


Faversham Neighbourhood Planning Site Assessment

Site Details

Detail	Assessment
Site Reference / Name	FNP13 Rear access land to Market inn (no. 43 East Street) from St Johns Road
 <p>1:2500</p>	
Site Address / Location	Rear access land to Market inn (no. 43 East Street) from St Johns Road
Gross Site Area (Hectares)	0.02
SHLAA Reference (if applicable)	n/a
Existing land use	Rear garden
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Residential
Landowner estimate of development capacity (if known)	1 dwelling (proposed by landowner)



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



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"> 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>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 style="text-align: center; color: red;">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>Low Risk</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 - 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:</p> <p>Flat or relatively flat</p> <p>Gently sloping or uneven</p> <p>Steeply sloping</p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access, or potential to create vehicle access to the site?</p> <p>Yes / No / Unknown</p>	<p>Yes - 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>Is there existing pedestrian/cycle access, or potential to create pedestrian/cycle access to the site?</p> <p>Pedestrian?</p> <p>Yes / No / Unknown</p> <p>Cycle?</p> <p>Yes / No / Unknown</p>	<p>Yes - access from St John's Road</p> <p>Yes - access from St John's Road</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</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>



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>Yes. Telephone lines cross the site with a telegraph pole located on the pavement immediately west of the site.</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 Google Maps :		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<p style="text-align: center;"><600m 600-1800m >1800m</p>	<p style="text-align: center;"><400m (Preston Street - town centre)</p>
Bus Stop	<p style="text-align: center;"><400m 400-800m >800m</p>	<p style="text-align: center;"><400m</p>
Train station	<p style="text-align: center;"><600m 600-1800m >1800m</p>	<p style="text-align: center;">400-1200m</p>
Primary School	<p style="text-align: center;"><400m 400-1200m >1200m</p>	<p style="text-align: center;"><400m (St Mary Charity Cof E Primary School)</p>
Secondary School	<p style="text-align: center;"><1600m 1600-3900m >3900m</p>	<p style="text-align: center;"><1600m (Queen Elizabeth's Grammar School)</p>
Open Space / recreation facilities	<p style="text-align: center;"><400m 400-800m >800m</p>	<p style="text-align: center;"><400m (Faversham Recreation Ground)</p>



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>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>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</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? 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 DM33 Development affecting Conservation area</p>
<p>Is the site: A mix of greenfield and previously developed land Previously developed land? Greenfield</p>	<p>Greenfield</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>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?	1 dwelling
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>



Conclusions	Assessment
<p>Summary of justification for rating</p>	<p>The site is potentially suitable for allocation.</p> <p>The site is currently part of the rear garden of a dwelling to the north.</p> <p>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.</p> <p>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>