

Demolition of 4no. existing dwellings and erection of a 40-unit retirement living complex (Use Class C3) with associated communal facilities, parking, landscaping, access and associated works.

Ref: 23/504401/FULL  
January 2025

The Town Council continues to support the principle of residential development on this site. The site is identified for residential development as a site allocation in the 'Made' Faversham Neighbourhood Plan.

In response to the revised details to the application the Town Council make the following representations:

#### Principle of Development:

The principle of residential development is supported in this location. The creation of 40 apartments for older people to downsize into is also strongly supported.

#### Policy FAV26:

Currently the application meets criteria 1 of the policy in that it is as scheme for residential development and the Town Council strongly supports the principle.

However, Clause 2 makes clear that *'suitable safe access must be provided for vehicles, cycles and pedestrians'*. It is noted that a Technical Note has been submitted in the revised application details. Although Kent County Council Highways and Transportation department raised ongoing concerns to the additional information, including:

*"there is still no clarity regarding a footpath link to the South of the development, which will enable residents to walk to the nearby food store and other local amenities. The current access arrangement into the fire station has no pedestrian link to the A251 and there are no crossing points to get to the Eastern footpath. Without internal connectivity to land south of the development, residents may be inclined to cross the A251 across the box junction which is not acceptable. I note the applicant mentions this will be considered further at detailed design under condition however this crucial pedestrian link will should be considered further to ensure this can be achieved assuredly."*

We support these comments and would urge the applicant to provide details of pedestrian connectivity to the wider network, which would enable them to meet clause 2 of FAV26.

This point is also critical to meeting the requirements of FAV4 in particular clauses 2 and 3, shown below:

- 2. Development should provide direct and convenient pedestrian and cycle links to surrounding facilities, including provision of new crossings where necessary, and the layout and design of development should prioritise walking and cycling within the site, meeting the requirements of Policy FAV10.**
- 3. Development must be designed to accommodate the needs of people with a range of mobilities or impaired vision.**

The footpath to the South of site is for currently for residents only. The Town Council requests that this not restricted to residents use and is open to everyone 24 hours a day/ seven days a week.

We would also encourage the applicant that when updating the design considerations they also address our outstanding points raised below in relation to active travel and movement.

#### Active Travel and Movement:

It is noted that the application includes only secure cycle storage for up to 4 cycles. The Town Council would welcome additional provision as part of the aim to promote active travel. Electric cycles are becoming more prevalent with people of all ages. Secure cycle space should be increased to encourage active travel for residents and employees in line with the parking standards as referenced in the Transport Statement paragraph 3.5.2, that makes clear the minimum requirement would be 8.

The storage for mobility scooters is also welcomed.

#### Daylight and Views:

Members have previously raised concerns about the proximity of the trees to the living complex. These concerns were initially raised when the applicants attend a meeting of the Town Council's Planning Committee. Members are concerned that the trees will restrict light into the accommodation and the views out for the residents.

If the daylight factor calculations have been completed can the Town Council receive them. If they have not been done, can they be completed and circulated.

#### Conclusion to Planning Representation:

Whilst the Town Council supports the redevelopment of this site in principle it objects to the application in the present form. We would welcome a revised application taking the above comments into consideration.