

NOTES for the FAVERSHAM FUTURE FORUM held in The Guildhall Faversham on Monday 26 February 2018

1. LOVE LANE DEVELOPMENT

Crispin Hanson of Crest Nicholson attended the meeting and gave a presentation.

- Crest Nicholson building houses for the past 55/60 years
- Build 3500 units a year
- 6 regions, South East region based in Essex – build 600 units a year
- Love Lane development of 196 homes plus open space
- Nursing home, restaurant and pub, light industrial all to be delivered by another party
- Pre-app meetings have taken place with SBC
- 2 access points to the site
- Have taken the Kent Design Guide on board
- Topography is challenging; lots of surface water, so a series of ditches, grass depressions with channels through to collection points – ponds. The ponds will be a feature at the entrance on Graveney Road
- Required to provide a cricket pitch/sports pitch
- Public open space
- PROW from roundabout connecting junction plus an alternative safe route for pedestrians along Graveney Road
- Improved security around Fynvola
- Visitors' parking, calming measures
- Affordable housing spread across the site
- 2 apartment blocks with parking to rear
- Concerns raised about parking around junction onto Love Lane, plus non-residents parking on site
- Crest Nicholson has an option for land to the south and two potential openings have been made on Phase 1
- Not enough capacity at the junction for additional housing to the east, only pedestrian and cycle access, as there is a ditch between sites. There would be further development to the East in due course but with another junction onto Whitstable Road because of the power lines that were due to be sunk and could not be built over.
- Rural position, with sweeping roads makes athletically pleasing
- Affordable housing 35% - 70% rent 30% shared ownership
- Southern Water has confirmed capacity for foul water for Phase 1 and 2
- 2 pumping stations on site for foul water

- Responsibility for green areas will be with a management company, after 5 years (from last house being sold) will be dissolved to create a residents' association or reemploy the management company
- S106 has been agreed – localised road improvements, roads considered adequate. Payment to KCC Highways to spend as they see fit
- Disabled access? View ponds with accessible footpaths, 1.5m wide; affordable units as lifetime homes; level thresholds
- Annual maintenance charge likely to be £70-100 pa
- Efficiency? Fabric first approach, cavity walls enlarged; solar panels not used so often as UK are behind with the design; damp proofing and ventilation
- Streetlights will be adopted; rural looking lamps
- Smaller cul-de-sacs will not be adopted, all other roads will be
- Bird and bat boxes fixed to houses
- Ponds, fully planted; mixed trees; plugged hedging; wild flowers and bug hotel
- No footpath on Love Lane to bus stop, but could provide one

2. PERRY COURT – RESERVED MATTERS

The junction of the A2/A251 is still not decided. Concerns raised over the length of construction if only building 60 units per year; play areas not overlooked by properties.

3. PRESTON FIELDS

Access needed to be re-thought.

4. ITEMS FOR NEXT AGENDA

Where next for FFF?

Disabled play equipment at the Recreational Ground

Changing places for disabled

Structure for new development in Faversham, a cohesive plan; press for a NHP/Development Order/similar to work in with the Local Plan

5. DATE OF NEXT MEETING

Monday 26 March 2018,

8pm The Guildhall