



PLANNING STATEMENT

**Land at Ham Road
Faversham**

GBH Wheler Will Trust

May 2016

Ref: DCH/10622

Contents

1	INTRODUCTION	4
1.1	Purpose of this Statement.....	4
2	SITE CONTEXT	5
2.2	Site constraints.....	5
2.3	Planning History.....	6
	Planning Application History.....	6
3	DEVELOPMENT PROPOSALS.....	8
3.1	Description of Development	8
3.2	Scale and Mix	8
3.3	Layout.....	8
3.4	Appearance	9
3.5	Access and Parking	10
3.6	Landscaping	11
3.7	Infrastructure	11
4	PLANNING POLICY CONSIDERATIONS	12
4.1	Introduction	12
4.2	The Development Plan	12
4.3	Material Considerations	12
4.4	Supplementary Planning Guidance	12
5	APPRAISAL	13
6	PRINCIPLE OF THE DEVELOPMENT.....	14
6.1	Planning Policy Context	14
6.2	Appraisal.....	14
7	QUANTUM AND MIX OF DEVELOPMENT	15
7.1	Planning policy context.....	15
7.2	Appraisal.....	15
8	LAYOUT AND DESIGN.....	16
8.1	Planning policy context.....	16
8.2	Context.....	16
8.3	Appraisal.....	16
9	AFFORDABLE HOUSING	17
9.1	Planning policy context.....	17
9.2	Affordable housing provision.....	17
10	HIGHWAYS, ACCESS AND PARKING	18

10.1	Planning policy context.....	18
10.2	Appraisal.....	18
11	LANDSCAPING AND OPEN SPACE PROVISION	20
11.1	Planning policy context.....	20
11.2	Appraisal.....	20
12	BIODIVERSITY	21
12.1	Planning policy context.....	21
12.2	Appraisal.....	21
13	CONTAMINATION	23
13.1	Planning policy context.....	23
13.2	Appraisal.....	23
14	FLOOD RISK AND DRAINAGE	24
14.1	Planning policy context.....	24
14.2	Planning Appraisal	24
15	CONTRIBUTIONS.....	25
15.1	Planning policy context.....	25
16	CONCLUSION	26

1 Introduction

1.1 Purpose of this Statement

1.1.1 This statement has been prepared by DHA Planning on behalf of the GBH Wheler Will Trust in support of a planning application which seeks outline planning consent for residential development on land at Ham Road, Faversham.

1.1.2 Planning permission is sought for the following:

'A residential development, including access, and parking together with public open space with all matters reserved for future consideration.'

1.1.3 This statement provides a detailed overview of the application site, planning history and development proposals. It identifies the relevant planning policies in the Statutory Development Plan that are applicable to this proposal. In addition, it sets out the planning considerations which are regarded as material to the determination of the application.

1.1.4 This Statement forms part of the application and should be made available for inspection with the other application details. It is designed to be read in conjunction with the accompanying plans and supporting documents which are as follows:

Statement	Reference	Author
Planning Application Forms, including Certificate B	-	DHA Planning
Planning Statement	-	DHA Planning
Design and Access Statement	-	DHA Planning
Flood Risk Assessment and Drainage Statement	-	DHA Environment
Transport Statement	-	DHA Transport
Contamination Statement – Phase 1	-	Evans and Langford
Preliminary Ecological Appraisal	-	KB Ecology
Site Location Plan	DHA/10622/01	DHA Urban Design
Site Masterplan	DHA/10622/03	DHA Urban Design
Proposed Site Layout	DHA/10622/20	DHA Urban Design
Proposed Site Layout – Colour	DHA/10622/21	DHA Urban Design
Proposed Site Layout – Wider Context	DHA/10622/22	DHA Urban Design
Proposed Site Sections	DHA/10622/23	DHA Urban Design

2 Site Context

- 2.1.1 The proposed site is situated on the northern edge of Faversham adjacent to the settlement boundary and the residential suburbs of the town. The town centre lies approximately 900m south of the site. To the east of the site lies a large agricultural field and to the north and west the extensive former Oare gravel works. These works are subject to a mixed use allocation under Policy MU4 of the emerging Local Plan for 300 homes and 1,500sqm of commercial floor space.
- 2.1.2 The site itself lies adjacent to Ham Road and comprises a roughly square parcel of greenfield managed grassland with mature trees and hedgerow forming the western, eastern and southern boundaries. The developable area of the site extends to approximately 1.1ha in size.



