


# Faversham Neighbourhood Planning Site Assessment

## Site Details

Detail	Assessment
Site Reference / Name	FNP1: Land at New Creek Road (1:2500)
 <p>1:2500</p>	
Site Address / Location	Land at New Creek Road AKA Fentimen's Yard
Gross Site Area (Hectares)	0.15
SHLAA Reference (if applicable)	18/204
Existing land use	Industrial building and associated parking
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Mixed-use
Landowner estimate of development capacity (if known)	Unknown



Detail	Assessment
Site identification method / source (e.g. SHLAA, Call for Sites consultation, FCNP, public)	SHLAA
Planning history (Live or previous planning applications/decisions)	None
Neighbouring uses	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.

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> <p>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)</p> <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>Yes - within Conservation Area</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>Low Risk. Small parts of the site are in Flood Zone 3a(i) and flood-sensitive development should avoid these areas.</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 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
<p>Is the site:            Flat or relatively flat            Gently sloping or uneven            Steeply sloping</p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access, or potential to create vehicle access to the site?            Yes / No / Unknown</p>	<p>Yes - 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>Is there existing pedestrian/cycle access, or potential to create pedestrian/cycle access to the site?</p> <p>Pedestrian?            Yes / No / Unknown</p> <p>Cycle?            Yes / No / Unknown</p>	<p>Yes - 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>Yes - access could be gained from New Creek Road.</p>
<p>Are there any known Tree Preservation Orders on the site?            Yes / No / Unknown</p>	<p>Unknown</p> <p>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>



Indicator of Suitability	Assessment
<p>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</p> <p>Significant trees? Yes, within / Yes, adjacent / No / Unknown</p> <p>Potentially veteran or ancient trees present? Yes, within / Yes, adjacent / No / Unknown</p> <p>Owned by third parties? Yes / No / Unknown</p>	<p>No</p> <p>Yes, adjacent Mature tree on New Creek Road which may restrict widening of existing access.</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown</p>	<p>No - site is adjacent to a Public Right of Way</p>
<p>Is the site likely to be affected by ground contamination? Yes / No / Unknown</p>	<p>Unknown</p>
<p>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</p>	<p>Unknown</p>
<p>Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown</p>	<p>No</p>



## 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	<p>&lt;600m</p> <p>600-1800m</p> <p>&gt;1800m</p>	600-1800m
Bus Stop	<p>&lt;400m</p> <p>400-800m</p> <p>&gt;800m</p>	400-800m
Train station	<p>&lt;600m</p> <p>600-1800m</p> <p>&gt;1800m</p>	>1200m
Primary School	<p>&lt;400m</p> <p>400-1200m</p> <p>&gt;1200m</p>	400-1200m
Secondary School	<p>&lt;1600m</p> <p>1600-3900m</p> <p>&gt;3900m</p>	<p>&lt;1600m</p> <p>(Queen Elizabeth's Grammar School)</p>
Open Space / recreation facilities	<p>&lt;400m</p> <p>400-800m</p> <p>&gt;800m</p>	<400m





## 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>Low sensitivity</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>Low sensitivity</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>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>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>Limited or no impact or no requirement for mitigation</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>No</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 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>Is the site:  <b>A mix of greenfield and previously developed land</b>  <b>Previously developed land?</b>  <b>Greenfield</b></p>	<p>Previously developed land</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>Within the existing built up area (infill)</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>Within the existing settlement boundary</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>Unknown</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, demolition of existing structures would be required, and land remediation may also be needed, which has the potential to affect viability.



## Conclusions



Conclusions	Assessment
<p>Summary of key development constraints affecting the site</p>	
<p>What is the estimated development capacity of the site?</p>	<p>6 homes. Commercial could be provided on the groundfloor, with residential units above, or the site could be developed solely for residential use which would allow larger homes to be accommodated.</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)</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><b>Amber: The site is potentially suitable, available and achievable</b></p>



Conclusions	Assessment
<p>Summary of justification for rating</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>

