

Previous Description: 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.

Updated Description: Outline application (with all matters reserved except access into the site) for up to a. 100no. dwellings or b. 80no. dwellings and 60 extra care accommodation units (falling within use class C3); 1.2 hectares of land for commercial, business and service uses (use class E(b), (c)(i,ii,iii), (f), (g) and hot food restaurant for consumption on and off premises including drive through restaurant (use class sui generis ); electric vehicle charging infrastructure (sui generis); access onto Ashford Road, noise attenuation mitigation, landscaping, open space, drainage, and other associated infrastructure.

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It is unclear why the proposed description has changed. The applicant does not provide any background supporting information or indeed a covering letter to set out the rationale for the change in the description. There is a demonstrated need in town for both affordable housing and care facilities.

Faversham Town Council have considered the submitted details relating to energy, sequential test and trip generation data.

This representation must be read and considered alongside earlier representations submitted by Faversham Town Council.

### **FAV 3 'Residential Mix and Standards'**

The Town Council notes that the application is supported by an 'Affordable Housing Statement April 2025' and this document has not been updated in light of our previous representations or the proposed change to the description.

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, we remind the applicant that 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). We assume that the revised description in option b will meet some of that need.

The Town Council support the provision of extra care accommodation which is encouraged in policy FAV3 as indicated in option b of the description.

#### **FAV4 'Mobility and Sustainable Transport'**

The Town Council are committed to reducing private car journeys and strongly encourage Active Travel.

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.

#### **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.

Should the scheme be granted permission the above necessary developer contributions should be calculated and included to ensure any mitigation is delivered to an appropriate standard.

#### **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 we remind the applicant 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.

**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 and acknowledge the findings of the independent Lambert Smith Hampton 'Sequential Test Assessment, February 2026'.

**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.