

**TABLED UPDATE FOR ITEM 2.4**

**18/503057/FULL - Land at Perry Court, Faversham**

Consultations

Discussions have recently taken place with Southern Water in relation to the wording of conditions relating to details of foul drainage. It is understood that Southern Water have been in discussions regarding drainage arrangements on the wider Perry Court site, and that as a result the wording of the foul drainage condition as they originally recommended may be changed. I would recommend to Members that my recommendation is changed to give delegated powers to approve the scheme, subject to clarification from Southern Water regarding any changes to the wording now required for any foul drainage conditions required.

SBC Climate Change Officer – Advises that the energy statement shows how renewable energy will be deployed and will probably take the development beyond “very good” (BREEAM standards). *Officer note – conditions 8 and 9 as recommended require compliance with BREEAM Very Good standards, and further details of renewable energy measures to be submitted for approval.*

Other matters

Para 8.11 of my report states that the bedroom sizes would exceed Care Quality Commission standards. I am now advised that the last specified standards (12 sqm and 4.1sqm per resident for communal areas) were in fact in the Care Standards Act 2000. This Act has since been repealed. The Health and Social Care Act 2008 is current legislation but does not set specific design parameters. It refers to Care Quality Commission requirements which are on an “on merit” basis during inspections. Despite the lack of any current set standards, Members will note that the bedrooms and communal areas, as set out in para 8.11, would substantially exceed the last set standards in 2000.

**RECOMMENDATION:** That officers are given delegated powers to approve the application, subject to clarification from Southern Water regarding the scope of any conditions required relating to foul drainage.