


Faversham Neighbourhood Planning Site Assessment

Site Details

Detail	Assessment
Site Reference / Name	FNP11 Chaff House, Junction of Conduit Street/Bridge Road, Faversham, Creekside
 <p>1:2500</p>	
Site Address / Location	Chaff House, Junction of Conduit Street/Bridge Road, Faversham, Creekside
Gross Site Area (Hectares)	0.1
SHLAA Reference (if applicable)	n/a
Existing land use	Carpark and former warehouse/offices
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Residential
Landowner estimate of development capacity (if known)	2-3 dwellings plus ground floor commercial/retail and parking
Site identification method / source (e.g. SHLAA, Call for Sites consultation, FCNP, public)	Call for sites



Detail	Assessment
Planning history (Live or previous planning applications/decisions)	None
Neighbouring uses	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.



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: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk</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 – Low Risk >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</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? Yes / No / Unknown</p>	<p>Yes - Adjacent to a Priority Habitat Inventory - Mudflats area. Priority Species for CS Targeting - Lapwing. Priority Species for CS Targeting - Redshank</p>
<p>Site is predominantly, or wholly, within or within adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown</p>	<p>No</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 Conduit Street.</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 Conduit Street.</p> <p>Yes - access could be gained from Conduit Street.</p>
<p>Are there any known Tree Preservation Orders on the site? Yes / No / Unknown</p>	<p>No</p>
<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>Unknown</p>



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	Unknown
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	Unknown
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 Google Maps :		
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 & Tesco)
Bus Stop	<400m 400-800m >800m	<400m
Train station	<600m 600-1800m >1800m	600-1200m
Primary School	<400m 400-1200m >1200m	400-1200m (St Mary Charity C of E Primary School)
Secondary School	<1600m 1600-3900m >3900m	<1600m (Queen Elizabeth's Grammar School)
Open Space / recreation facilities	<400m 400-800m >800m	400-800m (Faversham Recreation Ground)



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 low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p>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.</p> <p>High sensitivity: 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 low, medium or high sensitivity in terms of visual amenity?</p> <p>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.</p> <p>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</p> <p>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</p>	<p>High 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

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</p> <p>Some impact, and/or mitigation possible</p> <p>Limited or no impact or no requirement for mitigation</p>	<p>Directly impact and/or no mitigation possible</p> <p>The Chaff house itself is an undesignated heritage asset and as such should form part of any re-development plan.</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>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</p> <p>Some impact, and/or mitigation possible</p> <p>Limited or no impact or no requirement for mitigation</p>	<p>Limited or no impact or no requirement for mitigation</p> <p>Design will have to take into account the Chaff House.</p>
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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? Yes / No / Unknown</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 DM21 Water, flooding and drainage Policy DM33 Development affecting Conservation area. The site is also within the Faversham Creek NP.</p>
<p>Is the site: A mix of greenfield and previously developed land Previously developed land? Greenfield</p>	<p>Previously developed land</p>
<p>Is the site within, adjacent to or outside the existing built up area? Within the existing built up area (infill)? Adjacent to and connected to the existing built up area? Outside and not connected to the existing built up area?</p>	<p>Within the existing built up area (infill)</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? Within the existing settlement boundary? Adjacent to and connected to the existing settlement boundary? Outside and not connected to the existing settlement boundary?</p>	<p>n/a</p>



Indicator of Suitability	Assessment
<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>No</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?	Unknown



Conclusions



Conclusions	Assessment
Summary of key development constraints affecting the site	
What is the estimated development capacity of the site?	2-3 dwellings plus ground floor commercial/retail and parking
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 suitable, available and achievable</p> <p>The site is potentially suitable, available and achievable</p> <p>The site is not currently suitable, available and achievable</p>	<p>Amber: The site is potentially suitable, available and achievable</p>



<p>Summary of justification for rating</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</p>
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Conclusions	Assessment
	ground floor while retaining the undeveloped section for parking/servicing.

