

APPENDIX 2

Appendix 1

Hybrid Planning Application consisting of a: Full planning application for 84 residential dwellings, 3 no commercial units for Class E uses, access off Love Lane, and site infrastructure.

Outline planning application (with all matters reserved) for 70 residential dwellings, enterprise land development (including Class E uses), a Day Nursery, a Care Home and land reserved for 2 FE Primary School, together with open space, sports provision and associated works.

**Ref: 21/506465/HYBRID
January 2023**

Recommendation: Objection

Representations to be incorporated into the Faversham Town Council submission for application Reference Ref: 21/506465/HYBRID.

General:

- This representation should be read in conjunction with the Town Councils previous representation submitted on 8th February 2022 and this is in addition, all the previous comments still stand.
- This is based on the additional information submitted.

Consultation:

- It is disappointing that the revised details still fail to acknowledge the emerging Faversham Neighbourhood Plan and its evidence base.

Climate Resilient Communities:

- FTC supports the identified commitment to Biodiversity Net Gain (BNG). However, we note the representation made by Kent County Council; Biodiversity Officer, who highlights that the BNG will not be achieved if the habitats within the site are not actively managed. Therefore, we support the requirement for a detailed monitoring and management plan to be produced.

The emerging Faversham Neighbourhood Plan contains mapping data that may be useful to inform the management plan or alternatively the DEFRA interactive mapping site that can be viewed at: <https://magic.defra.gov.uk/MagicMap.aspx>

- Overall, the actual development still makes a limited contribution to delivering carbon zero development. Whilst it is appreciated that part of the application is outline, the element relating to the reserved matters shows a limited response above the Part L building regulations commitment as shown in the submitted Energy Statement.

Given Swale Borough Council has declared a climate emergency, and indeed Faversham suffers from impacts of climate change there remain little positive changes to deliver more

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climate resilient communities. The proposed design, layout and materials of the development do not take opportunity to create community or micro energy production or include innovative design features such as rainwater gardens and harvesting or solar shading.

Again, we direct the applicant to the emerging Faversham Neighbourhood Plan which contains policies and guidance on how to deliver green design within new developments. The Plan can be viewed at: <https://favershamtowncouncil.gov.uk/neighbourhood-plan/>

Active Travel:

- It was noted that the footpath across the site will be retained and become shared access. Members questioned whether 1.5metres was wide enough for dual use.
- Faversham Town Council requests that the Active Travel Officer at Swale Borough Council reviews this component of the application.