is in single ownership and has been promoted by the landowner. It is therefore considered as available.

**Achievability:** The submission of this site

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includes an additional 23 hectares of land for a recreational buffer between northern Faversham and the SPA. Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed. The site is considered to be achievable.

18/078	0.65	-	Housing	30	<p><b>Assessment Outcome:</b> Suitable and deliverable</p> <p><b>Site Description:</b> The site is rectangular in shape, relatively level and sits to the south of the Fynvola/Lady Dane Farmhouse care home within the settlement confines of Faversham. It consists of a number of farm buildings and caravans. It is bounded by Love Lane to the west and Faversham cemetery beyond. The land to the east and south is a local plan allocation that is currently under construction for the development of circa 200 new dwellings. The group of farm buildings is situated within the town of Faversham, south of the A2 and to the east of Love Lane. It is within the built-up area boundary of Faversham.</p>	No	No	No	Yes	<p>The site is suitable for allocation.</p> <p>Although it is at some distance from the town centre, there is mixed use development taking place on a large adjacent site, and the land to the east is proposed for a major eastwards expansion of Faversham in the emerging Local Plan, which would result in this site being surrounded by new development.</p> <p>The SHLAA notes that while the farm is still operational, the landowner proposes to move these operations to another farm in order for the site to be redeveloped.</p>
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The site is adjacent to a mixed use allocation from the adopted Local Plan which is currently being built out. It is also adjacent to the Fynvola Care Home which provides nursing and palliative care for people with learning disabilities.

A very small area of the site falls within a minerals safeguarding area (Brickearth.)

**Suitability:** The site is located within the settlement confines of Faversham and in terms of access to shops and services is in a sustainable location.

The site is not subject to any high level constraints. The site is considered as suitable.

**Availability:** The site has been promoted by the landowner and is in single ownership. It is currently used as a working farmyard. The promoters have confirmed that the landowner intends to relocate these users to better and more suitable premises at Ewell Farm that is better located for operational purposes and this would make the site available in the medium term. The site is

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						<p>considered to be available in the longer term.</p> <p><b>Achievability:</b> There are no ownership or legal issues, but no market interest recorded by the landowner. This is because the land is currently operational but those uses can be relocated within a reasonable timeframe. Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed. This site is considered to be achievable.</p>					
18/079	1.7	1.3	0.47	9	<p><b>Assessment Outcome:</b> Unsuitable</p> <p><b>Site Description:</b> The site is relatively level and contains a number of buildings as part of a farmstead, some of which are listed (grade II and II*). The site adjoins the settlement confines of Ospringe to the north and is bounded by open countryside to the west, south and east beyond some small rows of terraced and semi-detached properties and further farm-related buildings. Water Lane runs north/south along the western boundary, Mutton Lane to the north and east. Part of the site falls</p>	No	Yes. The site was submitted to the NP Call for Sites with a proposal for a heritage barn complex conversion (9 units)	No	No. The site promoter proposes a heritage barn complex, which would involve the re-use of existing listed buildings, and the site may be suitable for conversion.	<p>The site is potentially suitable for allocation.</p> <p>The SHLAA identifies a range of significant constraints which apply to the site, including areas of high flood risk, access and distance from services and public transport. These constraints make the site unsuitable for most forms of new development.</p> <p>In addition to being identified and assessed in the SHLAA, the land has been promoted through the NP Call for Sites for a barn conversion which would make use of the listed buildings on the site. Subject to the heritage assets being re-used sensitively in a manner which</p>	

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within a minerals safeguarding area (River Terrace.)

**Suitability:** The site is adjacent to the settlement confines of Ospringe along its most northerly boundary. Part of the site falls within an area at high risk of flooding and part of the site falls within Ospringe Conservation area. Part of the site falls within a minerals safeguarding area (River Terrace). The site is in relatively unsustainable location in terms of access to shops and services although there is a primary school less than 400 metres away. Given the site's constraints and distance to shop, services and public transport links, the site is considered unsuitable.

**Availability:** The site is in single ownership and the owners agents confirm that they have received expressions interest from house builders. The site is considered available.

**Achievability:** There are a number of constraints that would need to be taken into consideration if the site was to be brought forward for development. The development would need to

enhances their status, and to mitigation of the other constraints detailed in the SHLAA, the site may be suitable for this use. It is therefore potentially suitable for allocation, or for development of this nature which comes forward through a planning application.

