


# Faversham Neighbourhood Planning Site Assessment

## Site Details

Detail	Assessment
Site Reference / Name	CNP2 Ordnance Wharf
 <p>1:2500</p>	
Site Address / Location	Ordnance Wharf
Gross Site Area (Hectares)	0.10
SHLAA Reference (if applicable)	Faversham Creek Neighbourhood Plan
Existing land use	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.
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Mixed use (residential, office and/or workshops, small community hall and training rooms)
Landowner estimate of development capacity (if known)	Unknown



Detail	Assessment
Site identification method / source (e.g. SHLAA, Call for Sites consultation, FCNP, public)	Faversham Creek NP site
Planning history (Live or previous planning applications/decisions)	<p>Ref: 20/502408/FULL. Address: Ordnance Wharf, Flood Lane, Faversham.</p> <p>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 Decision: application withdrawn (November 2020).</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 The 2006 planning application was withdrawn. A further planning application in June 2012, for a four-storey building comprising 11 flats, was also withdrawn.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>
Neighbouring uses	The northern boundary is adjacent to Flood Lane. The eastern, southern and western boundary is adjacent to the river



Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</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>Yes/ No/ Unknown</p> <p>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p> <p>Yes/ No/ Unknown</p>	<p>No</p>



Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p>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</p> <p>Yes/ No/ Unknown</p>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes: Flood Zone 1: <b>Low Risk</b> Flood Zone 2: <b>Medium Risk</b> Flood Zone 3 (less or more vulnerable site use): <b>Medium Risk</b> Flood Zone 3 (highly vulnerable site use): <b>High Risk</b></p>	<p>High Risk - the whole of the site is within Flood Zone 3a(i)</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes: Less than 15% of the site is affected by medium or high risk of surface water flooding – <b>Low Risk</b> &gt;15% of the site is affected by medium or high risk of surface water flooding – <b>Medium Risk</b></p>	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p> <p>Yes / No / Unknown</p>	<p>No</p>

Indicator of Suitability	Assessment
<p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of:            A wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);            wildlife corridors (and stepping stones that connect them); and/or            An area identified by national and local partnerships for habitat management, enhancement, restoration or creation?  <b>Yes / No / Unknown</b></p>	<p><b>Yes - Priority Habitat Inventory - Mudflats (England). Priority Species for CS Targeting - Lapwing. Priority Species for CS Targeting - Redshank</b></p>
<p>Site is predominantly, or wholly, within or within adjacent to an Air Quality Management Area (AQMA)?  <b>Yes / No / Unknown</b></p>	<p><b>No</b></p>



## Physical Constraints

Indicator of Suitability	Assessment
Is the site: Flat or relatively flat Gently sloping or uneven Steeply sloping	Flat or relatively flat
Is there existing vehicle access, or potential to create vehicle access to the site? Yes / No / Unknown	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.
Is there existing pedestrian/cycle access, or potential to create pedestrian/cycle access to the site?  Pedestrian? Yes / No / Unknown  Cycle? Yes / No / Unknown	Yes - access could be gained from Flood Lane, however, it is a narrow road which currently does not have a pedestrian footpath.  Yes - access could be gained from Flood Lane.
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	No
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?  Significant trees? Yes, within / Yes, adjacent / No / Unknown  Potentially veteran or ancient trees present? Yes, within / Yes, adjacent / No / Unknown  Owned by third parties? Yes / No / Unknown	No  No



Indicator of Suitability	Assessment
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	No - site is adjacent to a Public Right of Way
Is the site likely to be affected by ground contamination? Yes / No / Unknown	Yes, given its history of use
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown	No
Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown	No





## Accessibility

Factor	Guidance	
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using <a href="#">Google Maps</a> :		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<600m 600-1800m >1800m	<400m (Morrisons)
Bus Stop	<400m 400-800m >800m	<400m
Train station	<600m 600-1800m >1800m	>1200m
Primary School	<400m 400-1200m >1200m	400-1200m (Davington Primary School)
Secondary School	<1600m 1600-3900m >3900m	<1600m (Queen Elizabeth's Grammar School)
Open Space / recreation facilities	<400m 400-800m >800m	<400m (Stonebridge Pond)





## Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

Indicator of Suitability	Assessment
<p>Is the site <b>low</b>, <b>medium</b> or <b>high</b> sensitivity in terms of landscape?</p> <p><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.</p> <p><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.</p> <p><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.</p>	<p><b>High sensitivity – site is a high valued feature, highly susceptible to development (see CAA)</b></p>
<p>Is the site <b>low</b>, <b>medium</b> or <b>high</b> sensitivity in terms of visual amenity?</p> <p><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.</p> <p><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.</p> <p><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.</p>	<p><b>High Sensitivity – the site is visually open and has high intervisibility with the surrounding landscape, development would adversely impact any recognised views. (see CAA)</b></p>



## Heritage Constraints

Indicator of Suitability	Assessment
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible            Some impact, and/or mitigation possible            Limited or no impact or no requirement for mitigation</p>	<p>Limited or no impact or no requirement for mitigation</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p>Directly impact and/or mitigation not possible            Some impact, and/or mitigation possible            Limited or no impact or no requirement for mitigation</p>	<p>Some impact, and/or mitigation possible - The bridge near the site which would be used for access is an undesignated heritage asset.</p> <p>Ordnance Wharf is an undesignated heritage. The Purifier building adjoining is an undesignated heritage asset.</p> <p>The adjoining wall to the former Gunpowder Works is a designated Heritage Asset – Grade II.</p> <p>Development of the wharf would impact directly on the historic and architectural character which is one of a wide, open, flat space. Some limited development might be possible on part of the wharf, but not occupying much, and not over two storeys as this would be detrimental to the architectural / historic character.</p>



## Planning policy constraints

Indicator of Suitability	Assessment
<p>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>Yes / No / Unknown</b></p>	<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>
<p>Are there any other relevant planning policies relating to the site?</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.</p>
<p>Is the site:   <b>A mix of greenfield and previously developed land</b>  <b>Previously developed land?</b>  <b>Greenfield</b></p>	<p><b>Brownfield</b></p>
<p>Is the site within, adjacent to or outside the existing built up area?   <b>Within the existing built up area (infill)?</b>  <b>Adjacent to and connected to the existing built up area?</b>  <b>Outside and not connected to the existing built up area?</b></p>	<p><b>Within the existing built up area (infill)</b></p>



Indicator of Suitability	Assessment
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p>Within the existing settlement boundary?</p> <p>Adjacent to and connected to the existing settlement boundary?</p> <p>Outside and not connected to the existing settlement boundary?</p>	<p>Yes</p>
<p>Could development of the site result in any public gain, eg accessibility to green space/connecting foot paths/cycle paths/public access to creek</p> <p>Yes / No / Unknown</p>	<p>Yes joining areas to the wharf and therefore to the Creek side.</p>
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p>Yes / No / Unknown</p>	<p>No</p>



### Assessment of Availability

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

### Viability

Indicators of Viability	Assessment
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? Yes / No / Unknown.  What evidence is available to support this judgement?	Yes, serious repairs to the wharf walls are required. These need to protect this existing character.



Conclusions	Assessment
Summary of key development constraints affecting the site	Flood risk. High site sensitivity. Potentially high costs involved in substantial repairs of wharf walls.
What is the estimated development capacity of the site?	3-4 dwellings if developed for purely residential uses. Mixed-use residential capacity will vary considerably depending on the nature of the proposal.
What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	
<p>Overall rating (Red/Amber/Green)</p> <p>The site is <b>suitable, available and achievable</b></p> <p>The site is <b>potentially suitable, available and achievable</b></p> <p>The site is <b>not currently suitable, available and achievable</b></p>	<p>The site is <b>potentially suitable, available and achievable</b></p>

Summary of justification for rating

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.

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.



Conclusions	Assessment
	<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>