Figure 1: Site location (site boundary indicative).

2.2 Site constraints

- 2.2.1 The site is generally free from environmental constraint. It is not subject to any nature conservation designation and there are no Scheduled Monuments in the vicinity. Likewise, there are no listed buildings on the site; there are however two Grade II Listed buildings in proximity to the site. The site is not located with the AONB.

2.2.2 With regard to flood risk the site is located in Flood Zone 1 (at low risk of flooding from rivers, lakes or sea) which does not present a planning constraint.

2.3 Planning History

Planning Application History

Application Site

2.3.1 Research into the online planning records held by the Council reveals the site has been subject to the following applications:

Application Ref	Description	Decision
SW/93/0615	EXTRACTION OF SAND AND GRAVEL AND RESTORATION TO AGRICULTURAL USE	Permitted

2.3.2 The land has been restored following its historic quarrying and as such there is no planning history of relevance to the current application.

Adjoining Sites

2.3.3 The former Oare gravel works north of the proposed site on the adjacent side of Ham Road is subject to a draft allocation for mixed use development in the emerging Local Plan (Policy MU4). A hybrid planning application was submitted for the site in 2014 (Reference SW/14/0257) and is understood to have a resolution to permit subject to a S106 being agreed. This application seeks consent for:

A) Outline component: Residential development for 330 dwellings with all matters reserved other than the means of access and realignment of the Oare Road and Ham Road junction on land at Oare Mineral Works (North of Oare Road and west and south of Ham Road) Faversham, Kent.

B) Detailed component: Change of use from storage and vacant uses of the former Gunpowder Works Listed buildings to provide 873 square metres of offices, workshop-studios, storage, and 714 square meters of community uses (with retention of the 2 existing dwellings) including minor internal alterations to form toilet and washroom facilities and the formation of associated parking areas, earth bund engineering works, country park, landscaping, demolition of plant & buildings, illustrative details of landscaped parking area; on land at Oare Mineral Works (north of Oare Road and west and south of Ham Road), Faversham, Kent.

2.3.4 Figure 2 below shows the illustrative masterplan submitted with the application relative to the proposed site.



Figure 2: Illustrative masterplan for former Oare Gravel Works.

3 Development Proposals

3.1 Description of Development

3.1.1 GBH Wheler Will Trust are seeking outline planning permission for a residential development, access, and parking together with public open space with all matters reserved for future consideration on land at Ham Road, Faversham.

3.2 Scale and Mix

3.2.1 As this is an outline planning application with all matters reserved the size and type of housing has yet to be confirmed. Outline planning consent is sought for a scheme of up to 30 units, as per the indicative layout submitted as part of this application. In order to provide flexibility within the outline consent it is proposed that the quantum of development be secured by way of a planning condition attached to any outline consent.

3.2.2 An indicative housing mix for the site is set out in the table below:

No. of bedrooms	No. of dwellings
1 bed flat	4
2 bed flat	3
2 bed house	10
3 bed house	10
4 bed house	3

3.2.3 There will be a combination of affordable housing and market housing within the development as per the emerging policy of the draft Local Plan. This would see the provision of 30% affordable housing throughout the scheme, with the rest available for market sale.

3.3 Layout

3.3.1 The illustrative layout has been informed by site constraints, opportunities, and surrounding emerging development. This is set out in detail within the accompanying Design and Access Statement, and demonstrates that the topography of the land has been fully considered.

3.3.2 The layout plan provided in Figure 3 below indicates the following key concepts:

- An average density of 27 dwellings per hectare (gross);
- An area of public open space
- A landscaped buffer along the northern boundary
- Site access into the site from Ham Road
- A pumping station



Figure 3: Indicative site layout.

3.3.3 Being indicative only, the layout will be subject to refinement during the course of a subsequent reserved matters application. However it demonstrates at this stage that an appropriately policy compliant number of dwellings can be adequately accommodated on the site.

3.4 Appearance

3.4.1 Although the matter of design has been reserved for future consideration, the submitted scheme includes indicative street scenes to give an impression of the intended appearance of the proposed dwellings. These would be high quality buildings that would respond positively to the character and appearance of the locality, and would sit comfortably within the topography of the site.