				<p>consider any impact on the setting of the listed buildings as well as on the conservation area. A significant part of the site falls within Flood Zone 3, this would need to be addressed and along with heritage issues could impact the overall number of dwellings that could be achieved in this location. Given that roads to the south are predominantly rural lanes, traffic from the site would likely head north to the A2 where there are significant air quality issues and an AQMA in Ospringe. This is likely to have a significant impact on development costs and the affect the prospect of development coming forward on this site. The site is therefore considered to be unachievable.</p>						
18/081	3.2	Housing	20-30	<p><b>Assessment Outcome:</b> The site is suitable and deliverable.  <b>Site Description:</b> This site is relatively level and rectangular in shape, bounded to the north by a railway line and local plan housing allocation beyond that is currently under construction. The A2 runs along the southern</p>	No	No	No	Yes		<p>The site is potentially suitable for allocation. It was also submitted to the NP Call for Sites.</p> <p>It is located at the southwestern edge of Faversham and is separated from the development to the north by a railway line. It is some distance from local services and public transport. Access is either off the A2 or the Western</p>

boundary beyond a thick hedge line. The Western Link Road runs along the western boundary of the site, again with a thick hedge line and the odd tree. There is open land to the west and south and the built up confines of Ospringe beyond a small field to the east.

**Suitability:** The site is not subject to any high level constraints although its impact on the setting of the historic park and garden on the southern side of the A2 is significant. In terms of access to shops and services, it is in a relatively unsustainable location although with the nearby development of the local plan housing allocations this is likely to improve. The site is considered suitable.

**Availability:** The site is in single ownership and has been promoted for development with interest from house builders. The site is considered available.

**Achievability:** The impact on the setting of the historic park and garden (Sion House) is likely to impact on the overall

Link, both of which are 40mph alongside the site. Speed reductions may be necessary if the site were to be developed.

The developable area of the site is likely to be reduced by the need to respect the setting of the historic parkland opposite the site and the wider Syndale Conservation Area, with the western part of the site being particularly sensitive. An outline application for the development of 54 homes on the site was dismissed at appeal (ref: APP/V2255/W/18/3212702), partly on heritage grounds, with the appeal decision stating that a reduced site area may be more appropriate. The indicative capacity reflects the potential for development on the eastern field (approx. 1ha).

				capacity of the site. Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed. The site is considered achievable.						
18/091	43	30 (20 for housing and 10 for employment)	Mixed use (Housing & Employment)	600 residential units and up to 35,000 sq. m of B1/B2	<p><b>Assessment Outcome:</b> Suitable and deliverable</p> <p><b>Site Description:</b> This rectangular site sits on the eastern boundary of Faversham, bounded by the A2 to the south and Graveney Road to the north. The land is relatively flat with some poplar lines along field boundaries that act as windbreaks. There are long views northwards to the estuary. The site is currently in agricultural use, soft and top fruit.</p> <p><b>Suitability:</b> The site is not subject to any high level constraints and sits to the east of the settlement confines of Faversham. In terms of access to services, the site is in a relatively sustainable location given it abuts the edge of Faversham, its location to the convenience store, pub and bus stop on the A2. The site is</p>	No	Yes, the site is proposed for allocation in the emerging Local Plan as part of an urban extension.	No	Yes	<p>The site is unsuitable for allocation in the NP as it has been proposed for allocation in the emerging local plan.</p> <p>The site is free of significant constraints, and is suitable for development, but the majority of the site is outside the Neighbourhood Plan Area and it is proposed for allocation in the emerging Local Plan as part of a group of sites which will combine to create an urban extension to Faversham, in combination with the existing Local Plan allocation to the west and several sites to the south.</p>

				<p>considered suitable.</p> <p><b>Availability:</b> The site has been promoted by the landowners for development. The site is considered available.</p> <p><b>Achievability:</b> Access to the site would need to be provided via the A2 and could provide potential benefits for the existing development to the immediate west of the site as it would reroute traffic away from Love Lane. The costs associated with the development of the site are unlikely to impact negatively on the viability. Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed. The site is considered achievable.</p>						
18/107	1.7	Housing	50	<p><b>Assessment Outcome:</b> Suitable and deliverable</p> <p><b>Site Description:</b> The site is situated between the railway line to the north and Graveney Road to the south. It is relatively level and low lying rising up to the east and north. To the east of the site is open countryside and to the south</p>	No	No	No	Yes		<p>The site is potentially suitable for allocation.</p> <p>It is located on the edge of the town, at some distance from the nearest bus stop, and current access to services is limited, but there is development occurring on nearby sites and the site is adjacent to land proposed for an eastward extension of Faversham in the</p>

