


# Faversham Neighbourhood Planning Site Assessment

## Site Details

Detail	Assessment
Site Reference / Name	FNP 4 Kiln Court and Osborne Court
 <p data-bbox="201 1211 292 1240">1:2500</p>	
Site Address / Location	Kiln Court and Osborne Court
Gross Site Area (Hectares)	2.74
SHLAA Reference (if applicable)	n/a
Existing land use	Brownfield – former care home facilities
Land use being considered, if known (e.g. housing, community use, commercial, mixed use)	Potential for residential or hybrid scheme
Landowner estimate of development capacity (if known)	Unknown



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	<p>Parcel 4a: The north-western boundary is adjacent to an area of trees which acts as a buffer between the new Bovis and Liden Homes development. The north-eastern boundary is adjacent to the school playing field. The south-eastern boundary is adjacent to Lower Road. The south-western boundary is adjacent to a cul-de-sac of houses.</p> <p>Parcel 4b: The northern and eastern boundary is adjacent to housing and private gardens. The southern boundary is adjacent to an area of green space. The western boundary is adjacent to Lower Road.</p>



## 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>No</p> <p>No</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: <b>Low Risk</b> Flood Zone 2: <b>Medium Risk</b> Flood Zone 3 (less or more vulnerable site use): <b>Medium Risk</b> Flood Zone 3 (highly vulnerable site use): <b>High Risk</b></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 – <b>Low Risk</b> &gt;15% of the site is affected by medium or high risk of surface water flooding – <b>Medium Risk</b></p>	<p><b>Low risk</b> There are small areas at medium risk of surface waterflooding on the southern edge of parcel 4a and on the hardstanding to the west of the existing buildings on parcel 4b.</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>The northern section of Site 1a is within the Woodland Priority Habitat Network. Priority Species for CS Targeting - Lapwing. Priority Species for CS Targeting - Redshank. Farm Wildlife Package Areas (England)</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>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	Yes - access could be gained to both sites from LowerRoad.
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 to both sites from LowerRoad.  Yes - access could be gained to both sites from LowerRoad.
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	Unknown
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?  Significant trees? Yes, within / Yes, adjacent / No / Unknown  Potentially veteran or ancient trees present? Yes, within / Yes, adjacent / No / Unknown  Owned by third parties? Yes / No / Unknown	Unknown  Unknown



Indicator of Suitability	Assessment
Are there any Public Rights of Way (PRoW) crossing the site? Yes / No / Unknown	No
Is the site likely to be affected by ground contamination? Yes / No / Unknown	Unknown
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	Yes - loss of care home facility



## 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;"> <span style="color: green;">&lt;400m</span>  <span style="color: orange;">600-1800m</span>  <span style="color: red;">&gt;1800m</span> </p>	<p style="color: green;">&lt;400m (One Stop convenience shop)</p> <p style="color: green;">&gt;1200m (Preston Street - town centre)</p>
Bus Stop	<p style="text-align: center;"> <span style="color: green;">&lt;400m</span>  <span style="color: orange;">400-800m</span>  <span style="color: red;">&gt;800m</span> </p>	<p style="color: green;">&lt;400m</p>
Train station	<p style="text-align: center;"> <span style="color: green;">&lt;600m</span>  <span style="color: orange;">600-1800m</span>  <span style="color: red;">&gt;1800m</span> </p>	<p style="color: red;">&gt;1800m</p>
Primary School	<p style="text-align: center;"> <span style="color: green;">&lt;400m</span>  <span style="color: orange;">400-1200m</span>  <span style="color: red;">&gt;1200m</span> </p>	<p style="color: green;">&lt;400m (Bysing Wood Primary School)</p>
Secondary School	<p style="text-align: center;"> <span style="color: green;">&lt;1600m</span>  <span style="color: orange;">1600-3900m</span>  <span style="color: red;">&gt;3900m</span> </p>	<p style="color: orange;">1600-3900m (Queen Elizabeth's Grammar School)</p>
Open Space / recreation facilities	<p style="text-align: center;"> <span style="color: green;">&lt;400m</span>  <span style="color: orange;">400-800m</span>  <span style="color: red;">&gt;800m</span> </p>	<p style="color: green;">&lt;400m</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>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?  <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 DM21 Water, flooding and drainage</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>Previously developed land</p>
<p>Is the site within, adjacent to or outside the existing built up area?  <b>Within the existing built up area (infill)?</b>  <b>Adjacent to and connected to the existing built up area?</b>  <b>Outside and not connected to the existing built up area?</b></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)?  <b>Within the existing settlement boundary?</b>  <b>Adjacent to and connected to the existing settlement boundary?</b>  <b>Outside and not connected to the existing settlement boundary?</b></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>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.	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.  What evidence is available to support this judgement?	Unknown  There are existing structures on the site, and any demolition would increase development costs.



## Conclusions



Conclusions	Assessment
Summary of key development constraints affecting the site	
What is the estimated development capacity of the site?	Should availability be established, the site has the capacity for 75 new homes (replacing the currently unoccupied care home – 42 beds). It could also accommodate mixed use development, allowing for retail, services and/or employment uses to be provided alongside residential development (c. 50 dwellings).
What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Other key information	Owned by Kent Council. Former care facilities located off Lower Road. It is in close proximity to Bysingwood Primary School, and in easy walking distance of a local convenience store and post office. There is a bus stop located immediately outside the site. The sites are located within the built-up area of Faversham. Land is currently marketed for sale by KCC for development.
Overall rating (Red/Amber/Green)  The site is <b>suitable, available and achievable</b> The site is <b>potentially suitable, available and achievable</b> The site is <b>not currently suitable, available and achievable</b>	<b>The site is potentially suitable, and available</b>



Conclusions	Assessment
<p>Summary of justification for rating</p>	<p>The site is potentially suitable for allocation for either residential or mixed use.</p> <p>The site was owned by Kent County Council and consists of two former care homes and their grounds. It has recently been sold for residential redevelopment, indicating it is available for allocation, although this should be verified with the new landowner. It should be established that the site is no longer required for specialist accommodation.</p> <p>It is in a reasonably sustainable location within the urban area, with good access to nearby services, educational facilities and public transport, although it is located some distance away from the main service array and rail links in the town centre.</p> <p>There are pockets at risk of surface water flooding on the existing hardstanding and access roads, which may need to be addressed through a drainage strategy.</p> <p>Both parcels of the site are capable of accommodating residential development at the densities suggested in the SHLAA.</p> <p>There are existing structures on the site, and any demolition would increase development costs and may affect site viability.</p>