3.4.2 It is envisaged that all of the properties within the development would be either two or two and a half storey in height.

3.4.3 The properties would be expected to respond to the local vernacular in terms of the materials used, and would be of a scale and form that would not appear as out of keeping with the existing properties within the locality.

3.5 Access and Parking

3.5.1 As stated earlier in this Statement, the Oare Mineral Works application is awaiting a decision for the creation of 330 units. As part of this scheme, to ensure that the local road network is suitable, Ham Road is to be widened and redesigned. This new layout will result in the formation of a new priority junction across the site frontage, providing the main access into the internal Oare Mineral Works site, with a secondary access from Ham Road into the proposed development (Figure 4).

3.5.2 In the event that the Oare Mineral Works application does not come forward and the associated road modifications are not made, then a new access would be created into the site via a new priority junction developed onto Ham Road. Further details are provided in the Transport Statement submitted in support of the application.

3.5.3 Given the above an appropriate vehicular access can be provided to the site even if the Oare Mineral Works scheme were not to be delivered for any reason.

3.5.4 Whilst the layout of the proposed site is indicative, at this stage it is envisaged that a one-way system would be created to provide an appropriate internal layout and to allow the best optimal use of land to maximise the development potential of the site.

3.5.5 50 parking spaces (including 6 visitor spaces) are provided in the indicative layout.

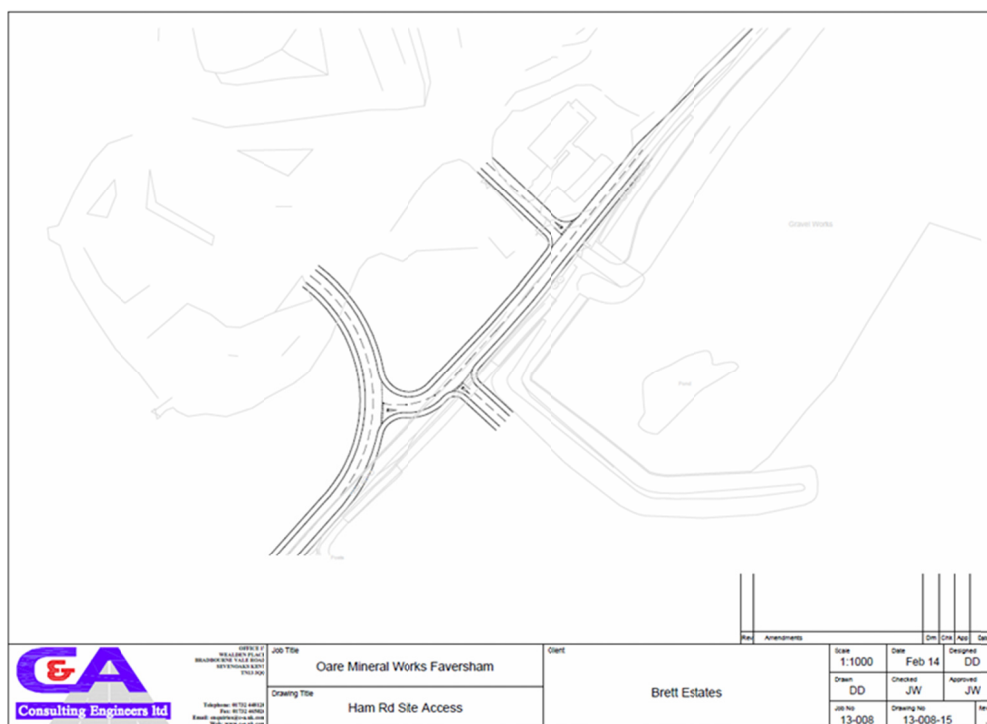


Figure 4: Proposed detailed site access submitted with the Oare gravel works application which provides access to the proposed GBH Wheler Will Trust Site.

3.6 Landscaping

- 3.6.1 Landscaping is another matter that is reserved for future consideration, however, given the flat open nature of the landscape beyond the site a landscaped buffer along the northern edge of the site is proposed to contain the development and provide a soft development edge.
- 3.6.2 The illustrative layout plan in Figure 3 shows this landscape buffer. There will be significant scope within this land to incorporate a number of indigenous species that would not only complement the existing landscape but have a positive impact upon the ecology within the site.
- 3.6.3 Much of the existing trees and hedgerow on the site is to be retained particularly along the edge of Ham Road.
- 3.6.4 The indicative scheme indicates an area of landscaped public open space in the centre of the development, together with a smaller area of public open space in the southern corner.

