


Faversham Neighbourhood Planning Site Assessment

Site Details

Detail	Assessment
Site Reference / Name	FNP17 BMM Weston Ltd parcel 2 Land at Brent Road
 <p>1:2500</p>	
Site Address / Location	BMM Weston Ltd parcel 2 Land at Brent Road
Gross Site Area (Hectares)	1.00
SHLAA Reference (if applicable)	Larger site SHLAA 18/114
Existing land use	Victorian house converted into an office. It is a large building set within grounds with trees and parking.
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Residential
Landowner estimate of development capacity (if known)	10



Detail	Assessment
Site identification method / source (e.g. SHLAA, Call for Sites consultation, FCNP, public)	Call for Sites & SHLAA and Faversham Creek Neighbourhood Plan
Planning history (Live or previous planning applications/decisions)	Ref: SW/94/0039. Address: BBM Weston Works, Brent Road, Faversham. Proposal: Demolition of industrial building and construction of new offices; demolition of existing offices and construction of one block of 27 flats and one single storey lodge building and new footpath. Decision: Grant of Conditional PP (September 1994). The permission has lapsed.
Neighbouring uses	The northern, eastern and western boundaries are adjacent to houses and private gardens. The southern boundary is adjacent to BMM Weston.



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>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 - Woodland Priority Habitat Network (Low Spatial Priority). 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 Gently sloping or uneven Steeply sloping</p>	<p>Gently sloping or uneven. The majority of the site is relatively flat, but the ground slopes quite sharply downwards to the south of the existing building (towards the factory).</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 off Brent Hill. However, the road is quite narrow, and is only just wide enough to accommodate two-way traffic. Access should be discussed with the highways authority.</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>Unknown – the site is accessible on foot via Brent Hill, but there is currently no pedestrian footpath and the road is already narrow so might be difficult to create a separate footpath.</p> <p>Yes - access could be gained off Brent Hill, which has a cycle lane between the site entrance and Davington Hill. However, the road is narrow and the cycle lane does not continue towards the town centre.</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	<p>Unknown</p> <p>There are a number of mature trees on site. TPO information is not available, but any tree work within the 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>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 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 or Tesco)</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>Medium sensitivity</p> <p>The site is in a prominent position atop a hill to the north of the town centre. There is the potential for redevelopment to affect views of the site from the surrounding area.</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>Medium sensitivity</p> <p>The site forms part of the backdrop of a set of Grade II listed buildings, and development of the north-western part of the site could affect their setting.</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 mitigation as long as there is no need to have a hole through the Grade II 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> <p>Demolition of existing offices' may refer to the building within which is a section of an 18th C home. This makes it possibly a non-designated heritage asset. In any case demolition within a conservation area, will need planning permission, with reference to HE, (Investigation of the house by the Conservation Office might be sensible, if not already done).</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 DM33 Development affecting Conservation area. Faversham Creek NP policies: BMMW1 Use classes: Any new factory building shall be used as a mix of B1/B2 as appropriate to the occupier. The office site shall be used for residential purposes (Class C3). Residential uses will be permitted on land at the southern end of the site rising up the hill. BMMW2: The scale, massing, design and materials of any new buildings on the BMM Weston factory site and office site will reflect their sensitive setting as part of views towards Davington Hill, proximity to the listed blast walls of Brent Hill and in the case of the office site, long views across Stonebridge Pond and the Creek including from Court Street and West Street.</p>
<p>Is the site: A mix of greenfield and previously developed land Previously developed land? Greenfield</p>	<p>Previously developed land</p>

Indicator of Suitability	Assessment
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p>Within the existing built up area (infill)?</p> <p>Adjacent to and connected to the existing built up area?</p> <p>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)?</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>n/a</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.	No
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?	15 dwellings (subject to details of re-use of existing office building)
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 comprises a large Art Deco building, currently housing company offices, and its gardens. It is within the Conservation Area and slopes downwards to the north, making the existing building prominent in longer range views and from the listed building cluster which includes Davington Manor immediately north of the site. It is likely that intensification of the north-western part of the site would affect the setting of the Grade II listed buildings. It may be more appropriate to limit development to conversion of the existing building along with more modest residential development to the east/northeast.</p> <p>There is existing access from Brent Hill which could service development on the site, although the road is narrow, and capacity is somewhat limited.</p> <p>Consultation with the highways authority on the suitability of the existing access to serve new residential development is recommended. There is no footway heading south down Brent Hill and no obvious scope to create one without the removal of two-way traffic, which limits pedestrian access to the town centre. Alternative access to the town centre is possible heading northwards but would involve a significant detour.</p>

