

Erection of a part three storey, part two storey building comprising of 5no. dwellings and an office and training facility with studio/workshop above, and a three storey building comprising of a sailing clubroom, bar and café and 2no. dwellings, including 14 No. parking/sailing dinghy storage spaces and creation of a public access to the southeast end of the Wharf.

Ordnance Wharf Flood Lane Faversham Kent ME13 7DY

Application Reference: 23/502647/FULL

The application site forms part of a site allocation in the made Faversham Creek Neighbourhood Plan and the emerging Faversham Neighbourhood Plan (FAV20). The Town Council raises the following comments in relation to the application:

#### General:

- The Town Council supports the principle of a mixed-use development in this location, including residential and community space.
- The site is within an area of high flood risk and support non-habitable uses at ground floor to take account of risk mitigation.
- The Town Council welcomes and supports the provision of moorings and a continuous creekside walkway with public access. This makes a positive contribution to the creek and water edge.
- The provision of 3-bedroomed properties is supported as evidenced in the AECOM Housing Needs Assessment 2022 that supports the emerging Neighbourhood Plan.
- Public walkway on the site is a positive.

#### Design:

- It is noted that the proposed design does not include any sustainable design or 'green' elements. This is a missed opportunity to create a superior performance development. It is suggested that the design be revised to take account of reducing carbon impact and make a positive contribution to creating a climate resilient development
- The proposal is over development of the site.

- The predominant building height in the creek is 3-storey. The proposed development is a 4-storey complex. Three storey buildings would comprise ground, first and second floors, or ground and first floors with a second floor in the roof space. It is recommended that the scheme is revised to take account of this.
- The discreetly located bin storage on the ground floor is welcomed, together with the secure, covered cycle storage. The Town Council strongly supports and promotes active travel across the area.

### Heritage:

- The site is within the Faversham Conservation Area. The supporting Heritage Statement fails to take account of the impact of the proposed development in a sensitive and prominent location.
- Development must have regard to the presence of the Purifier Building adjacent and the impact new development will have upon its setting. This should not be interpreted as imitating this distinctive landmark.

The following extract from the Faversham Conservation Area Appraisal may be useful in interpreting key site lines within the development site.



- Development should be designed to preserve or enhance evidence of the site's historic role as part of the Home Works of the Faversham Gunpowder Works as wharfs. The conservation of the 18th Century wharf walls is strongly supported in the proposed development, as the site has become overgrown raising concern that self-set trees are damaging the historic features of the site. The repair is welcomed.

### Environmental Issues:

There are concerns that previous uses of the site have left the ground contaminated, and any future development disturbing the site may lead to contamination of the Creek. An Environmental Impact Report should be commissioned to ascertain fact.

**Summary:**

The Town Council supports the principle of the development including the type of homes and range of uses in the proposed mix-use development. However, the design of the scheme, including height, contribution to reducing carbon and impacts on the historic environment require further consideration. The Town Council would welcome the opportunity to discuss any revised proposals, taking account of the points raised with the applicant and their design team.

It is recommended the application is withdrawn to consider the issues raised in this representation.