3.7 Infrastructure

- 3.7.1 The red line boundary proposed extends to the north of the allocated area of land, within the applicant's ownership, to accommodate a balancing pond and ditch for surface water drainage. It is envisaged that surface water will then ultimately be disposed of either by being piped underneath Ham Road and into the lakes to the north of the site or by passing through a ditch which would run to the north and discharge into an existing ditch network at the northern end of the applicant's ownership.

4 Planning Policy Considerations

4.1 Introduction

4.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. This section therefore identifies and appraises relevant planning policies and refers to any material considerations which should be taken into account when determining this application.

4.2 The Development Plan

4.2.1 The Development Plan for Swale Borough comprises the saved policies of the Swale Borough Local Plan (2008). Annex 1 of the NPPF discusses the weight to be attributed to the policies within existing Local Plans, stating that these should not be considered out of date simply because they pre-date the NPPF.

4.3 Material Considerations

The emerging Local Plan (2015)

4.3.1 Swale Borough Council submitted their draft emerging Local Plan to the Planning Inspectorate in April 2015 which was subject to examination in November and December 2015. The Inspector produced their Interim Findings in January 2016. Given the plans advanced stage the policies therein are considered to hold considerable planning weight.

4.3.2 As such the emerging policies within submission draft of the Local Plan have been considered and accorded due weight within this Statement.

The NPPF (2012)

4.3.3 The National Planning Policy Framework, March 2012, contains policies which are considered to be material considerations for the purposes of determining planning applications.

4.4 Supplementary Planning Guidance

4.4.1 Swale Borough has adopted a number of Supplementary Planning Guidance Documents. Those of relevance to the proposed scheme and this application comprise the following:

- 'Planting on New Developments – A Guide for Developers' (See Section 13 on Landscaping)
- Developer contributions- November 2009 (See Section 6 on Affordable Housing)

5 Appraisal

5.1.1 The following issues have been appraised within a specific Chapter of this document:

- Principle of the development
- Quantum and Mix of Development;
- Layout and Design;
- Affordable Housing;
- Highways, access and Parking;
- Landscaping and Open Space Provision;
- Biodiversity enhancements;
- Contamination;
- Flood risk;
- Planning contributions.

6 Principle of the development

6.1 Planning Policy Context

Reference	Summary
Swale Emerging Local Plan (2015)	
Policy A14	The land at Ham Road is allocated for a minimum of 35 dwellings.

6.2 Appraisal

6.2.1 In broad terms the principle of residential development on the site has been established through its allocation within the emerging Swale Local Plan which identifies the site as being suitable for a minimum of 35 dwellings in Policy A14. Furthermore emerging Policy ST2 states that planning permission will be granted on sites allocated for development where in accordance with the policies of the development plan.

6.2.2 Swale Borough Council submitted the draft Local Plan to the Planning Inspectorate in April 2015 and was subject to examination in November and December 2015. The Inspector produced their Interim Findings in January 2016 and concluded that the Plan should be based on an OAN of 13,192 dwellings between 2014 to 2031 which equates to 776 dwellings per annum, in comparison to the target of 10,800 (450pa) proposed in the original Plan. The Council are therefore required to increase the number of housing allocations within the Plan to make the Plan sound.

6.2.3 In light of the housing shortfall in the borough and its draft allocation status it is therefore considered that this application is not premature and the proposed development is supported in principle. Given the advanced stage of the plan the policies therein are considered to hold considerable planning weight.

6.2.4 The specific requirements of Policy A14, which are addressed in the relevant sections of this report, are listed in Table 6.5.1 of the emerging plan and listed below:

- Through an integrated landscape strategy consider the creation of a new attractive urban edge to Faversham, with substantial landscaping, achieve the sensitive integration within adjacent open landscapes in a fashion that minimises its impact.
- Consider the rural amenities and appearance of Ham Road.
- Site is located within close proximity to a former landfill site and further investigation of any methane gas transmission will be required.

