

Demolition of 4no. existing dwellings and erection of a 40-unit retirement living complex (Use Class C3) with associated communal facilities, parking, landscaping, access and associated works.

Ref: 23/504401/FULL  
November 2023

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 which is currently at independent examination.

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. The creation of 40 apartments for older people to downsize into is also strongly supported.

Design and Layout:

The proposed block is sited too close to the mature trees on site and will restrict day light into the units. Construction would affect the root protection area and damage the roots and therefore the trees. The trees would need to be constantly cut back to allow light into the units and would possibly be felled in the future. Members would prefer the scheme to be revised setting the unit back from the trees or for the trees to be removed now.

It is noted that the proposed scheme would involve the demolition of the existing buildings on site. This provides an opportunity to incorporate superior energy performance into the proposed development as identified in the supporting Energy Statement.

The proposed design elements that seek to reduce carbon and create a climate resilient development are strongly supported. This includes the integration of electric heating panels, Solar P.V and Air Source Heat Pumps. The commitment to integrating micro generation and superior energy performance is encouraged.

The private balconies and roof terraced area are supported to provide private amenity space in addition to the landscaped grounds of the proposed development.

Natural Environment:

The proposed planting of replacement trees is also strongly supported, this could be conditioned as part of a landscaping plan.

Active Travel and Movement:

It is noted that the application includes only secure cycle storage for up to 4 cycles. The Town Council would welcome additional provision as part of the aim to promote active travel. Electric cycles are becoming more prevalent with people of all ages. Secure cycle space should be increased to encourage active travel for residents and employees in line with the parking standards as referenced in the Transport Statement paragraph 3.5.2, that makes clear the minimum requirement would be 8.

The storage for mobility scooters is also welcomed.

The proposed E.V charging for every car park space is strongly supported.

Conclusion to Planning Representation:

The Town Council support the application. We would welcome revisions to increase the provision of secure covered cycle storage to support active travel.