

Section 73 - Application for minor material amendment to approved plans condition 6 (To improve quality of amenity space, security and safety. To increase in the amount of independently accessible parking spaces. To revise the arrangement and distribution of house sizes and types, and to amend the design of Blocks A and B) pursuant to 23/500857/HYBRID for - Hybrid Planning Application consisting of a: Full planning application for 84no. residential dwellings, 3no. commercial units for Class E uses, access off Love Lane, and site infrastructure. Outline Planning Application (with all matters reserved) for 70no. residential dwellings, enterprise land development (including Class E uses), a Day Nursery and a Care Home, together with open space, sports provision, and associated works.

Ref: 23/504707/HYBRID
November 2023

Planning Policy Context:

- Faversham Town Council draw the applicant's attention to the emerging Faversham Neighbourhood Plan that is currently in independent examination.

As part of the emerging Neighbourhood Plan there is a suite of recent commissioned evidence that has been used to inform this representation, including:

- AECOM Design Codes May 2021;
- Faversham Net Zero Carbon Toolkit;
- LCWIP January 2022; and
- PJA Faversham Critical Junctions report May 2022.

These can be viewed via: <https://favershamtowncouncil.gov.uk/neighbourhood-plan/regulation14/>

Proposed Changes to Site Layout:

The Town Council has considered each of the proposed changes to site layout. For clarity we have responded to each point in turn.

1. **Plots 56 and 57:**
These units are in car par and cramped in.
2. **Rear Parking Court at plots 74-78 and 81:**

The Town Council supports the revised design and layout that enables natural surveillance to the street and public realm, avoiding blank elevations and a rear parking court that had limited natural surveillance. It is noted that the overall provision of parking spaces has not been reduced across the development.

3. Increase in parking provision:

The increase in parking provision is noted. However, there appears to still be no details of secure covered personal vehicle storage at the care home. These should be incorporated into the scheme.

It is unclear if the image on plan reference 'Parking Plan Revision A' is proposed secure cycle storage. If this is the case, we would welcome a revised design that makes a positive contribution to the streetscene without generating a cluttered appearance with a series of boxes. These should be better integrated into the development.

The Town Council supports and promotes active travel. The provision of 1 cycle space per bedroom for each house is strongly supported. We would suggest that the number of cycle spaces per flat is also increased in line with this same approach.

4. Arrangement and distribution of house sizes and types:

The revised housing layout is noted. The Town Council continues to recommend that the development should be tenure neutral and socially inclusive, this would appear to still not be the case as shown in the submitted 'Tenure Plan, Revision A'.

The Town Council emphasises again that overall development makes a limited contribution to delivering carbon zero development. Whilst it is appreciated that the scope for change is limited, this application does propose revisions to the design and appearance of properties. The proposed revised design, layout and materials of the development do not take opportunity to create community or micro energy production or include innovative design features such as rainwater gardens and harvesting or solar shading.

5. Revision to Blocks A and B:

The Town Council supports the redesign of blocks A and B. The revised designs reduce the bulk and mass of the proposed blocks, placing emphasis on the vertical elements of the building. We would also encourage any further alterations that make a positive contribution to reducing carbon and providing a climate resilient development, for example to prevent overheating in the apartments as residents have limited external private amenity space.

6. Temporary Parking Provision:

The temporary parking arrangements for visitors is noted.