7 Quantum and mix of development

7.1 Planning policy context

Reference	Summary
Swale Emerging Local Plan (2015)	
Policy A14	The land at Ham Road is allocated for a minimum of 35 dwellings.
CP2 Delivering a wide choice of high quality homes	Requires developments to: Use densities determined by the context and the defining characteristics of the area Provide affordable housing in accordance with Policy DM8

7.2 Appraisal

7.2.1 The proposed site is allocated to provide a minimum of 35 dwellings. However given the need to provide a landscaped buffer along the northern edge the site, the topography of the site and open space requirements this application seeks consent for less units. However the indicative layout of the site demonstrates the site can provide approximately 30 units, whilst appropriately reflecting the context of the site and the specific elements of Policy A14 and that approach is not therefore considered a material departure from policy.

7.2.2 There will be a combination of affordable housing and market housing within the development as per the emerging policy DM8 of the draft Local Plan. This would see the provision of 30% affordable housing throughout the scheme, with the rest available for market sale.

7.2.3 Policy CP2's supporting text, whilst not policy provision, states that the 2009 SHMA recommended broad guidelines to inform decision making whilst recognising that the Council should not be over prescriptive in applying these guidelines. The Table below shows the indicative housing mix proposed for the site in comparison to these guidelines.

No. of beds	SBC guidelines	Proposed housing mix
1 bed flats	10%	13.3%
2 bed flats	15%	10.0%
2 bed house	25%	33.3%
3 bed house	40%	33.3%
4 bed houses	10%	10.0%

7.2.4 This demonstrates that the proposed development would therefore be in broad conformity with the recommended guidelines for Swale borough, with an appropriate mix of types and sizes of units able to provided.

8 Layout and design

8.1 Planning policy context

Reference	Summary
Swale Emerging Local Plan (2015)	
CP4 Requiring good design	Requires all development to be of a high quality design that is appropriate to its surroundings. Development proposals will be required to respond to the existing surroundings, retain and enhance features of local characters, retain trees and hedgerows where possible and be of appropriate scale and density for their locality.

8.2 Context

8.2.1 The Design and Access Statement provided in support of this planning application sets out the required context and rationale for the approach taken regarding the layout and design of the proposed development.

8.2.2 As such this Chapter assesses the compliance of the proposed layout in respect of the policies identified above.

8.3 Appraisal

8.3.1 The illustrative layout has been carefully considered to make efficient use of the site, informed by the residential development located to the south, the vegetated bank along Ham Road to the east and open fields to the north. All trees and hedgerow will be retained where possible.

8.3.2 The proposed dwellings are located around a central loop estate road that enters the site to the north from Ham Road. Where possible, the proposed dwellings have been orientated around this loop road to follow the pattern of built development that is located to the south of the site. This orientation also seeks to maximise the passive use of the sunlight path in the area.

8.3.3 Although a matter reserved for future consideration it is proposed to use a traditional high quality design approach for the dwellings to ensure the proposed scheme presents a natural extension to the existing residential development to the south and west of the site. It is envisaged that the proposed dwellings will be constructed from materials that will have a reduced impact on the environment drawn from a mixed palette of traditional vernacular materials.

9 Affordable housing

9.1 Planning policy context

Reference	Summary
Swale Local Plan 2008	
Policy H3-Providing Affordable Housing	Requires all housing sites of 15 dwellings or more to provide a proportion of affordable housing. Such provision will have regard to locational, market and site conditions and be based on up-to-date evidence of local need.
Swale Emerging Local Plan (2015)	
Policy DM 8 - Affordable housing	Residential development in Faversham town and urban extensions are required to provide 30% affordable housing.

9.2 Affordable housing provision

- 9.2.1 The scheme will include 9 affordable housing units which is 30% of the overall scheme. At this indicative stage it would be envisaged that 7 of those affordable units would be located within the apartment block, together with a further two houses, but the final position would reflect the scheme sought at the reserved matters stage. Likewise a broad 70% affordable rent and 30% intermediate tenure split, in accordance with the Council's Developers Contributions SPD would be aspired to, although the final tenure split would be defined following input from an appropriate affordable housing provider, particularly given the impact of the 2015 Budget on the ability to deliver that 70/30% mix.

