

Redevelopment for retirement living accommodation comprising 48 retirement apartments and three retirement cottages including communal facilities, access, car parking and landscaping.

Ref: 24/505332/FULL
January 2025

The Town Council notes that the proposal is for the redevelopment of an extra care scheme to 'retirement living accommodation'.

In response to the submitted details the Town Council make the following representations:

Principle of Development:

It is noted in the planning statement that the current extra care facility closed in 2018. As the site is vacant it could be considered a brownfield site for redevelopment.

Policy FAV3:

The application for 'retirement living accommodation' meets the criteria of clause 1C. As this is not an extra care facility the assumption is that a proportion of this will be affordable, rather than all for open market.

Clause 7 states that bin storage should be discreetly located and screened. The proposed development indicates this is within the main building on the ground floor.

The proposed location does not look easy to access for collection services and the concern is that this will not function as intended for the servicing of the building.

A solution perhaps would be to swap the area for buggy parking (assuming this is mobility scooters and chairs etc..) located in the car park as the bin store, and the bin store, within the building is convenient located buggy parking within the building. In either instance the bins or buggy's would need a smooth surface path to the footpath network from the building.

Policy FAV4:

The proposed site layout priorities car parking over pedestrian access and permeability. It is suggested that the hard landscaping proposal be reconsidered to make better links prioritising pedestrian movement into the wider network. Clause 2 makes clear the

requirements and this is also intrinsically linked to clause 3 relating to accessibility and ease of movement.

Clause 4 addresses storage for personal vehicles. The Town Council supports the inclusion of space for these, although the location may change within the development. However, it is noted there is no proposed cycle storage. The scheme should be updated to include safe, secure, covered cycle storage for residents, visitors and staff.

It is unclear from the proposed site plan and supporting statement which car park spaces include E.V charging. This should be made clear on any updated layout plans. It is noted that KCC Highways have suggested a condition to the number and type of E.V charging points that should be included.

Currently the proposed layout fails to meet the requirements of FAV4. However, with some careful re-design these issues can be addressed.

Policy FAV5:

The site is located between two sites listed in FAV5 (Critical Road Junctions)

- o. Whitstable Road/Bob Amor Close
- r. Whitstable Road/Gaskin Road

Applying this policy will require consideration of the impact of the proposed development, together with the combined impact of other approved developments. The submission of a Transport Assessment for qualifying schemes is a requirement of the Local Planning Authority and the Highways Authority.

Policy FAV7:

It is noted in the Preliminary Ecological Appraisal that there is currently limited ecological value on the site. There is however, opportunity through soft landscaping in the design proposal to increase the value of the hedgerow habitats, supporting hedgehogs, which have been identified.

Any soft landscaping proposals should include a range of species that are climate resilient. Landscape proposals adjacent to existing hedgerows should include features to support hedgehogs.

Policy FAV8:

All hard landscaping should be permeable and integrated into the sustainable drainage included within the development.

Policy FAV10:

It is noted that the application is supported by an Energy statement in addition to the plans and elevations.

The Town Council supports the sustainable design features including the waste water heat recovery, solar panels and appliances to reduce water consumption.

We would have hoped that the applicant would have taken this opportunity with a re-development to include a more distinctive design and character. The overall scale, massing and bulk of the development does not reflect the character of the area. The proposed materials, design and uniformed ridge exaggerate the scale and massing.

It is suggested the design is reconsidered to take account of the AECOM Design Codes, the document can be viewed via:

https://favershamtowncouncil.gov.uk/wpcontent/uploads/2022/12/Design_Codes_May_2021.pdf

Policy FAV11 Heritage:

The site is adjacent to the Conservation Area. Again, the Town Council suggest that the Faversham Conservation Area Appraisal and AECOM Design Codes may be useful in securing compliance with clause 4 of the policy.