

Tabled paper (2) – Deferred Item 1

18/502735 - Land at Perry Court, Ashford Road, Faversham

Updated Landscape Plan – the applicant has submitted a revised landscape plan which provides a greater quantum of tree planting in accordance with recommendations from my Principal Urban Design and Landscape Officer.

Tree Officer comments – advises that the landscaping is acceptable but recommends that the tree species within the car park of the hotel is changed to a more compact variety. He further advises that the tree pits within hard surfaced areas should be designed to accommodate tree growth as they mature.

Officer note – the revised landscaping details have increased the quantum of tree planting on the site from 53 trees (as per the plans previously presented to committee) to 79 trees. All trees will be planted as either standard or heavy standard specimens. The landscaping includes a much greater quantum of tree planting within the car park areas to both the foodstore and hotel developments, and the wider landscaping has been revised to incorporate native planting and species of local provenance. The Landscape Plan now makes reference to the Faversham and Ospringe Fruit Belt landscape character. Predominantly native species and habitat types in keeping with the local landscape character are proposed.

The outstanding tree officer queries regarding the specific tree species to be planted in the car park and details relating to the tree pits can be secured via amendments to proposed planning conditions 17 and 18 (see end of this report)

Additional neighbour representations

4 further letters have been received, raising the following planning concerns

- Additional traffic and pollution
- The buildings are unsightly and modern and do not belong in a town like Faversham
- The supermarket will take custom from the town centre
- Detrimental impacts upon local infrastructure
- Whatever improvements are made to the A2 / A251 will not cope with extra traffic
- No need for a foodstore given Tesco, Sainsbury's and Morrisons all have stores in Faversham
- The existing roundabout on Ashford Road is poorly designed and damaged
- Impacts upon air quality

Additional representation from consultant acting for Tesco – Members will have received this representation directly from the consultant. It essentially repeats concerns already raised that i) Policy MU7 requires a retail impact assessment for any retail development and ii) that the material submitted by the applicant and by retail consultants acting for the Council falls well short of being a retail impact assessment. It also questions my advice that this material is appropriate and proportionate to consider the impacts of the development proposed.

I can only repeat my advice already contained in the committee report (paragraphs 4.05 – 4.12) and in the May report attached as Appendix 1, particularly paragraph 8.10 in relation to the policy position / thresholds for retail impact assessments. From the specialist advice received, I consider the retail impact to be acceptable.

Highways comments

In my first tabled paper to the Planning Committee last week, I advised that an officer from KCC Highways could not attend tonight's meeting, but that they would try to answer any questions raised by Members beforehand. The following queries have been raised and answered by KCC Highways –

Will there be a pedestrian crossing as part of the new A2 / A251 junction improvements proposed? A new signal controlled staggered pedestrian crossing will be provided across the A2 on the eastern side of the junction.

Is a new pedestrian crossing proposed by the Abbey School? A toucan crossing (i.e. designed for both pedestrians and cyclists) will be provided in this location, funded by the residential development at Perry Court.

Will these crossings be provided prior to opening of the development? The funding for these crossings is subject to contributions from surrounding developments, including the residential scheme at Perry Court. The S106 contributions should ensure that the Abbey School crossing and A251 Puffin crossing are operational before any occupation of the store. The A2/A251 pedestrian signal controlled element would be delivered with the junction scheme so subject to funding and could still be before the store but this cannot be guaranteed at this point in time for reasons already given.

Officer note – The developers of the residential scheme at Perry Court are required to pay a highways contribution of £300,000 prior to the occupation of any dwelling. Given that construction is well underway, it is highly likely that such payment will be made well before the food store / hotel development is completed, and available to fund the pedestrian crossing by Abbey School and contribute towards the A2 / A251 junction improvement works.

Should the highways contribution also include funding for mitigation of movements through The Mall junction? Precedent has been set for the site to contribute towards the A2/A251 junction but in reality the scheme covers both the junction with The Mall and A251. As the A251 has the greater number of movements we're using the junction with the greatest impact to secure the highest contribution. Phase 2 includes works in the A2/A251 scheme adjacent to The Mall. In essence though the phasing is just for Section 106 purposes, it's one scheme and would not be delivered in two phases.

The contribution should be £99,960? – The Highway Officer consultation response states a figure of £99,660, but it should in fact be £99,960. This higher figure has been agreed with the applicant.

Sustainability Measures – The additional sustainability and renewable energy measures that will be secured are set out in my report. On reflection, I consider that the wording of

condition (6) should be strengthened to ensure that these measures are delivered as part of the scheme, and alternative wording is set out below.

RECOMMENDATION – My recommendation remains that delegated authority be given to grant planning permission, subject to the following –

- The planning conditions listed in my report and as amended below. This will include updated drawing numbers in conditions 2 (not repeated below).
- The completion of a S106 Agreement to secure financial contributions towards highways improvements as identified by KCC Highways and Highways England, and a sum of £20,000 towards the provision of public electric charging facilities within the Faversham area.

Revised Conditions

(6) No development relating to the hotel or food store phases shall take place until details of the means to achieve a minimum of BREEAM “Very Good” rating, which shall include the list of renewable and energy saving measures as set out in the Sustainability Briefing note (received on 23/08/19), have been submitted to and approved in writing by the local planning authority for that phase. Prior to the use of the food store or hotel, the relevant design stage certification shall be submitted to the Local Planning Authority confirming that the required standard has been achieved for that phase.

Reason: In the interest of promoting energy efficiency and sustainable development.

(17) No development beyond the construction of foundations shall take place in any phase until full details of hard landscape works for that phase have been submitted to and approved in writing by the Local Planning Authority. These details shall include means of enclosure, hard surfacing materials, and measures to prevent vehicles from overhanging onto paths and landscaped areas within the car park, and an implementation programme. The development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the area.

(18) Unless agreed otherwise, the soft landscape works shall be carried out in full accordance with the landscape drawing 8285-L-01J, other than the following details which shall be submitted to and approved in writing by the Local Planning Authority prior to any development beyond the construction of foundations in any phase –

- Details of an alternative tree species to be planted within the car park of the hotel development.
- Details of the design and specification of tree pits to be installed within the scheme.

The development shall be carried out in accordance with the approved soft landscaping details, which shall be completed prior to the occupation of each phase of the development or in accordance with an implementation programme agreed in writing with the Local Planning Authority.

Reason: In the interests of the visual amenities of the area and encouraging wildlife and biodiversity.