				<p>and west is housing and a small business centre.</p> <p><b>Suitability:</b> The site is located within the settlement confines of Faversham and in terms of access to services, it is in a relatively sustainable location. The site is not subject to any high level constraints. The site is suitable.</p> <p><b>Availability:</b> The site has been promoted for development by housebuilders and confirm that terms have been agreed between the housebuilders and the landowners. The site is available.</p> <p><b>Achievability:</b> There are some concerns about the access to the site from Graveney Road. However, the site can be accessed from the east through the adjacent housing site that is nearing completion. Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed. The site is considered to be achievable.</p>					<p>emerging Local Plan which, when delivered, would increase the site's sustainability.</p> <p>Access to the site from Graveney Road is of concern due to the location between a bend in the road and the brow of a hill. Access through the site to the west (currently under construction) may be possible and more appropriate than access directly off Graveney Road.</p>
18/108	2.7	Housing	35	<b>Assessment Outcome:</b> Suitable and deliverable	No	No	No	Yes	The site is potentially suitable for partial allocation.

**Site Description:** The site is situated outside of the built up area boundary on the outskirts of both Oare and Faversham. It is to the north of the A2 and approx. 1.5km to the west of Faversham town centre. It is under 1km to a large Sainsbury's store and a very active community centre with a café and gym and playgroup. It is adjacent to and partly within, a Scheduled Monument.

A part of the site is an Area of High Landscape Value and a Local Designated Site for Biodiversity.

The site is partly within the Kent Minerals and Waste Safeguarded Areas for both Brickearth and River Terrace.

**Suitability:** The site is located within metres of the settlement confines of Faversham (road's with distance). Part of the site falls within land at high risk and medium risk of flooding, a small part of the site to the north is part of a Scheduled Ancient Monument. Part of the site falls within a minerals safeguarded area (river terrace and brickearth). In terms of access to services, the site is in a relatively

The site is located on the western edge of Faversham, in a landscape which is highly sensitive to change from new development. There are a number of significant constraints which limit the site's capacity, since it lies partly within an Area of High Landscape Value, a local Designated Site for Biodiversity and a Scheduled Monument. It is likely that ecological and heritage surveys would be required before any development could take place. The medium-high flood risk on parts of the site further restrict capacity.

Residential development could result in an uncharacteristic westward extension of the town. It may set a precedent for future development on this side of the Western Link Road, which is largely undeveloped, although it has reasonable access to services and public transport.

			<p>sustainable location. The constraints impact on the developable area of the site. The remainder of the site is considered suitable.</p> <p><b>Availability:</b> The site is in single ownership and has been promoted by the landowner for residential development. The site is considered available.</p> <p><b>Achievability:</b> The site has an existing access from Bysing Wood Road and subject to further consideration of any utility/infrastructure requirements, there is reasonable prospect that the site could be developed. The site is considered to be achievable.</p>					
18/114 2.5	Housing	120	<p><b>Assessment Outcome:</b> Suitable and deliverable</p> <p><b>Site Description:</b> The site is located within the Faversham Creek area of the town and consists of a number of large buildings on the north site of Brent Road and a car park and open land to the south with the creek beyond and further commercial premises beyond. The eastern and northern boundaries are the rear gardens of the residential properties on Bramblehill</p>	No	Yes – the landowner has confirmed the factory is no longer available for development and has submitted smaller parts of the large site for consideration.	No	No. The SHLAA assesses the entire site including the factory, which is still operational. The landowner has confirmed the factory itself is not available for development and has submitted separate parcels for consideration for a variety of uses.	The smaller parcels of the site have been taken forward for full assessment. The assessment of these parcels is contained in Appendix A (Sites FNP15 to FNP18).

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Road. To the west the site is bounded by Davington Manor and its grounds.

**Suitability:** Part of the site is within land at high risk and medium risk of flooding. It is within a safeguarded minerals area (river terrace). In terms of access to services, the site is in a sustainable location within the settlement confines of Faversham. The site is suitable.

**Availability:** The site is in single ownership and has been promoted for development by the landowner. The site has been marketed and there is interest in the site from developers. The site is considered available.