10 Highways, access and parking

10.1 Planning policy context

Reference	Summary
Swale Local Plan 2008	
Policy SP6 - Transport and Utilities	Requires development proposals to ensure that sufficient infrastructure is available to overcome existing deficiencies and to facilitate development.
Policy T1- Providing Safe Access to New Development	States that the Borough Council will not permit: development proposals that generate volumes of traffic in excess of the capacity of the highway network, and/or result in a decrease in safety on the highway network.
Policy T2 - Essential Improvements to the Highway Network	States that where capacity and/or safety problems will arise on the highway network as a result of proposed development, but they can be overcome by environmentally acceptable off-site highway works and/or other transport initiatives, development will be permitted provided these works are undertaken, or a contribution is made towards them, by the developer.
Policy T3 - Vehicle Parking for New Development	The Borough Council will only permit development if appropriate vehicle parking is provided, in accordance with the adopted Kent County Council parking standards.
Swale Emerging Local Plan (2015)	
CP2 Promoting Sustainable transport	Requires development proposals to contribute to transport network improvements where the capacity is exceeded or safety standards are unacceptable, promote and provide sustainable travel and provide adequate parking.
DM6 Managing transport demand and impact	Requires development proposals generating a significant amount of transport movements will be required to prepare a Transport Assessment. Where impacts are severe mitigation measures will be required. Sustainable travel modes are to be assessed and suitable access for service and emergency vehicles provided.
DM7 Vehicle parking	States that Until such time as a local Swale Borough Supplementary Planning Document (SPD) can be adopted, the Council will continue to apply extant Kent County Council vehicle parking standards to new development proposals.

10.2 Appraisal

10.2.1 A Transport Assessment undertaken by DHA Transport accompanies the planning application. This concludes that the proposals should not result in significant detrimental impacts in transport terms and that there should be no sound transport based objections to the proposals. The surrounding suburban infrastructure was considered to be sufficient for the needs of the proposals, with the majority of residents likely to route via Davington Hill.

10.2.2 As noted in the introduction to this Statement, the proposed development would be capable of proceeding by using an access created through the adjacent Oare Gravel works application, or by creating its own access from Ham Road.

-
- 10.2.3 A review of the existing road safety conditions within the area raised no overarching concerns with the incidents recorded resulting from human error incidents rather than issues relating to road layout or design. As such it is not considered that the proposed development would exacerbate road safety concerns in the region.
- 10.2.4 The proposed layout has a high level of permeability for pedestrians, with the proposed footway to the south of the site connecting with the existing suburbs of Faversham. This provides residents with a number of linkages to the surrounding area to access a number of everyday services.
- 10.2.5 50 parking spaces (including 6 visitor spaces) are provided in the indicative layout in accordance with Kent Interim Guidance Note 3.

11 Landscaping and open space provision

11.1 Planning policy context

Reference	Summary
Swale Local Plan 2008	
Policy SP2 - Environment	Seeks to protect and enhance the special features of the visual, aural, ecological, historical, atmospheric and hydrological environments of the.
Policy C3- Provision of Open Space on New Housing Developments	On housing developments of 20 or more units, at least 10% of the net site area should be provided as public open space.
Swale Emerging Local Plan (2015)	
Policy DM 24 Conserving and enhancing valued landscapes	States that the scale, layout, build and landscape design of development will be informed by landscape assessment having regard to the Council's Urban Extension Landscape Capacity Study and Landscape Character and Biodiversity Appraisal SPD, taking opportunities to enhance the landscape where possible.
Policy DM 17 Open space, sports and recreation provision	States that Proposals for residential will make provision for open space in accordance with Table 7.5.1 and for sports facilities in accordance with the needs identified by the Council's facilities planning model.
Policy A14	Through an integrated landscape strategy consider the creation of a new attractive urban edge to Faversham, with substantial landscaping; achieve the sensitive integration within adjacent open landscapes in a fashion that minimises its impact. Consider the rural amenities and appearance of Ham Road.

11.2 Appraisal

- 11.2.1 Whilst landscaping is reserved for future consideration, the landscaping vision is to create an attractive setting for the proposed dwellings, integrating them into the landscape and conserving the natural setting. The proposed development will provide a landscaped buffer along its northern edge to integrate the development with the surrounding open countryside and to provide a clear development edge to Faversham. The existing trees along Ham Road on the east of the site are to be retained where possible to maintain the rural amenity and appearance of Ham Road.
- 11.2.2 The illustrative layout has been informed by the effort to retain the most prominent trees along the boundaries of the site with any loss mitigated by appropriate replacement planting of native species.
- 11.2.3 As shown on the indicative layout provided provision has been made for 10% of the site area to be public open space. Whilst the site is not of sufficient size to provide sports facilities on site appropriate contributions would be made to off-site facilities if there are identified local deficiencies.

