

The Case Officer committee report 1st March 2018 paragraph 2.03 confirms that the amended masterplan submitted with the application is illustrative and indicative.

Planning Practice Guidance states that an applicant can choose to submit details of any of the reserved matters as part of an outline application. However, where the applicant has indicated that those details are submitted for illustration purposes only the LPA must not treat them as part of the development in respect of which the application is being made (Paragraph: 005 Reference ID: 21a-005-20190723).

The application is accompanied by the amended Masterplan drawing reference 7391-L-04 rev E that is labelled as being for illustrative masterplan and is presumably not for formal determination (if it was it would not be 'illustrative'). A clear considered masterplan, supported by Design Codes and developed in conjunction with the local community, is the key to creating a successful development.

5) Local Highway Network

In addition to the specialist feedback make clear that the scheme would add to the cumulative impact on the immediate surrounding highways network, which is already under strain. This may result in a severe impact, which is contrary to national planning policy.

6) To be Demonstrated at Reserved Matters

Faversham Town Council expect that the following outcomes to be achieved as a part of the reserved matters and where appropriate to be conditioned with this application

- Address local surface water flooding originating from the application site through development on greenfield, agricultural land;**
- Provide increased capacity to deliver local services through Section 106 contribution, for example implantation of the LCWIP**

- Take opportunities to create and enhance active travel routes;**

- Consider Green corridors and significant tree planting, a detailed landscaping proposal should be submitted, demonstrating how it delivers 20% biodiversity net gain;
- Provide a landscape buffer between the existing properties and proposed new development;
- Create a site-specific design that responds to the site character and locality, providing a soft transition to the open countryside and edges of development;
- Include superior energy performance and demonstrate BREEAM 'excellence' in design. It should be noted that from the 15th June 2022 there are revised building regulation commitments that seek to further achieve net zero development. Consideration for these measures should be integrated as part of any scheme;
- Include EV charging for all new residential units and superfast fibre to the property;
- Be tenure blind; and
- Where there is an affordable housing element this should be made for affordable rent on the open market and by social landlords.

Faversham Town Council strongly encourage the applicant re-engage at the earliest opportunity prior to developing a reserved matters application to discuss the emerging Neighbourhood Plan policies, to avoid any delay, costs or risk through re-design. This will contribute to a smoother transition through planning at the future stage.

21/502927/FULL

LAND AT LADY DANE FARM, PHASE 2 LOVE LANE

(WARD: WATLING)

ERECTION OF 88.NO DWELLINGS WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING

REVISED DETAILS RECEIVED

Recommendation: Objection

Reason:

1)The Town Council's previous concerns about connectivity to Phase 1 remained though it was noted that works to form these improved connections was due to start in March 2022.

2) The Town Council would like the site to be included in the 20mph scheme across town and for adequate signage to be provided.

Comment:

1) Members noted that SBC Housing Officer had confirmed that the housing mix is acceptable

22/500605/FULL

35 STONE STREET, FAVERSHAM

(WARD: ST. ANN'S)

REPLACEMENT OF 2NO. FIRST FLOOR DOUBLE GLAZED ALUMINIUM WINDOWS, AND 1NO. GROUND FLOOR BAY WINDOW WITH UPVC VICTORIAN STYLE SLIDING SASH WINDOWS, AND REPLACEMENT OF EXISTING FASCIA BOARDS AND SOFFITS WITH WHITE UPVC FASCIA AND SOFFITS, AND BLACK UPVC GUTTERING.

Recommendation: No Objection

Comment:

1) Members would prefer wooden sash windows then UPVC

22/500662/FULL

47 ST MARYS ROAD, FAVERSHAM, KENT

(WARD: ABBEY)

DEMOLITION OF SINGLE STOREY REAR EXTENSION AND ERECTION OF SINGLE STOREY REAR EXTENSION

Recommendation: No Objection

22/500679/FULL

HAM FARM, HAM ROAD, FAVERSHAM

(WARD: PRIORY)

ERECTION OF AGRICULTURAL BARN

Recommendation: No Objection

22/500827/FULL

90 LONDON ROAD, FAVERSHAM

(WARD: WATLING)

CONVERSION OF INTERNAL GARAGE INTO A HABITABLE ROOM

Recommendation: No Objection