**Achievability:** As the site falls within land at high risk of flooding, appropriate measures will be required to mitigate the risks to any new development. The site has existing access via Brent Road. Subject to further consideration of any utility/infrastructure requirements, there is reasonable prospect that the site could be developed over a

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					certain time period. The site is considered achievable.					
18/135	8.41	8.41	Housing	240	<p><b>Assessment Outcome:</b> Suitable and deliverable</p> <p><b>Site Description:</b> The site is situated within the Parish of Graveney with Goodnestone and is partly within, partly adjacent to, the built-up area boundary of Faversham. The western portion of the site is allocated in the adopted local plan for employment. To the north, east and south the site is surrounded by sporadic development, open countryside and agricultural land. Faversham town centre is some 2km to the west. The site is partially covered by a minerals safeguarding area.</p> <p><b>Suitability:</b> The site is not subject to any high level constraints and is adjacent to the settlement confines of Faversham. Currently, the site is not within a reasonable walking distance of any services and facilities such as a convenience store, primary school or GP's surgery. There are a number of bus stops just outside the normally considered reasonable</p>	No	No	No	Yes, although the majority of the site is outside the NP area.	<p>The site is unsuitable for allocation in the NP since the NP cannot allocate sites outside the plan area. It is proposed for allocation in the emerging Local Plan.</p> <p>The SHLAA conclusions are reasonable, and the site is suitable for development, with no high level constraints. However, only a small part of the site lies within the area covered by the Neighbourhood Plan, and it is unlikely that this part of the site could be developed on its own without access being provided through the eastern edge of the site.</p>

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walking distance which are well served into the town. It is close to open space. However, it is close to an existing local plan allocation, part of which has been granted planning permission and includes employment, a public house, a health centre and additional open space. There is also the possibility of a new primary school coming forwards on the other portion of the site at a later date. Once this has been built out, it is considered that the site would represent a fairly sustainable location which is suitable for residential development.

**Availability:** The landowner has promoted the site through the 'call for sites' exercise and there is no record of any recently unimplemented permissions. The promoters consider the employment aspect of the site is unlikely to come forwards. The site is considered to be available.

**Achievability:** Subject to further consideration of any utility/infrastructure requirements, there is a reasonable

						prospect that the site could be developed over a certain period of time. The site is considered to be achievable.					
18/149	5.06	5.06	Housing	180	<p><b>Assessment Outcome:</b> Suitable and deliverable</p> <p><b>Site Description:</b> The site is situated within the built-up area boundary of Faversham, adjacent to a Conservation Area and close to a number of listed buildings. The site as a whole is an existing Local Plan allocation and already has outline planning permission for a mixed-use development; however, this part of the site does not have permission for residential development. It is approximately 0.9km from the town centre boundary. To the south of the site is the main town of Faversham, and to the north is the remainder of the allocated site and the marshes. The site falls within a minerals safeguarding area.</p> <p><b>Suitability:</b> The site is not subject to any high level constraints and is within the built-up area boundary of Faversham. Faversham provides a wide range of services and facilities required</p>	No	Yes, the site is allocation in the adopted Local Plan.	No	Yes	<p>The site is unsuitable for allocation in the NP.</p> <p>The site is already allocated in the adopted Local Plan as part of a larger mixed-use allocation and has outline planning permission. As the site already benefits from Local Plan allocation, the Neighbourhood Plan cannot repeat this allocation, which is proposed to be carried forward in the emerging Local Plan.</p>	

					<p>for everyday living. There is a train station and a number of bus stops. There is a range of employment opportunities. The site is in a sustainable location and considered to be suitable for residential development.</p> <p><b>Availability:</b> The landowner has promoted the site through the 'call for sites' exercise. There is an existing outline permission which is actively being worked through. The site is considered to be available.</p> <p><b>Achievability:</b> Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. There was previous concern as to contamination of the site, but technical work has now been undertaken on the matter. The site is considered to be achievable.</p>						
18/167	35.6	35.6	Housing	600	<p><b>Assessment Outcome:</b> Suitable and deliverable.</p> <p><b>Site Description:</b> The site is made up of two separate but adjacent parcels of land. The</p>	No	No	No	Yes		<p>The site is potentially suitable for allocation.</p> <p>The site is poorly located for the majority of local services and is</p>

larger land parcel sits to the north of the railway line, extends westwards to Bysingwood Road, eastwards to the Western Link Road and north to the extent of the field boundary and the woodland area. The southern part of the site is rectangular in shape and sits between the railway line, the Western Link Road and the A2 London Road. The western boundary is marked by a line of trees and hedgerow that thins out in places and marks the boundary between the site and the next field.

