

Queens Court Barns, Water Lane, Ospringe

Erection of new barn development for 7no. dwellings, parking barns, cycle/bin storage, waste water pumping station, new vehicular and pedestrian access, reuse of Victorian outbuilding for storage, new permissive footpath link, hard and soft landscaping works, communal and community open space.

Application Reference: 22/504036/FULL

The Town Council supports the principle of residential development on this site. The site is identified for residential development as a site allocation in the emerging Faversham Neighbourhood Plan.

In response to the application the Town Council make the following representations:

**Principle of Development:**

- The principle of residential development is supported in this location.

**Design and Layout:**

- The design and layout of the proposed site is sensitive to the form and siting of the adjacent farm and heritage assets. It is noted that in the Design and Access statement it documents the evolution of the site-specific design.
- The scale and massing, including varying the ridge heights provides interest and diversity. The form and layout seek to replicate a traditional farmstead and contains the development.
- The tall windows appear will provide natural light especially at ground floor into the internal spaces.
- It is noted in the Drainage and Flood Risk Assessment at all the proposed dwellings are within flood zone 1, low risk and that only ancillary non-living accommodation is within flood zone 2 (garages). This approach to the site constraint delivers new homes without the risk of flooding. ***It is essential that any proposed hard are permeable.***
- The scheme proposes: "A 2.4m high brick wall will extend the enclosure between the courtyard & the access road, with a pair of 5-bar timber gates to define the entrance." ***We would recommend this wall is softened with adjacent planting***
- The proposed low level exterior lighting is welcomed to reduce any light pollution within the area and impacts for wildlife.
- The proposed 'Thermoslate' to the car barns is supported generating power on site to service common areas.

- The proposed development does not appear to include any details of water recycling or collection within the site. Faversham is a water stressed area, and ideally ,we'd like to see Sustainable Drainage Systems (SuDS), together with details of how rainwater and grey water can be harvested and re-used.

#### **Impact on Views of Heritage Assets:**

- See plan ref: B2 – Dwellings 3,4 & 5 Rear and Side Elevations, have a ground and first floor with a second floor in the roof. Buildings 4 and 5 will be 9m at ridge height.  
***We would like assurance that views of the listed barns and Queen Court Farmhouse from Mutton Lane are retained.***
- The refurbishment of existing buildings within the application site is supported.

#### **Active Travel and Movement:**

- It is noted that the application includes secure cycle storage for 41 bikes within the development. This is welcomed by the Town Council and supported in the emerging policies of the Faversham Neighbourhood Plan. Furthermore, the LCWIP encourages new development to promote and encourage active travel. This is achieved through design elements such as the cycle store as well as new pedestrian links to the wider network.
- The Town Council supports that each dwelling has 1 car parking space with an E.V point.
- We welcome and support the inclusion of a permissive path through the development which connects existing footpaths. We would like the applicant to consider an additional branch to the footpath running along the north east boundary and exiting on Mutton Lane to join the footpath to the London Road. (please see map below, where the requested footpath is marked in red)



#### **Natural Environment:**

- The ecological report does not make a specific reference to how biodiversity net gain could be achieved. It concludes the site is of low ecological interest. This is contrary to the Kent Wildlife Trust Mapping Data in the NP which shows the site is:
  1. One of the few neutral grasslands in the neighbourhood area;
  2. Includes Green Linear Features on the eastern site boundary that link to green spaces; and
  3. Medium Distinctiveness Habitat.

#### **Conclusion to Planning Representation:**

The Town Council support the application, subject to a landscaping plan that demonstrates how the natural environment features of the site have been taken into account and integrated into the wider landscaping plan, this could be conditioned. A copy of the mapping data is available to view at <https://favershamtowncouncil.gov.uk/neighbourhood-plan/maps/>

***Faversham Town Council recommend that should planning consent be granted that permitted development rights are removed to protect neighbour amenity and to ensure that any future alteration is given careful design consideration, owing to the sensitive location to Statutorily Listed buildings and their heritage setting.***

Emerging Faversham Neighbourhood Plan

The relevant policies from the emerging Neighbourhood Plan include:

**FAV2: Housing Development**

Proposed development meets Clause 1.b in that it includes the refurbishment of buildings on site.

**FAV3: Residential Mix and Standards**

This policy sets the requirements for the type and mix of dwellings, based on the AECOM Housing Needs Assessment 2022. The application includes a range of homes, however there is no affordable housing contribution.

There are no details about how the proposed development meets clause 5 providing super-fast connectivity.

The design features and landscaping details demonstrate how the scheme will reduce its carbon impact and promote biodiversity.

**FAV4: Mobility and Sustainable Transport**

The Town Council supports the secure covered storage of cycles and E.V charging points (1 per dwelling).

**FAV6: Footpaths, Bridleways and Cycleways**

The proposed development seeks to make new and improved pedestrian connections.

**FAV7: Natural Environment and Landscape**

There is no detailed landscaping plan of the natural environment features of the development. This could be conditioned.

Clause 2 has the requirement for a 20% biodiversity net gain. This may be achieved but the ecological report does not make a specific reference to how this could be achieved. It concludes the site is of low ecological interest. This is contrary to the Kent Wildlife Trust Mapping Data in the NP which shows the site is:

- One of the few neutral grasslands in the neighbourhood area;
- Includes Green Linear Features on the eastern site boundary that link to green spaces; and
- Medium Distinctiveness Habitat.

**FAV8: Flooding and Surface Water:**

Faversham is a water stressed area, the proposed design should be revised to include Sustainable Drainage Systems (SDS), together with details of how rainwater and grey water can be harvested and re-used.

There are no details of permeable surfaces or a landscaping plan.

**FAV10: Sustainable Design and Character**

**Building Heights:** The proposed development fails the requirements of clause 1 as some structures do exceed 2 storeys, as some include habitable space in the roof.

The scheme proposed P.V tiles in the slate roof to provide power to common areas. They areas detail how the proposed development will meet the new Building Regulation requirements for sustainable design.

**Water Recycling/Harvesting and SDS:**

The proposed development does not appear to include any details of water recycling or collection within the site. Faversham is a water stressed area, the proposed design should be revised to include Sustainable Drainage Systems (SuDS), together with details of how rainwater and grey water can be harvested and re-used.

**FAV11: Heritage**

The proposed scheme does propose the re-use of existing buildings. The proposed scheme is not considered to have an adverse impact on the rural setting of the area.

**FAV18: Queen Court Farmyard, Water Lane**

The site is identified as an allocation for residential development in the emerging Neighbourhood Plan. The application meets the site-specific policy requirements, although some of the planning gain such as the clause in 2.c are outside of the application area.