

Approval of reserved matters (scale, design, layout and landscaping being sought) for the erection of 231 dwellings (houses and apartments, C3 Use Class) with landscaping, associated highway works, including car parking and open space, pursuant to 16/508602/OUT for - Outline application for erection of up to 250 dwellings with all matters reserved except for access. Land At Preston Fields Salters Lane Faversham Kent ME13 8YD

Application Reference: 23/501167/REM

Bearing Fruits Adopted Local Plan

The site is identified as a strategic allocation in the adopted Local Plan.

SHLAA April 2020

The SHLAA identifies this site as reference SLA18/178. In the assessment it classifies the current land use as agricultural and the site type as greenfield.

Reserved Matters

Faversham Town Council expected that the following outcomes to be achieved as a part of the reserved matters application. Where appropriate these were conditioned in the application 16/508602/OUT. This representation deal with each matter in turn:

Climate Resilient Development and Carbon Reduction

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.

It is noted in the drainage strategy that green design features such as rainwater harvesting, green roofs and rain gardens have all been discounted as potential features. The Drainage Strategy simply states they are either not appropriate for the site or there is no scope for them within the scheme. There is no rational or justification for such elements not to be included.

As a greenfield site the design does include the scope for green design features to be incorporated. Furthermore, there is no attempt at including any other features such as integrated P.V panels, or other elements that reduce carbon use, or contribute to superior energy performance. This is a standard design that does not exceed building standards and makes no positive contribution to reducing carbon on site or creating a climate resilient development.

Whilst the principle of residential development is supported, the lack of design consideration for green design features and creating a climate resilient development requires a reconsideration. The Town Council made this clear in the representation of the consented outline application. We would recommend either the application is withdrawn and amended or is refused.

Considering the Borough Council has declared a climate emergency, it would be inappropriate to grant permission for development on a greenfield site that fails to demonstrate how the design mitigates impact of climate change or creates a climate resilient development. National policy and guidance, Local Plan policy and emerging Neighbourhood Plan policy all make clear this should be an integral part of new development.

Address local surface water flooding originating from the application site through development on greenfield, agricultural land.

Conditions 33 and 34 of the outline consent made clear further details to be submitted and agreed. Having considered the submitted documents, including plans and technical reports it is noted in the drainage strategy that there are surface water SuDS features, three attenuation ponds and four below ground cellular attenuation storage tanks proposed. However, the Planning Layout plan reference A-1002 001-D includes all hard landscaped area details as either non-permeable asphalt or Marshalls Keyblock. Having confirmed with Marshalls, Keyblock is non-permeable. Any proposed hard landscaped areas must be permeable. The plans should be amended to include details of permeable hard-landscape surface materials to be provided throughout the development.

Include EV charging for all new residential units and superfast fibre to the property.

The Town Council welcomes the inclusion of E.V charging for all new dwellings and the contribution for visitor parking also.

Natural Environment

Consider Green corridors and significant tree planting, a detailed landscaping proposal should be submitted, demonstrating how it delivers 20% biodiversity net gain.

The retention of trees and existing hedgerows is supported. The incorporation of new street and garden trees is also supported, together with the wildflower seed areas in the street.

Provide a landscape buffer between the existing properties and proposed new development.

Details on the proposed landscape plans only appear to show a slim wildflower meadow planting buffer strip between the existing and proposed development. Given that the proposed boundary treatment is panel fencing it is unclear how this would provide natural screening to the proposed development. However, with hedging and existing trees to be retained it will create a wildlife corridor.

Other Urban Design Matters

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.

The Town Council support the principle of the design code in trying to identify the character of the area and respond through the proposed design. However, fundamentally the proposed development fails to take into consideration carbon reduction, green design or creating climate resilient communities.

Take opportunities to create and enhance active travel routes.

To support active travel the development should also include adequate secure, covered cycle storage as part of the development. The Town Council supports the linear traffic free active travel route that forms part of the SuDS system in the development.

Improvement to the A2/A251 junctions were noted providing improving access to the centre of town via Forbes Road. Members invite the developers to liaise with the Town Council to further improve active travel to the station and centre of town.

To improve active travel members request cycle/pedestrian access onto Salters Lane.

Housing

Development should be tenure blind.

The Town Council support the distribution of proposed affordable homes across the site. It is important that the proposed development has a tenure blind layout, and members were disappointed that affordable/social housing was positioned next to the existing refuse site at Salters Lane.

Where there is an affordable housing element this should be made for affordable rent on the open market and by social landlords.

The Town Council support the provision of affordable and social rent. However, the provision of 90% differs from the identified need. The AECOM Housing Needs Assessment for the Neighbourhood Plan shows a requirement of 66% affordable rent not the proposed 90% and a 34% affordable ownership need. It is recommended that the affordable housing provision be reconsidered. For more information on the Housing Need Assessment please visit: <https://favershamtowncouncil.gov.uk/wp-content/uploads/2022/12/HSN-FINAL.pdf>

Infrastructure

Provide increased capacity to deliver local GP service.

The importance of adequate infrastructure for schools, health, shops for the residents of these houses should be noted.