


Faversham Neighbourhood Planning Site Assessment

Site Details

Detail	Assessment
Site Reference / Name	FNP3 Buildings between Abbey Street and Belvedere Road, Faversham, ME13 7BE
 <p>1:2500</p>	
Site Address / Location	Buildings between Abbey Street and Belvedere Road, Faversham, ME137BE
Gross Site Area (Hectares)	0.21
SHLAA Reference (if applicable)	n/a
Existing land use	Brownfield
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Mixed use – office/studios, artisanal workshops, parking, retail, hospitality, residential including home working units).
Landowner estimate of development capacity (if known)	Unknown-
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 a residential building and private garden. The eastern boundary is adjacent to private gardens. The southern boundary is adjacent to Quay Lane and the western boundary is adjacent to Belvedere 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>	Unknown
<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>	Unknown



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. A very small section of the western tip 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
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	Access could be gained from Belvedere Road or Swan Quay. However, Belvedere Road is narrow and can only fit one car at a time and therefore cannot accommodate large volumes of cars. Access should be discussed with the highways authority.
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 Belvedere Road or Quay Lane. However, there is only a narrow pedestrian footpath on one side of Belvedere Road. Quay Lane has a very narrow pedestrian footpath on either side. Yes - access could be gained from Belvedere Road or Quay Lane.
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	No



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>No</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>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><400m</p> <p>(Tesco Superstore)</p>
Bus Stop	<p><400m</p> <p>400-800m</p> <p>>800m</p>	<p><400m</p>
Train station	<p><600m</p> <p>600-1800m</p> <p>>1800m</p>	<p>400-1200m</p>
Primary School	<p><400m</p> <p>400-1200m</p> <p>>1200m</p>	<p>400-1200m (St Mary Charity C of E 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>400-800m</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>Some impact, and/or mitigation possible. The site is within a Conservation Area and there are approx. 5 Grade II and 1 Grade II* listed buildings all in close proximity to the site.</p> <p>Redevelopment of the site has the potential to affect the setting of these buildings, particularly if building heights increased.</p> <p>Conversion/re-use of the existing buildings is likely to be more appropriate to prevent adverse impacts.</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 CP 8 Conserving and enhancing the historic environment Policy DM32 Development involving listed buildings Policy DM33 Development affecting Conservation area. The site is also within the Faversham Creek NP. Policy FW1 from the adopted Creek NP enables sensitive development (Use classes; any conversions of buildings shall comprise a mix of offices and workshops (Class B1), and residential (Class C3). Planning applications for 'dual use' permissions will be considered).</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>



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>	<p>Within the existing settlement boundary</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>No</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?	There are existing structures on the site, and any demolition would increase development costs. There maybe a need for land remediation due to previous industrial uses, as well as the relocation of infrastructure, which has the potential to affect site viability.



Conclusions	Assessment
Summary of key development constraints affecting the site	The site is within the Faversham Conservation Area and is in close proximity to a number of Grade II listed buildings on Belvedere Road, Quay Lane and Abbey Street. Some of the existing buildings on the site make an important contribution to the Conservation Area.
What is the estimated development capacity of the site?	7-10 homes plus ground floor commercial uses. Yield is likely to be subject to detailed assessment of upper floor capacity given the pitched roofs of the buildings.
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>The site is potentially suitable, available and achievable</p>



Summary of justification for rating

The site is potentially suitable for allocation for mixed-use development. The site is within the Faversham Conservation Area and is in close proximity to a number of Grade II listed buildings on Belvedere Road, Quay Lane and Abbey Street. While not listed, the existing warehouses buildings on the site make an important contribution to the Conservation Area and reflect the industrial/maritime heritage of this part of Faversham. It is therefore considered that development is likely to be limited to conversion and re-use of these buildings rather than redevelopment of the site. Site access is restricted by the width of Belvedere Road, which in places cannot accommodate two-way traffic. The existing area for parking and servicing at the corner of Belvedere Road and Quay Lane is unlikely to be large enough to serve an intensification of uses on the site, and consultation with the highways authority on the suitability of vehicular access is recommended to identify whether parking and servicing can be provided elsewhere on the site. Pedestrian access is via the narrow pavements on Quay Lane and Smack Alley, or wider footways along Conduit Street/North Lane. Building heights range from 2 to 3 storeys, and there is potential to accommodate ground floor uses with residential above. There are existing structures on the site, and any demolition would increase development costs. There may be a need for land remediation due to previous



Conclusions	Assessment
	industrial uses, as well as the relocation of infrastructure, which has the potential to affect site viability.