**Suitability:** The site is located adjacent to the settlement confines of Faversham. The site is not subject to any high level constraints although falls entirely within an area of high landscape value (Kent level) and large parts of both sites are within the safeguarded area for brickearth. In terms of access to services, the site is in a reasonably sustainable location. To the south of the sites, beyond the A2 London Road, is the Syndale conservation area and the site may have an impact on its setting. An archaeological

some distance from public transport links. Access could be established from the A2 and the Western Link, potentially subject to speed restrictions on these roads to ensure safer access.

Both parcels of the site lie within an area of high landscape values with high sensitivity to change, and development of the southern parcel is likely to affect the setting of the Syndale Conservation Area and the Stone Chapel to the west, with archaeological assessments likely to be required. A recent appeal on an adjacent site (SHLAA ref 18/081) was dismissed, partly on heritage grounds, and similar considerations would apply to this site.

Development of either parcel would result in an uncharacteristic extension of the town to the west into open countryside, and it is unlikely that the assessed capacity of 600 homes would be achievable without significant landscape impact.

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assessment would also be required given the site's proximity to the Faversham Stone

Chapel. A number of public rights of way cross the site. The site is considered suitable.

**Availability:** The site is in single ownership and has been promoted by the owners who have a willing developer. The site is considered to be available.

**Achievability:** Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be achievable. Consideration will need to be given to the impact of the site on the conservation area and the scheduled ancient monument to the south of the A2 and to the west of the site's southern parcel of land. This may impact on the overall yield for the site. The site is considered to be achievable although it would have a significant impact on the local landscape, being in an area identified as having

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						high landscape value (Kent level).						
18/169	0.32	0.32	Housing	20	<b>Assessment Outcome:</b> Suitable and deliverable	No	No	No	Yes			
					<b>Site Description:</b> The site is situated to the rear of dwellings in Ashford Road, just off junction 6 of the M2 and adjacent to the built-up area boundary of Faversham. To the south of the M2, development is sporadic and the area comprises mainly open countryside/agricultural land. To the north, there is linear residential development along Ashford Road before reaching the main town. To the east is an existing Local Plan allocation, and to the west is another allocation which now has planning permission. The site forms the residential gardens to 3 dwellings in Ashford Road. <b>Suitability:</b> The site is not subject to any high level constraints and is adjacent to the settlement confines of Faversham. In terms of access to services and facilities, the site is approximately 1km away from Faversham town centre. However, the existing							The site is suitable for allocation.  The site lies between existing development and a site allocated in the Local Plan which has planning permission. Although it is currently at some distance from services, development of the allocated site will provide an increased range of local services, increasing its sustainability. There is also development taking place on sites west of Ashford Road, and a major proposed urban extension further to the east, which will have a significant urbanising effect on the area surrounding the site, which is currently comprised of back gardens.

						<p>Local Plan allocations to the west and east of the site will provide closer access to shops and employment opportunities, with enhanced links to the main town. The site is therefore considered to be in a sustainable location and therefore suitable.</p> <p><b>Availability:</b> The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.</p> <p><b>Achievability:</b> Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.</p>					
18/174	1.17	1.17	Housing	35	<p><b>Assessment Outcome:</b> Suitable and deliverable</p> <p><b>Site Description:</b> This site is located within the settlement confines of north Faversham. With open countryside to the north, its most recent use was workings for gravel extraction. The site is flat and set below the level of Ham road that runs</p>	No	No	No	No. The site is allocated for residential development in the Local Plan and has outline planning permission (16/504575/OUT)	<p>The site is unsuitable for allocation.</p> <p>The site is already allocated in the adopted Local Plan and has outline planning permission. As the site already benefits from Local Plan allocation, the Neighbourhood Plan cannot repeat this allocation, which is proposed to be carried forward in the emerging Local Plan.</p>	

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along the north west boundary of this kite shaped site.

**Suitability:** The site is in a sustainable location in terms of access to a primary school, shop and bus service. The site is not subject to any high level constraints. Access for the site may impact on the rural character of Ham Road. The site is considered suitable.

**Availability:** The site has been promoted on behalf of the landowner (single ownership) and is therefore considered to be available. It is also allocated for residential development in the 2017 Local Plan, Bearing Fruits.

**Achievability:** Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low and the site is considered to be achievable subject to satisfactory access that would be agreed at planning application stage. The site is considered to be achievable.

