

Tabled Update for Item 2.1 - 25/501495/OUT - Land at Perry Court, London Road, Faversham, Kent, ME13 8YA.

Since the committee report was finalised, further correspondence from Ospringe Parish Council and Faversham Town Council (entitled Appendix 1) has been received by officers. These are available to view at:

<https://pa.midkent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SUEO5KTYFUC00>

At the end of this Tabled Update is also a change proposed to condition 7.

The correspondence received by officers since the committee report was finalised are summarised below:

Ospringe Parish Council

Rather than take up Planning Committee councillors' valuable time at the meeting tomorrow, would be grateful if councillors' attention could be drawn to our previous representation, as well as emphasis on the following:

- Wish there to be fully enforceable conditions requiring the developer to provide adequate infrastructure funding to cater for the demand that the development would place on existing infrastructure (roads, schools, healthcare etc);
- Remain concerned at the strain the proposed development would place on the foul drainage system serving Faversham and the immediate area. Wish to see a condition imposed to ensure that no development takes place until Southern Water (or any successor utility entity) gives confirmation that the system (taking into account existing development and those granted permission) could cope with the extra demand, either with/without modifications and improvements, to the public sewerage system and that overloading, flooding and overflows would not become more frequent;
- Wish to see confirmation that the maximum amount of affordable housing is earmarked and provided, and not subsequently diluted;
- Consider it an inappropriate location for a takeaway/drive-thru.

[Officer comment – other than the comments on foul drainage, the other matters raised above were raised in the previous consultation response from Ospringe Parish Council and are addressed in the committee report. Foul water matters are addressed under paragraph 7.5.10 of the committee report.]

Faversham Town Council submitted a further Appendix 1 which is summarised as per below and references policies from the Faversham Neighbourhood Plan. This is to be read in conjunction with other comments made by them as set out in the committee report:

Note that the most recent description consulted on was:

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.

Query why the description was changed.

[Officer comment – the description was updated as per above to provide clarity on the residential mix of accommodation proposed on the site. Has since been amended to refer to 'residential development' as a whole, with the mix of dwellings and extra care to be controlled by condition 5 in the committee report.]

Comment that there is a demonstrated need in town for both affordable housing and care facilities.

FAV3 'Residential Mix and Standards' – the FTC support the development being tenure blind and comment that an affordable housing split of 66% affordable rent and 34% affordable ownership should be secured. Also comment that the mix of housing should be delivered in accordance with FAV3 and that they support the provision of extra care accommodation which is encouraged in policy FAV3 as indicated in option b above.

[Officer comment – para 7.5.7 of the committee report confirms that affordable housing on the site will be secured at the split in FAV3, with para 7.4.5 addressing the housing mix comments made by FTC.]

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' - Development should not result in a severe impact on the critical road junctions at A2 Canterbury Road and A251 Ashford Road with any necessary contributions 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 – any necessary contributions should be secured.

FAV7 'Natural Environment and Landscape' - 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.

[Officer comment – comments on Figure 7 are addressed in para 7.6.24 of the committee report, with 20% BNG to be secured as per condition 24.]

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 encourage Active Travel and reduced private car journeys.

FAV12 'Community Facilities' - FTC support the provision of a 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 FTC strongly advise any applicant engages with them 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.

Amended condition 7

Condition 7 as currently worded is proposed to be amended as per the red writing below:

DESIGN PRINCIPLES

7. The details submitted pursuant to condition (1) (the reserved matters) shall be accompanied by a Design Compliance Statement which demonstrates how the proposals broadly accord with the design principles contained within the submitted Design and Access Statement. **The Design Compliance Statement shall also detail how the development has been designed to accommodate tree lined streets where practicable and, where relevant, how affordable housing within the phase has been designed to be indistinguishable from the market housing.**

Reason: To secure the delivery of a high quality development.