

Section 73 - Application for minor material amendment to approved plans condition 1 (to allow changes to materials) pursuant to 23/501167/REM for - Approval of reserved matters (scale, design, layout and landscaping being sought) for the erection of 231 dwellings (houses and apartments, C3 Use Class) with landscaping, associated highway works, including car parking and open space, pursuant to 16/508602/OUT for - Outline application for erection of up to 250 dwellings with all matters reserved except for access.

Site A Land At Preston Fields Salters Lane Faversham Kent ME13 8YD

Ref: 24/500493/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 proposed materials are generic, resulting in an 'anywhere' design, rather than site specific.
- The proposed materials do not contribute to delivering climate resilient homes or delivering net zero carbon developments. It is disappointing that the proposed roofing materials are generic and do not include innovative elements such as solar.

Summary:

The Town Council recommends that the applicant re-considers the proposed materials taking account of the need to create climate resilient homes that make a positive contribution to the site for future occupants.