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18/178	14	1.6	Housing	250	<p><b>Assessment Outcome:</b> Suitable and deliverable</p> <p><b>Site Description:</b> The site is broadly rectangular in shape and sites behind the line of properties on Ashford Road to the west and Salters Lane to the east. It is bounded by the M2 to the south and the A2 Canterbury Road to the north excluding the KCC highway depot that sites to the north east corner. The site is formed by a shallow valley providing rural views from the A2, the valley rising moderately up to Salters Lane and to Ashford Road.</p> <p><b>Suitability:</b> The site is not subject to any high level constraints, the northern half of the site falling within the settlement confines of Faversham. In terms of access to services, the site is in a relatively sustainable location, within 800 metres of a train station and 800 metres of a primary school. A convenience store and GP surgery are further away at 835m and 1.1km respectively. Overall, the part of the site that falls within the settlement confines is suitable.</p>	No	No	No	No. The site is allocated for residential development in the Local Plan and has outline planning permission (16/508602/OUT)	<p>The site is unsuitable for allocation in the NP.</p> <p>The site is already allocated in the adopted Local Plan and has outline planning permission. As the site already benefits from Local Plan allocation, the Neighbourhood Plan cannot repeat this allocation, which is proposed to be carried forward in the emerging Local Plan.</p>
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					<p><b>Availability:</b> The site has been promoted by the landowner and is an allocation in the adopted Local Plan, Bearing Fruits for housing. The site is considered available.</p> <p><b>Achievability:</b> The site has outline planning permission for housing development, including highway improvements at the A2/A251 and the S106 agreement is due to be completed in due course. The site is considered achievable.</p>					
18/192	0.25	-	Housing	12	<p><b>Assessment Outcome:</b> Suitable and undeliverable.</p> <p><b>Site Description:</b> This rectangular shaped site comprises a 1904 red brick Police Station (with additions) and yard, within the Faversham conservation area. The site adjoins the Grade II* listed Cooksditch House to the south and the Grade II listed St Mary's Court to the north. The site has existing access onto Church Road that runs north/south on the its western boundary.</p> <p><b>Suitability:</b> The site is not subject to any high level constraints (but falls within Faversham conservation area)</p>	No	No	No	Yes	<p>The site is currently unsuitable for allocation as it is not known to be available.</p> <p>It is in active use as a police station. Should availability be established, it may be suitable for redevelopment, subject to mitigation of the heritage constraints identified in the SHLAA, including its location within the Conservation Area adjacent to Grade II* and Grade II listed buildings.</p>

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and is within the settlement confines of Faversham. In terms of access to services, the site is in a sustainable location. The Police Station building itself is not listed but considered to be an attractive and important local building. Any development proposals will need to consider the impacts on the setting of the adjacent listed buildings. The site is considered to be suitable.

**Availability:** The site has been promoted for development although it is currently in use as a Police Station and alternative accommodation would need to be secured before the site would be available for development. The availability of the site in the short to medium term is uncertain and the site is likely to become available in the later years of the plan. Overall, the uncertainty impacts the site and it is considered to be unavailable.

**Achievability:** The site will require sensitive treatment bearing in mind its proximity to the listed buildings and conservation area setting. This

						may impact its overall viability but overall, and subject to further consideration if any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed in the longer term. The site is considered to be achievable.						
18/194	0.7	0.7	Housing	15	<p><b>Assessment Outcome:</b> Suitable and deliverable.</p> <p><b>Site Description:</b> The majority of this site comprises former school grounds which have been fenced off and are currently unused. The site is on the edge of a residential development and has a wooded appearance with footpaths on three sites. To the west of the site, residential development is underway on the land fronting the Western Link Road.</p> <p><b>Suitability:</b> The site lies within the settlement confines of Faversham and is not subject to any high level constraints. In terms of access to services, the site is in a relatively sustainable location with good access to a convenience store, school and bus stops. There is no GP surgery in the area.</p>	No	No	No	Yes		<p>The site is potentially suitable for allocation.</p> <p>It is reasonably located for access to services and there are public transport links available close to the site. Access could be established from Wildish Road, although the bend in the road may make this more difficult to achieve.</p> <p>The site is currently overgrown and there may be significant trees within the site. Ecological surveys may be required to ensure development does not affect any habitats.</p> <p>The site is adjacent to a primary school, and any development would need to be effectively screened or positioned to reduce overlooking.</p> <p>As noted in the SHLAA, the site is likely to become available towards the end of the plan period, and this will be subject to KCC's school building programme. It is recommended that KCC is consulted on the possibility of the</p>	

