


# Faversham Neighbourhood Planning Site Assessment

## Site Details

| Detail  | Assessment                                  |
|---|---|
| Site Reference / Name   | FNP5 Beaumont Davey Close, Off Ashford Road |
|  <p>1:2500</p> |   |
| Site Address / Location   | Beaumont Davey Close, Off Ashford Road      |
| Gross Site Area (Hectares)  | 0.42  |
| SHLAA Reference (if applicable)   | n/a   |
| Existing land use   | 4 residential buildings                     |
| Land use being considered, if known (e.g. housing, community use, commercial, mixed use)          | Potential for residential 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   | The northern boundary is adjacent to Faversham Fire Station. The eastern boundary is adjacent to the A251. The southern and western boundary is adjacent to The Abbey School. |

### 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<br/> Area of Outstanding Natural Beauty (AONB)<br/> Biosphere Reserve<br/> Local Nature Reserve (LNR)<br/> National Nature Reserve (NNR)<br/> National Park<br/> Ramsar Site<br/> Site of Special Scientific Interest (SSSI)<br/> Special Area of Conservation (SAC)<br/> Special Protection Area (SPA)</p> <p>Yes/ No/ Unknown</p> | No         |
| <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>  | No         |



| 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<br/> Local Wildlife Site (LWS)<br/> Public Open Space<br/> Site of Importance for Nature Conservation (SINC)<br/> Nature Improvement Area<br/> Regionally Important Geological Site<br/> 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:<br/> Flood Zone 1: <b>Low Risk</b><br/> Flood Zone 2: <b>Medium Risk</b><br/> Flood Zone 3 (less or more vulnerable site use): <b>Medium Risk</b><br/> 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:<br/> Less than 15% of the site is affected by medium or high risk of surface water flooding – <b>Low Risk</b><br/> &gt;15% of the site is affected by medium or high risk of surface water flooding – <b>Medium Risk</b></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>Yes - Grade 1</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:<br/>           A wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);<br/>           wildlife corridors (and stepping stones that connect them); and/or<br/>           An area identified by national and local partnerships for habitat management, enhancement, restoration or creation?<br/> <b>Yes / No / Unknown</b></p> | <p><b>Yes</b> - Woodland Priority Habitat Network. 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)?<br/> <b>Yes / No / Unknown</b></p>  | <p><b>No</b></p>   |

## Physical Constraints

| Indicator of Suitability  | Assessment  |
|---|---|
| Is the site:<br>Flat or relatively flat<br>Gently sloping or uneven<br>Steeply sloping  | Flat or relatively flat   |
| Is there existing vehicle access, or potential to create vehicle access to the site?<br>Yes / No / Unknown  | Yes - access gained from the A251. Beaumont Davy Close runs through the site.   |
| Is there existing pedestrian/cycle access, or potential to create pedestrian/cycle access to the site?<br><br>Pedestrian?<br>Yes / No / Unknown<br><br>Cycle?<br>Yes / No / Unknown   | Yes - access gained from the A251. However, there is only a pedestrian footpath on the other side of the road. Beaumont Davy Close runs through the site although there is no pedestrian footpath.<br><br>Yes - access gained from the A251. Beaumont Davy Close runs through the site. |
| Are there any known Tree Preservation Orders on the site?<br>Yes / No / Unknown   | Unknown   |
| Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?<br><br>Significant trees?<br>Yes, within / Yes, adjacent / No / Unknown<br><br>Potentially veteran or ancient trees present?<br>Yes, within / Yes, adjacent / No / Unknown<br><br>Owned by third parties?<br>Yes / No / Unknown | Unknown<br><br>Unknown  |