12 Biodiversity

12.1 Planning policy context

Reference	Summary
Swale Local plan 2008	
Policy E11-Protecting and enhancing the Borough's Biodiversity and Geological Interests	Requires identified conservation interest to be maintained, or enhanced, particularly where they have been identified as national and county priorities in the UK and Kent Biodiversity Action Plans or through protected species legislation. Where proposals would potentially adversely impact upon biodiversity or geological interests, the Council will: encourage the incorporation of beneficial features within the design of development, including the retention and provision of habitat to form a connected series of green corridors expect development proposals to include measures to avoid adverse impacts wherever possible. adequate mitigation measures are in place to minimise the harmful effect(s);
Swale Emerging Local Plan (2015)	
CP7 Conserving and enhancing the natural environment - providing for green infrastructure	Requires development to protect the natural environment including existing green infrastructure and designated sites but also promoting the use of multi-use green spaces and providing connectivity to wider green network.
Policy DM 28 Biodiversity and geological conservation	Seeks to conserve, enhance and extend biodiversity, minimise any adverse impacts and compensate where impacts cannot be mitigated and where possible, a net gain of biodiversity overall. Development proposals are required to be accompanied by appropriate surveys undertaken to clarify constraints or requirements that may apply to development, especially where it is known or likely that development sites are used by species, and/or contain habitats, that are subject to UK or European law.

12.2 Appraisal

- 12.2.1 The site is of generally low ecological value comprising large areas of improved grassland and scrub vegetation with a number of mature trees and defunct hedgerow forming the boundary of the site. The flora species on site are considered common and widespread.
- 12.2.2 The tussocky nature of the grass on site indicates that it is likely to support low population of common reptiles. Whilst the trees on site were considered not to offer suitable roosting potential for bats it is possible that the site could be used by foraging and or commuting bats, albeit given its proximity to the urban area predominantly by the more light tolerant species.
- 12.2.3 Further targeted species surveys for bats and reptiles are underway to assess the population and use of the site by these species. However given the outline nature of the proposals and the inherent flexibility at the reserved matters stage it is considered that there is sufficient scope to mitigate any impacts resulting from the proposed

development. Landscaping on the site would consist of native species to mitigate loss of hedgerow and trees required to facilitate access into the site. This will include a landscape buffer along the northern edge of the site connecting it to the landscape beyond. A hard wearing grass mixture such as Emorsgate EG22 with white clover can be used in areas of public open space. The majority of existing trees and hedgerow will be retained where possible.

- 12.2.4 The site lies in proximity to the Swale SPA and there is the potential therefore for impacts on the designated site from the proposed development. The potential impact pathways have been considered and mitigation proposed where necessary. The detailed drainage strategy will include water quality safeguarding measures such that there will be no impact on the SPA. A Strategic Access Management and Monitoring programme has been developed by the Council whereby small scale development can make financial contributions to offset the impact of their development on designated sites from recreational pressure. This was considered within the HRA of the emerging Local Plan which concluded that with the measures set out therein that the allocated development therein would not result in deleterious effects on the Swale SPA.
- 12.2.5 It is therefore considered that subject to the appropriate financial contributions that the proposed development will not affect the European site.

13 Contamination

13.1 Planning policy context

Reference	Summary
Swale Local plan 2008	
Policy E3- Land Contamination	On sites known, or suspected, to be contaminated, the Borough Council will only grant planning permission for development proposals if the developer agrees to undertake effective investigation and remediation work to overcome any identified hazard.
Swale Emerging Local Plan (2015)	
Policy A14	States that the site is located within close proximity to a former landfill site and further investigation of any methane gas transmission will be required.

13.2 Appraisal

- 13.2.1 A Phase I desk based contamination assessment of the site has been undertaken by Evans and Langford LLP. This concludes that the risk of significant gas migration onto the study site is considered to be low, but notwithstanding this it is considered that a fairly minimal gas monitoring programme should be implemented prior to development. Given its low risk status it is considered that the provision of a pre-commencement condition to undertake this work and any remediation as required is appropriate.
- 13.2.2 The overall risk from all other contamination sources to construction workers and future residents of the site was concluded as low to moderate prior to remediation. Given its low risk status it is considered that the provision of a pre-commencement condition to undertake this work and any remediation as required is appropriate.