					<p><b>Availability:</b> The site is in single ownership and there are no apparent legal issues or lease/tenancy agreements affecting its availability. The disposal of the site will depend on the timing of KCC's school building programme and this is likely to be during the mid to later years of the plan period. The site is considered available.</p> <p><b>Achievability:</b> Access to the site is currently via the school and potential access would need to be assessed. It is unlikely that there will be any abnormal development costs and the site is considered achievable.</p>					<p>site coming forward. Consideration should also be given to the need for future expansion of Bysingwood School in light of the residential development taking place on adjacent and nearby sites.</p>
18/203	0.95	-	Housing	25	<p><b>Assessment Outcome:</b> Unsuitable</p> <p><b>Site Description:</b> This former commercial site is located on the southern side of Standard Quay in the Creek area of Faversham. It is bounded to the south by New Creek road and Abbey Road, the former Standard House to the east and residential buildings to the west. The site is identified for development in the Faversham Creek Neighbourhood Plan that seeks to promote the</p>	No	No	No	<p>No. The site is identified for development in the Faversham Creek Neighbourhood Plan, and it is proposed for retention within the emerging Neighbourhood Plan.</p>	<p>The site is potentially suitable for partial allocation.</p> <p>The majority of the site is within Flood Zone 3a(i). The site is being promoted for residential development, which would only be appropriate on upper floor(s) in accordance with the SFRA. A Flood Risk Assessment will be required as part of any planning application. Development will only be permitted where it satisfies the Exception Test.</p> <p>The site includes car parking and an existing commercial/retail centre</p>

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appropriate redevelopment of vacant sites in this location.

**Suitability:** Most of the site falls within land at high risk of flooding (the southern edge being land at medium risk of flooding) and is within the settlement confines of Faversham. A public right of way runs along the north of the site along the Creek. In terms of access to services, the site is in a sustainable location. The site is considered unsuitable.

**Availability:** The site has been promoted for development through the local plan and neighbourhood plan process and is considered as available.

**Achievability:** Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time having recently secured planning permission for 6 residential units on one part of the site and 10 on another part. The site is considered to be achievable.

at Standard Quay. Standard Quay includes a number of Grade II and Grade II\* listed buildings which would need to be preserved in any redevelopment of the site, and their setting would need to be respected in any development proposals. Development on the barking which lies between this cluster and Faversham Creek is likely to have an adverse impact on their setting, since it would break the historic connection between the Creekside warehouses/sail lofts and the Creek itself.

In addition, the Grade II listed Standard House and Oyster Bay House are immediately adjacent to the site, and it is considered that development on the narrower eastern part of the site would have a significant adverse impact on their setting.

The heritage implications of development therefore restrict the developable area of the site significantly, and it is considered that only the western edge of the site is suitable for development and allocation. This corresponds to the boundary of site CNP3, which has been assessed separately in this report and is considered a more appropriate site for allocation.

18/223	309	309	Mixed use	4,500 (assumption of 40% affordable)	<p><b>Assessment Outcome:</b> Not suitable</p> <p><b>Site Description:</b> The site lies to the south of Faversham and to the south of the M2. The A251 Ashford Road passes through the centre of the site along which lies the village of North Street. The village of Sheldwich lies further south outside of the site boundary. The site itself falls within the designation 'High Landscape Value – Kent Level' (HLV-KL) and surrounding the site, abutting in the south is the 'Kent Downs Area of Outstanding Natural Beauty' (KD-AONB). There are listed buildings within the site and the impact of the development on them is identified as low. However, the impact of the setting of the listed building and the setting of conservation area must also be considered.</p> <p><b>Suitability:</b> The New Garden Communities are undergoing detailed assessment by consultants on behalf of Swale Borough Council. The assessment includes: national and local policy, highways infrastructure, utilities infrastructure, landscape</p>	Yes	No	No	Yes	<p>The site is unsuitable for allocation.</p> <p>The site is comprised of three separate parcels, of which only the north-western parcel lies within the Neighbourhood Area. The NP could not allocate any parts of the larger site which lie outside the Neighbourhood Area. The SHLAA notes a range of high level constraints to development, including the limited capacity on the strategic road network north of the site, the likely impact of development on valued landscapes and the Kent Downs AONB, and the potential impact on heritage assets including listed buildings and the Conservation Area.</p> <p>While development of the smaller parcel within the Neighbourhood Area could result in a reduction of these impacts, it is not clear whether this parcel is available for development as a standalone site, since the site as a whole is being promoted for a new garden community.</p>
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					<p>character, design, heritage and viability.</p> <p>There are concerns regarding transport impact of the proposed scale of development with the suggestion that the development could be reduced in scale; the M2 Junction 7 is currently operating at capacity, the M2 Junction 6 is at 98% capacity and the A2/A251 is at 90% capacity. Further work to mitigate these concerns is required.</p> <p>The North Downs AONB unit have expressed significant concern about the impact of the development on the setting of the AONB and there is a risk that they may submit objections.</p> <p><b>Availability:</b> The site is under the control of four principal landowners and is being promoted by a land promoter.</p> <p><b>Achievability:</b> There are challenges with this project specific to mitigation of the AONB setting and transport issues related to junction capacity.</p>						
18/226	130.7	130.7	Mixed use	2,500 (landowner committed to	<b>Assessment Outcome:</b> Suitable but delivery subject to further transport studies	No	Yes. The site is proposed for allocation in the emerging Local	No	Yes		The site is unsuitable for allocation in the Neighbourhood Plan.