| Indicator of Suitability   | Assessment |
|--|------------|
| Are there any Public Rights of Way (PRoW) crossing the site?<br>Yes / No / Unknown   | No         |
| Is the site likely to be affected by ground contamination?<br>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?<br>Yes / No / Unknown | Unknown    |
| Would development of the site result in a loss of social, amenity or community value?<br>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>&lt;600m<br/>600-1800m<br/>&gt;1800m</p>   | 400-1200m<br>(Co-op supermarket)             |
| Bus Stop  | <p>&lt;400m<br/>400-800m<br/>&gt;800m</p>     | <400m  |
| Train station   | <p>&lt;600m<br/>600-1800m<br/>&gt;1800m</p>   | 400-1200m                                    |
| Primary School  | <p>&lt;400m<br/>400-1200m<br/>&gt;1200m</p>   | 400-1200m<br>(Ethelbert Road Primary School) |
| Secondary School  | <p>&lt;1600m<br/>1600-3900m<br/>&gt;3900m</p> | <1600m (The Abbey School)                    |
| Open Space / recreation facilities  | <p>&lt;400m<br/>400-800m<br/>&gt;800m</p>     | >800m<br>(King George Recreation Ground)     |



## 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?<br/>           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:<br/>           Policy ST 3 The Swale settlement strategy<br/>           Policy CP7 Conserving and enhancing the natural environment<br/>           Policy DM29 Woodlands, trees and hedge<br/>           Policy DM31 Agricultural land<br/>           Policy DM33 Development affecting Conservation area.</p> |
| <p>Is the site:<br/><br/>           A mix of greenfield and previously developed land<br/>           Previously developed land?<br/>           Greenfield</p>   | <p>Previously developed land</p>  |
| <p>Is the site within, adjacent to or outside the existing built up area?<br/><br/>           Within the existing built up area (infill)?<br/>           Adjacent to and connected to the existing built up area?<br/>           Outside and not connected to the existing built up area?</p> | <p>Adjacent to and connected to the existing built up area</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> | n/a        |
| <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?<br>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?<br>Yes / No / Unknown. | No         |
| Is there a known time frame for availability?<br>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?<br>Yes / No / Unknown.<br><br>What evidence is available to support this judgement? | Unknown<br><br>There are existing structures on the site, and any demolition would increase development costs, potentially affecting site viability. |



## 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 10-12 homes (6-8 net once the 4 existing homes are taken into account)   |
| What is the likely timeframe for development?<br>(0-5 / 6-10 / 11-15 / 15+ years)  | Unknown  |
| Other key information  | Located off the Ashford Road, A251, close to the junction with Canterbury Road A2. It is in close proximity to the Abbey School, and in easy walking distance of a supermarket, the town centre, and other amenities. It is within the town's built up area. |
| <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>The site is potentially suitable and available.</b></p>  |



Summary of justification for rating

The site is potentially suitable for development.

The site is currently owned by Kent Fire and Rescue, who have confirmed their intention to sell it at auction for residential development. It is currently unoccupied, but the loss of any specialist accommodation for key workers should be considered.

It is within the built-up area and is already occupied by low density residential development. There is major development occurring on nearby sites which will create an increasingly urban feel to the surrounding area, meaning that higher densities on this site could be appropriate. Capacity is likely to be limited by the site's triangular shape which means development is unlikely to be feasible at the southern tip of the site, but permission has been granted for additional dwellings towards the south of the site, extending the built footprint (16/507275/FULL) and demonstrating that intensification of the site would be supported. A condition attached to the permission was removed, allowing the site to be developed for market housing (18/500688/FULL). This permission does not appear to have been implemented.

Although the site is some distance away from the town centre, it has reasonable access to nearby services, retail (a new supermarket is nearby) and public transport. There is a footway on the opposite side of Ashford Road, but no crossing point leading directly to the site. Safe access would therefore need to be considered, particularly since



| Conclusions | Assessment   |
|-------------|--|
|             | <p>development on large sites to the south is likely to increase traffic levels along this road.</p> <p>There are existing homes on the site, and any demolition to facilitate redevelopment may increase development costs, potentially affecting site viability.</p> |

