

**Minutes of Faversham Neighbourhood Plan Steering Group  
held in via Zoom on Monday 18<sup>th</sup> October 2021**

Present:

Kris Barker, A Hook, H Goodwin, John Irwin (Chair), Hannah Perkin, Alison Reynolds and G Wade (Vice Chair)

In attendance: Adrienne Begent (Deputy Town Clerk)  
Hannah Barter (Urban Vision)

1.	<p><u>Apologies for absence</u></p> <p>All members of the Steering Group were present</p>	
2.	<p><u>Declarations of interest</u></p> <p>H Goodwin confirmed he is a Director of Faversham Community Land Trust</p>	
3.	<p><u>Minutes of 20<sup>th</sup> September</u></p> <p>The Minutes of the meeting held on 20<sup>th</sup> September were approved as an accurate record.</p>	
4.	<p><u>Discussion on Matters Arising from Minutes of 20<sup>th</sup> September</u></p> <p>Minute 6 Affordable Housing: As specified in the emerging Local Plan the NHP will allocate 200 dwellings in Faversham. As the SG starts to consider site allocation it is becoming apparent that sites identified will be modest and therefore the LP expectations for affordable housing provision will not be relevant in the majority of cases. It was considered that further consideration should be given to affordable housing provision in the NHP rather than relying on the LP for guidance.</p> <p>It was noted that affordable housing provision is covered by Draft Policy Fav04:</p> <p><b>FAV04: Residential Development and Home-Working</b></p> <ol style="list-style-type: none"> <li>1. <b>Residential schemes should include a mix of accommodation to meet local housing need, in particular the need for smaller accommodation (1 or 2 bedroom) suitable for first-time buyers or renters or those seeking to downsize, including accommodation suitable for older people and those with limited mobility. HB confirmed this is flexible as it does not specify affordable housing so is relevant to any site and can encourage a mix.</b></li> <li>2. <b>Self-build or community-led schemes to meet local need are encouraged. For market schemes of more than 20 houses, plots for self-build or community-led housing will be expected. HB</b></li> </ol>	

	<p><i>confirmed that by its nature community led schemes would be affordable.</i></p> <p>3. <b>Affordable housing provision must be provided as an integral part of housing schemes and be tenure blind.</b> <i>HB confirmed this means that (normally) on the lagers sites there is no option for developers to make a payment instead of providing affordable housing on their sites. Units provided must also be pepper potted throughout. If there are planning reasons for affordable housing provision to be provided separately from the development, it should be provided nearby and within Faversham. HB confirmed this means that If there was a planning reason then we could redirect funds to enable a CLT or other provider to provide affordable housing within the parish,</i></p> <p>Further HB stated that 25% of affordable housing provision should be for first times homes (new government policy).</p> <p>Jl commented that it was probable that the NHP would be finalised before the LP, therefore should the NHP set numbers or percentages for affordable housing. Further should affordable housing or rent be specified.</p> <p>HB stated that the NHP does have to conform to strategic policy in the adopted LP (until the new one comes in), and to go against we would have to provide strong evidence at inspection.</p> <p>HG commented that “affordable housing” means the Government’s 80% and questioned if there was a way to redefine to reflect the social housing need identified by the Housing Needs Assessment.</p> <p>HB stated that Government First homes set the threshold as £255,000 and can never be sold for more.</p> <p><b>ACTION:</b> July NPPF contains useful definitions for defining affordable housing and should be investigated and fed into FAV04. A meeting to be convened, which David Chetwyn would be invited to.</p> <p>Minute 7 Draft Policies: A discussion ensued regarding Brenley Corner which in SBC Regulation 19 was identified as being at severe capacity and the implications on further development. Consideration was given to developing the policy.</p> <p><b>FAV06: Critical Road Junctions</b></p> <p>1. <b>For development that impacts on junctions with identified safety and/or capacity issues, schemes will only be supported where there is no severe impact, taking account of any mitigation measures that are incorporated into the scheme. These junctions are:</b></p> <p>Evidence to support this policy was being produced as part of the LCWIP.</p> <p><b>ACTION:</b> Nominations for junctions to be considered for listing under Policy FAV06 to be sent to AB. Critical Junctions to be an agenda item on 15<sup>th</sup> November.</p> <p>The discussion on Critical Junctions led to further discussion on the distribution of S106 (money). The question was raised on how S106</p>	<p>HB/HG</p> <p>ALL</p>
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	<p>(money) would be shared when potential developments crossed parish boundaries.</p> <p>As per the minutes of 20<sup>th</sup> September it was confirmed that Draft Policies V7, Local Green Spaces, AECOM Design Codes and ACEOM Site Assessment Document had been sent to SBC for informal consultation.</p> <p>HB commented that this was a progressive initiative but that comments on this informal consultation are just comments and no further action is needed.</p>	
5	<p><u>Swale Local Plan Review (Regulation 18)</u></p> <p>Swale Borough Council has published Regulation 18 and announced the consultation will run 29/10/21 to 29/11/21.</p> <p><b>ACTION:</b> Meeting to be convened for NHP SG to consider the document and response.</p>	AB
6.	<p><u>Net Zero Carbon Toolkit</u></p> <p>The Net Zero Carbon Toolkit had been shared prior to the meeting. It was considered a helpful document in the absence of National Policy.</p> <p>It was proposed by Hannah Perkin, seconded by John Irwin and on being put to the meeting it was <b>RECOMMENDED that the Net Zero Carbon Toolkit be adopted and added as an appendix to the emerging NHP.</b></p> <p>It was agreed that the adoption of the toolkit should be announced to coincide with the opening of COP26.</p>	
7.	<p><u>Faversham Mood Board</u></p> <p>Urban Vision would be assisting with the graphic design of the plan and had produced a mood board which was shared with the meeting. It was agreed to proceed to the design stage with the Mood Board provided.</p> <p><b>ACTION:</b> Urban Vision to be informed that the mood board had be favourably received.</p>	AB
8.	<p><u>A.O.B</u></p> <p>HP announced that a Sustainable Development Exhibition was being organised and asked the SG for content.</p> <p>It was agreed that the Net Zero Carbon Toolkit should be exhibited.</p>	

	<p><u>Private Session</u></p> <p>The meeting moved into Private Session to resolve that under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press and broadcast media be excluded from the meeting during the consideration of the following items of business as publicity would be prejudicial to the public interest because of the commercially sensitive nature of the business to be transacted.</p>	
9.	<p><u>Site Allocation</u></p> <p>The Site Allocation document that had been sent to Full Council on 4<sup>th</sup> October had been circulated prior to the meeting. At Town Council there had been a general consensus on that had been prioritised.</p> <p>The next step would be for the public consultation.</p>	