40% being affordable)

**Site Description:** The site in south-east Faversham is bound by the A2 in the north, the M2 in the south, the M2/A2 junction to the east and the Salters Lane to the west. The Selling Road and Faversham to Canterbury and Dover railway line both cross the site running roughly north-west to south-east.

The site itself is not within any national or local landscape designations. However directly south of the site, south of the M2 is an Area of 'High Landscape Value – Kent Level' (HLV-KL) and to the south-east, beyond the HLV-KL, is the 'Kent Downs Area of Outstanding Natural Beauty' (KD-AONB). Although the KD-AONB is not actually adjunct to the site it is considered that the site is within the 'setting' of the KD-AONB as it is visible from the KD-AONB.

Despite the site being in close proximity to Faversham there are few heritage assets in the locality therefore there are no direct impacts only settings have to be considered.

**Suitability:** The New Garden Communities are undergoing detailed assessment by

Plan as part of an urban extension.

The Neighbourhood Plan should not duplicate allocations in the Local Plan, and it is considered that this site would be more appropriately delivered through the strategic allocation in the emerging Local Plan which would allow the infrastructure requirements for the whole urban extension to be considered holistically.

The site is relatively free of significant constraints, although there are capacity issues on the M2 and there is potential for development of the site to affect the setting of the AONB and an areas of high landscape value. It is suitable for development, but part of the site (eastern parcel adjacent to the A2/M2 junction) lies outside the Neighbourhood Area.

					<p>consultants on behalf of Swale Borough Council. The assessment includes: national and local policy, highways infrastructure, utilities infrastructure, landscape character, design, heritage and viability.</p> <p>The key finding is that currently the only impediment to delivering the scheme is that the M2 Junction 7 is currently operating at capacity. The role of the site in conjunction with not only other sites within Swale but also sites in other Borough Councils in mitigating these concerns have yet to be established.</p> <p><b>Availability:</b> The site is wholly owned by the Duchy and was put forward in response to Swale Borough Council's New Garden Communities Prospectus.</p> <p><b>Achievability:</b> Development of the site is achievable subject to resolution of the transport issues.</p>						
18/235	1.5	-	Housing	60	<p><b>Assessment Outcome:</b> Suitable and deliverable</p> <p><b>Site Description:</b> This site wraps around Perry Court and does not follow any particular physical feature that forms a</p>	No	No	No	Yes		<p>The site is suitable for allocation.</p> <p>The site comprises the undeveloped portion of SHLAA site 18/068, and similar conclusions apply to both sites.</p>

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boundary, other than the land to the south being developed for housing. It is relatively level. The northern arm of the site includes access to The Oast just to the west of the site.

**Availability:** The site is in single ownership and has been promoted by the landowner for development through the 'Call for Sites'. The site is considered to be available.

**Achievability:** The landowners have received enquiries. Access to the site would be via the road that runs between The Abbey School and the Sports Centre from London Road although alternative access could be provided from the south. Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.

Access is along a fairly narrow road that may limit the development potential of the site unless alternative access could be secured through the development to the south or the access road widened.

The eastern and western site boundaries do not have existing screening but given the development underway on adjacent sites this is not likely to result in adverse landscape impact as the site is in an increasingly urbanised setting. Any development proposals should ensure that the setting of the listed buildings to the west is preserved or enhanced, and that densities are sympathetic to the surrounding development to the south and west.

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