

Representation 1:

Approval of Reserved Matters of access, appearance, landscaping, layout and scale for the erection of a 67-bed care home, pursuant to hybrid application 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.

Land At Lady Dane Farm Love Lane Faversham Kent ME13 8YN

Ref: 23/504909/REM

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/>

Design:

- The Town Council supports the provision of the Care Home and welcomes this as part of the mix of residential provision across the wider site.
- The provision of solar panels on the roof are supported in providing micro-generation for the site.
- The scheme is generic 'anywhere' design and a crude heritage parody.
- The roof is a very dominant feature which requires very high quality materials to work.

- There is a lack of coherence to the design due to the array of features and add-ons in an attempt to hide the scale and massing.

Transport Movement and Active Travel:

- The Town Council supports the provision the electric car charging points. The SBC Parking Standards May 2020 document states that dwellings with unallocated communal parking and visitor parking areas should each respectively provide a minimum of 10% each E.V charging points. There are 27 proposed car parking spaces. Currently the proposed 4 E.V spaces would fail to meet this requirement. Therefore, the Town Council recommends the design is amended to include at least one further E.V point, to make a total of 5.
- The provision of 8 covered cycle spaces is welcomed to support active travel, primarily for staff and additional space for visitors. However, the visitor cycle storage is not secure or covered. We would recommend that the proposed covered storage area is increased to accommodate all cycle storage in one convenient location. Ensuring access for staff, residents and visitors to secure, covered storage.
- The proposed site plan does not include any provision for parking of mobility aids (scooters, large wheelchairs etc..) or adaptive cycles. Therefore, the proposed layout should be amended to provide sufficient provision to support residents and visitors who may have limited mobility. Given the proposed use, it is anticipated that this would be secure and covered in a convenient location close to the entrance or within the complex.

Landscaping and Biodiversity:

- It is noted that the proposed detailed site plan states that 'landscaping design to be proposed by others'. The Town Council recommends that this be conditioned appropriately to ensure that this includes the provision of Biodiversity Net Gain on site and not an off-site contribution. This will make a positive impact for staff, residents and visitors creating interest and contributing to health and well-being, as well as supporting biodiversity and the natural environment.

Summary:

The Town Council recommends that the scheme is withdrawn and that the design is reconsidered taking into account the feedback raised in this representation.

Representation 2:

Approval of Reserved Matters (Appearance, Landscaping, Layout and Scale being sought) for Phase Landscape 1 pursuant to application 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: 23/504909/REM

January 2024

SBC Letter Invites comments on the additional Plan received 27/10/2023.

The Representation 2 (above) already considered all the additional plans and amended details from the 27/10/2023 and later, so it is unclear which specific document this letter refers to.

The portal shows on the 05/12/2023 2 additional documents 'existing site plan' and 'proposed site plan'. The following comments are based on these 2 most recently amended documents submitted.

The 'Existing Site Plan' submitted 05/12/2023 does not appear altered from the previously submitted plan on the 07/11/2023. We are unclear why this document has been resubmitted.

The revised 'Proposed Site Plan' reference 3591-HIA-ZZ-XX-DR-A-0104 appears only to have altered to remove the colour from the external spaces yet to be detailed and the addition of site levels.

The most significant alteration is the proposed '*Banked terrain with landscape, to allow match existing levels along Love Lane. Max. slope 1:3*'. This area is only indicated with a green dashed line. Given that there is no supported landscape design proposal, detailed plans or sections there is insufficient information to determine the impact on adjacent residents and how this may complement the site design, layout and wider landscaping.

Therefore, Faversham Town Council consider that all previous representations stand and that we continue to recommend that the application is withdrawn, and sufficient detail is provided. At present the application should be refused due to the lack of sufficient documentation to make an informed decision.

For officers information the applicant attended the Town Council Planning Committee on Monday 8th January to discuss their application.

Representation 3:

Approval of Reserved Matters of access, appearance, landscaping, layout and scale for the erection of a 67-bed care home, pursuant to hybrid application 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: 23/504909/REM

February 2024

The application reference remains the same, however the description of the proposal is different in this application. Therefore, we have dealt with all aspects of the proposed development.

This representation should be considered alongside the previous ones made (above).

General:

- It is noted that the application description has been altered.
- The Town Council has considered the revised submitted details that have been revised taking account of response to previous representations submitted and the applicants attendance at Planning meeting on the 8th January 2024.

Planning Policy Context:

- Again, 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.

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Design:

- The Town Council continues to support the provision of the Care Home and welcomes this as part of the mix of residential provision across the wider site.
- The provision of solar panels on the roof are supported in providing micro-generation for the site.
- However, the scheme is generic 'anywhere' design and a crude heritage parody. It is disappointing that the applicant has not yet positively addressed this point.
- Again, the roof is a very dominant feature which requires very high-quality materials to work.
- There is a lack of coherence to the design due to the array of features and add-ons in an attempt to hide the scale and massing.

Transport Movement and Active Travel:

- The Town Council supports the provision the electric car charging points and welcomes the provision of an additional E.V space (totalling 5). This is a positive amendment to the proposed layout.
- The Town Council supports the provision of secure, covered cycle storage for 12 bikes (11 previously). We welcome the revised proposal to include all cycle storage in one convenient location. This will provide access for staff, residents and visitors to secure, covered storage.
- The proposed site plan still does not include any provision for parking of mobility aids (scooters, large wheelchairs etc..) or adaptive cycles. Therefore, the proposed layout should be amended to provide sufficient provision to support residents and visitors who may have limited mobility. Given the proposed use, it is anticipated that this would be secure and covered in a convenient location close to the entrance or within the complex.

Landscaping and Biodiversity:

- The Town Council notes and supports the comments from the Ecology Officer at Kent County Council requesting further details of how the proposed development will deliver Biodiversity Net Gain on site. It is also noted that the provision of open space has been reduced without a clear rationale.
- It is noted that the proposal now includes a landscape proposals plan. The Town Council welcome the use of permeable hard surfaces as shown.

- It is noted that the external boundary treatment is a combination of 1.2m railings and retention of existing hedgerow. The railings will allow for natural surveillance to the street, and this is supported. The exception is on the southern boundary where the 1.8m close boarded fence is proposed.
- The covering letter responds to SBC Urban Design Officer concerns regarding open space provision on the north side of the development. The covering letter suggests that south-facing spaces pose a hazard to residents who may sit outside for prolonged periods of time. We would agree with officer comments that spaces should be on the south side and that the design should be climate resilient with trees and canopies to provide shading. There is no supportive evidence that cool, shaded north facing garden areas for seating would be attractive to residents. Those who may have limited mobility may find sitting still in colder spaces unpleasant. Resulting in external space that is not fit for purpose.

Well-designed green spaces can create better micro-climates; air filtration; shading and enhance biodiversity. The design should be re-considered taking these factors into account.

Summary:

The Town Council thanks the applicant for making some positive changes to the proposed design and layout. However, the fundamental issue of the overall building design remains. It is the recommendation that the application is withdrawn and that the design is reconsidered taking into account the feedback raised in this representation