


Faversham Neighbourhood Planning Site Assessment

Site Details

Detail	Assessment
Site Reference / Name	FNP16 BMM Weston Ltd FNP1c Land at Brent Road
 <p>1:2500</p>	
Site Address / Location	BMM Weston Ltd FNP1c Land at Brent Road
Gross Site Area (Hectares)	0.16
SHLAA Reference (if applicable)	Larger site SHLAA 18/114
Existing land use	Redundant factory accommodation
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Residential
Landowner estimate of development capacity (if known)	15
Site identification method / source (e.g. SHLAA, Call for Sites consultation, FCNP, public)	Call for Sites and SHLAA and Faversham Creek Neighbourhood Plan



Detail	Assessment
Planning history (Live or previous planning applications/decisions)	None
Neighbouring uses	The northern boundary is adjacent to redundant factory accommodation (site 20). The eastern boundary is adjacent to BMM Weston. The southern and western boundary is adjacent to Brent Hill / Brent 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 - majority 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 - 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>Unknown - there is existing two-way access along Brent Road, but the access is close to a sharp bend which has the potential to affect visibility and safe entrance/exit. This should be discussed with the highways authority. Any alterations to blast walls (Grade II) requires LBC.</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 – there is an existing footway along Brent Road (both sides).</p> <p>Yes - access could be gained from Brent Hill / Brent Road although the road is a steep single lane road</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>No</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>Unknown</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>The site is part of a factory complex producing medical equipment. There is the potential for ground contamination associated with its current use.</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 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><600m</p> <p>600-1800m</p> <p>>1800m</p>	<p>400-1200m</p> <p>(Morrisons)</p>
Bus Stop	<p><400m</p> <p>400-800m</p> <p>>800m</p>	<p>400-800m</p>
Train station	<p><600m</p> <p>600-1800m</p> <p>>1800m</p>	<p>600-1800m</p>
Primary School	<p><400m</p> <p>400-1200m</p> <p>>1200m</p>	<p>400-1200m</p> <p>(Davington Primary School)</p>
Secondary School	<p><1600m</p> <p>1600-3900m</p> <p>>3900m</p>	<p><1600m</p> <p>(Queen Elizabeth's Grammar School)</p>
Open Space / recreation facilities	<p><400m</p> <p>400-800m</p> <p>>800m</p>	<p><400m</p> <p>(Park in Davington)</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 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 – some mitigation will be required given the Conservation Area location and could impact on the Grade II Homeworks perimeter 'Blast Wall'</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? Yes / No / Unknown</p>	<p>Faversham Creek NP policies: BMMW1 Use classes: Any new factory building shall be used as a mix of B1/</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.</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>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?	4-5 dwellings
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>



Summary of justification for rating

The site potentially suitable for allocation. The site is in a sustainable location reasonably close to the services of the town centre. The site is within the Faversham Conservation Area, and there are distant views of the Grade I listed St Mary's Church from bottom of Brent Hill and the site could be considered to form part of its setting, although it is currently in industrial use and the existing buildings are of low visual quality. The southern edge of the site is within Flood Risk Zone 3a(i), with some areas within Flood Zone 3b which are unsuitable for residential development. There is a lower risk on the higher parts of the site, and it is recommended that development be concentrated on this part of the site. A Flood Risk Assessment will be required as part of any planning application. Development will only be permitted where it satisfies the Exception Test.

Access to the site may be difficult to achieve safely, due to the sharp bend in Brent Road as it turns up Brent Hill. The road narrows at this point, and access from the hill is likely to be unsuitable. There is existing access to the neighbouring factory from Brent Road, but this is outside the site boundary. The highways authority should be consulted on the suitability of access.

The factory immediately to the east of the site is operational, and there is the potential for residents to be affected by noise from its existing use. It is likely to be possible to address this through building design.



Conclusions	Assessment
	<p>There are existing structures on site, and the cost of demolition, the potential need to relocate infrastructure, and the need for flood mitigation is likely to increase development costs and affect site viability.</p>

