

Queens Court Barns, Water Lane, Ospringe

Erection of new barn development for 6no. 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

Key Points to Make

The Town Council continues to support the principle of residential development on this site. The site is identified for residential development and supported in FAV2 of the emerging Faversham Neighbourhood Plan which is now post Regulation-16 and in examination.

In response to the revised application the Town Council make the following representations relating to the proposed changes:

Principle of Development:

- The principle of residential development continues to be supported in this location.
- It is noted that the revised application reduces the scheme from 7 units to 6.

Design and Layout:

- The revised design and layout of the proposed site continues to be sensitive to the form and siting of the adjacent farm and heritage assets.
- 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 proposed landscaping includes a range of biodiversity enhancement, and this is strongly supported.
- The proposed materials for hard landscape areas are noted. These should all be permeable.
- It would appear that the revised scheme still includes a 2.4m high brick wall with large solid timber gates. We would encourage the applicant to consider a more

appropriate boundary for a rural location. This could include planting in front of the wall to soften the appearance and gates that allow views through them, rather than solid timber gates.

Conclusion to Planning Representation:

The Town Council continues to support the application and welcomes the submitted 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 will make a positive contribution to the biodiversity of the site.

It recommends 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.