14 Flood risk and drainage

14.1 Planning policy context

Reference	Summary
Swale Local plan 2008	
Policy E4 - Flooding and drainage	<p>States that development will be permitted only where it will not result in:</p> <ul style="list-style-type: none"> • the impedance of, or increase in, flood flows; • the loss of storage volume in the floodplain; • the loss of integrity of the flood defences; and • increased surface water run-off from the creation of large impermeable areas. <p>Where there is considered to be a risk of flooding, development proposals will be accompanied by a flood risk assessment and should incorporate, where necessary, sustainable drainage systems within development proposals.</p>
Swale Emerging Local Plan (2015)	
Policy DM 21 Water, flooding and drainage	Requires development proposals to accord with national planning policy and technical guidance. Site specific flood risk assessments, as required, are to be carried out to the satisfaction of the Environment Agency and, if relevant, the Internal Drainage Board.

14.2 Planning Appraisal

- 14.2.1 A Flood Risk Assessment has been undertaken on the proposed site using the indicative layout to demonstrate that the proposed development is acceptable in flood risk terms and that a suitable means of drainage for the site can be secured.
- 14.2.2 The site lies in Flood Zone 1 and therefore has a low risk of fluvial flooding. The location of the proposed development therefore satisfies the sequential test as set out in the Governments NPPF. The site is confirmed as being at low risk from all other flood risk sources.
- 14.2.3 A Sustainable Urban Drainage System (SUDS) will be provided to deal with the surface water generated from the development to ensure that the proposed development will not increase run-off rates from current greenfield rates. As noted earlier in this Statement that approach has been reflected by the red line boundary proposed and will comprise surface water being discharged into a balancing pond and ditch to the north of the site, before then either being piped beneath Ham Road and into the lakes to the north (which are outside the applicant's ownership) or being taken in a ditch to an existing network of ditches to the north, within the applicant's ownership.
- 14.2.4 A strategy to secure suitable foul water drainage for the site has also been established, with Southern Water having confirmed that capacity exists in the wider system to accommodate the scheme.
- 14.2.5 There are therefore no flooding or drainage concerns which indicate that development of the site should be restricted.

15 Contributions

15.1 Planning policy context

Reference	Summary
Swale Local plan 2008	
Policy C2- Housing Developments and the provision of Community Services and Facilities	Requires all new housing developments resulting in 10 or more dwellings to provide or contribution towards, new or improved community services and facilities unless other priorities for contributions arising from the site take precedent. The agreed provision, or contribution, will be subject to the completion of a suitable legal agreement.
Swale Emerging Local Plan (2015)	
Policy A14	The land at Ham Road is allocated for a minimum of 35 dwellings.
CP6	Community facilities and services to meet local needs the Council will work with developers and other public agencies to identify deficiencies in infrastructure. Development proposals will, as appropriate deliver timely infrastructure delivery and provide for utility provision, subject to viability.

15.1.1 Requests for contributions will be reviewed as they are received during the course of the planning application being determined. At this stage it is envisaged that contributions or commitments are likely to be secured, subject to an appropriate need being identified, for:

- (1) Affordable Housing
- (2) Education;
- (3) Community Learning
- (4) Youth service
- (5) Libraries
- (6) Adult Social Care
- (7) The Swale SPA
- (8) Public Open Space
- (9) Wheelie bin contribution
- (10) Broadband

16 Conclusion

- 16.1.1 This Planning Statement has been prepared on behalf GBH Wheler Will Trust in support of the proposed residential development on land at Ham Road, Faversham.
- 16.1.2 The application seeks permission in outline for a residential development, access, and parking together with public open space with all matters reserved for future consideration.
- 16.1.3 The proposed development is considered to be supported in principle by its draft allocation in the emerging Swale Borough draft Local Plan. In light of the housing shortfall in the borough and its draft allocation status it is therefore considered that this application is not premature.
- 16.1.4 The indicative scheme proposed demonstrates that a development of 30 units creates an appropriate response to the context and character of the site and is able to address the site specific elements of the planning policy which seeks to allocate the land.
- 16.1.5 For the reasons given above, we respectfully request that the Council give this planning application favourable consideration, and grant planning permission for the proposed development.