


# Faversham Neighbourhood Planning Site Assessment

## Site Details

Detail	Assessment
Site Reference / Name	FNP18 BMM Weston Ltd parcel 3 Land at Brent Road
	
1:2500	
Site Address / Location	BMM Weston Ltd parcel 3 Land at Brent Road
Gross Site Area (Hectares)	0.38
SHLAA Reference (if applicable)	Larger site SHLAA 18/114
Existing land use	Wharf site - current staff car park relocated to main site
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Intended for residential and commercial development, associated car parking and community space
Landowner estimate of development capacity (if known)	45 flats
Site identification method / source (e.g. SHLAA, Call for Sites consultation, FCNP, public)	Call for Sites & 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 Brent Road. The eastern boundary is adjacent to Bridge Road. The southern boundary is adjacent to the river. The western boundary is adjacent to Flood Lane.

## 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 Habitat Inventory - Mudflats (England). 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
<p>Is the site:</p> <p>Flat or relatively flat Gently sloping or uneven Steeply sloping</p>	Flat or relatively flat
<p>Is there existing vehicle access, or potential to create vehicle access to the site?</p> <p>Yes / No / Unknown</p>	Yes - access could be gained from Brent Road.
<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 Brent Road.</p> <p>Yes - access could be gained from Brent Road.</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p>Yes / No / Unknown</p>	Unknown. (Important to note that trees within a Conservation Area have some form of protection)
<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?</p> <p>Yes / No / Unknown</p>	No - site is adjacent to a Public Right of Way



Indicator of Suitability	Assessment
Is the site likely to be affected by ground contamination? Yes / No / Unknown	Unknown (formerly a coal yard on part of the site)
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 <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	<p style="text-align: center;">&lt;600m 600-1800m &gt;1800m</p>	<p style="text-align: center;">&lt;400m (Tesco)</p>
Bus Stop	<p style="text-align: center;">&lt;400m 400-800m &gt;800m</p>	<p style="text-align: center;">&lt;400m</p>
Train station	<p style="text-align: center;">&lt;600m 600-1800m &gt;1800m</p>	<p style="text-align: center;">600-1800m</p>
Primary School	<p style="text-align: center;">&lt;400m 400-1200m &gt;1200m</p>	<p style="text-align: center;">400-1200m (Davington Primary School)</p>
Secondary School	<p style="text-align: center;">&lt;1600m 1600-3900m &gt;3900m</p>	<p style="text-align: center;">&lt;1600m (Queen Elizabeth's Grammar School)</p>
Open Space / recreation facilities	<p style="text-align: center;">&lt;400m 400-800m &gt;800m</p>	<p style="text-align: center;">&lt;400m (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 <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>High sensitivity – due to its location framing one side of the former Creek basin.</p> <p>The site forms an important part of the landscape of Faversham Creek, and 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.</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>Some impact and/or requirement for mitigation</p> <p>This site is within a designated heritage asset – The Faversham Conservation Area. Because of this significant mitigation will be required.</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>Some impact and/or requirement for mitigation – on Ordnance Wharf setting.</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 DM33 Development affecting Conservation area            Policy DM21 Water, flooding and drainage            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 (applies also to other BMM Weston sites) 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:  <b>A mix of greenfield and previously developed land</b>  <b>Previously developed land?</b>  <b>Greenfield</b></p>	<p><b>Previously developed land</b></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>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?	10 dwellings, with commercial and community uses on ground floor.
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 <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>

Conclusions	Assessment
<p>Summary of justification for rating</p>	<p>The site is potentially suitable for allocation.</p> <p>The entire site is in Flood Risk Zone 3a(i). The site is being promoted for a mixed use development including commercial, residential and community uses. Residential uses should be located above the ground floor and any application should be accompanied by a Flood Risk Assessment. Development will only be permitted where it satisfies the Exception Test.</p> <p>There is a Public Right of Way running along the southern edge of the site between Bridge Road and Flood Lane. Development of the site could result in a loss of visual amenity. It also has the potential to affect the setting of the numerous listed buildings to the south of Faversham Creek (including St Mary of Charity church and the Fremlins Brewery complex) when viewed from the area around Flood Lane and the Purifier building.</p> <p>The site could accommodate ground floor commercial and community uses and servicing/parking, with residential above. Residential capacity is likely to vary considerably depending on the scheme design and split of uses, but it is considered capable of accommodating up to 10 dwellings in a low-rise development. The need for flood mitigation is likely to increase development costs, potentially affecting site viability.</p>

