


# Faversham Neighbourhood Planning Site Assessment

## Site Details

Detail	Assessment
Site Reference / Name	FNP12 Former White Horse Car Park Site, North Lane
 <p>1:2500</p>	
Site Address / Location	Former White Horse Car Park Site, North Lane
Gross Site Area (Hectares)	0.08
SHLAA Reference (if applicable)	n/a
Existing land use	Car Park
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Residential
Landowner estimate of development capacity (if known)	6 dwellings
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 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.

## 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><b>Yes - within Conservation Area</b></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 &gt;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?  <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
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	Yes - access could be gained from North Lane (B2040)
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 North Lane (B2040)  Yes - access could be gained from North Lane (B2040)
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	Unknown. There is one mature tree close to but outside the eastern boundary of the site. TPO information is not available.



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>Unknown</p> <p>Unknown</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown</p>	<p>No</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	<600m 600-1800m >1800m	<400m (Morrisons)
Bus Stop	<400m 400-800m >800m	<400m
Train station	<600m 600-1800m >1800m	600-1800m
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 (Stonebridge Ponds)



## 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</p> <p>Some impact, and/or mitigation possible</p> <p>Limited or no impact or no requirement for mitigation</p>	<p>Significant impact, and/or mitigation possible - Numerous listed shops adjacent to the southern boundary of site.</p> <p>The character of the conservation area will help determine the design.</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>



## 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 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>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>	n/a
<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>	No
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p>Yes / No / Unknown</p>	No
<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>	No



## 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.	Unknown
What evidence is available to support this judgement?	



## Conclusions



Conclusions	Assessment
Summary of key development constraints affecting the site	
What is the estimated development capacity of the site?	3-4 homes
What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	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>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>

Summary of justification for rating

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



Conclusions	Assessment
	recommended to minimise impact on the listed buildings.

