

Redevelopment Outline application (with all matters reserved except access) for up to 100no. dwellings; extra care accommodation; 1.2 hectares of land for commercial, business and service uses (use class E(b), (c)(i,ii,iii), (d), (e), (f), (g) and hot food restaurant for consumption on and off premises including drive through restaurant (use class E(b)/sui generis); electric vehicle charging infrastructure (sui generis); access onto Ashford Road, noise attenuation mitigation, landscaping, open space, drainage and other associated infrastructure.

Ref: 25/501495/OUT
June 2025

This land is not zoned for housing in the local plan. Faversham is becoming a dormitory town. Lack of employment opportunities is forcing people to commute generating car journeys and train travel. Sites are needed for employment.

The proposal lacks information;

There is no Design and Access Statement as required in Paragraph 9(2) of The Town and Country Planning (Development Management Procedure) (England) Order 2015. This is a Gateway Site for Faversham and as such design of the buildings is paramount.

Natural England have requested environmental information that the Town Council would like to see.

There is no drainage strategy, implication that surface water would be dealt with by main sewer which is undesirable, there should be regulation of discharge for sustainable development so that the off site discharge of surface water no greater than discharge from Green Field site.

FAV 3 'Residential Mix and Standards'

The Town Council notes that the application is supported by an 'Affordable Housing Statement April 2025'. Section 5 of the report sets out the affordable housing proposals meets policy FAV3 clause 4, noting that the development will be tenure blind and the affordable homes will be integral within the development. The Town Council support this.

However, any affordable housing that is provided within the development must meet the requirements of clause 2, to include an affordable housing split of 66% affordable rent and 34% affordable ownership.

Overall, the development should include a mix of 3-bedroom houses as a predominant part of the development and include 2-bedroom accommodation suitable for first time buyers and those wishing to downsize (clause 1).

The Town Council also support the provision of extra care accommodation which is encouraged in policy FAV3.

FAV4 'Mobility and Sustainable Transport'

The Town Council are committed to reducing private car journeys and strongly encourage Active Travel. This proposal is unambitious in this regard.

The Town Council supports the provision of electric vehicle charging within the development including for commercial uses and would encourage the applicant to consider the Faversham Local Cycling and Walking Infrastructure Plan 2021, Kent Rights of Way Improvement Plan 2018-2028 and the LTN 1/20 - Cycle Infrastructure Design' and 'Gear Change - A Bold Vision for Cycling and Walking' when designing any later scheme.

The Active Travel Committee intends to make a separate representation.

FAV5 'Critical Road Junctions'

The proposed development should not result in a severe impact on the critical road junctions identified A2 Canterbury Road and A521 Ashford Road. Any necessary developer contributions should be sought to mitigate impacts at this road junction. This matter also relates to policy FAV6 in terms of developer contributions to provide new footpaths and cycleways and links into the existing network.

Way

FAV7 'Natural Environment and Landscape'

Clause 1 makes clear that any new development should have no adverse impact on green and blue infrastructure. It is noted that the area identified as 'Structural Planting' on the proposed development framework plan adjoins 'green spaces' and 'green linear features' as shown in figure 7 of the Faversham Neighbourhood Plan.

As this application constitutes major development it should include a minimum 20% biodiversity net gain as a greenfield site.

FAV9 'Air Quality'

Given the proximity of the site to the A2 Air Quality Management Area the Town Council strongly support any design elements to encourages Active Travel and reduced private car journeys.

There was a lack of information on the impact on air quality Tettenhall Way or any information on mitigation.

FAV12 'Community Facilities'

The Town Council support the provision of mixed-use community facilities including a range of E use classes to support a walkable neighbourhood. The Town Council would also support.

Summary

Should the application be granted permission Faversham Town Council would strongly advise any applicant engages with us prior to the submission of a Reserved Matters Application. This will help avoid delays in planning at a later stage and enable the applicant to understand the policy requirements of the Faversham Neighbourhood Plan.