

Tabled Update for Item 2.3 – Lady Dane Farm (ref. 23/504707/HYBRID)

Paragraph 1.1

There is a typographical error at paragraph 1.1, the reference for the parent hybrid application should be 23/500857/HYBRID rather than 23/500867/HYBRID.

Paragraph 4.3

The column “Report reference / clarification” within the table includes incorrect paragraph references within the report. An updated table is provided below:

Objections	Report reference/ clarification
Concerns that Plots 56 and 57 are crammed in the car park.	This is discussed at paragraph 7.4.7
Concern at lack of secure covered personal vehicle storage at the care home.	This is discussed at paragraph 7.5.7
It is unclear if the image on plan reference ‘Parking Plan Revision A’ is proposed secure cycle storage. If this is the case, concern is raised at this generating a cluttered appearance with a series of boxes. These should be better integrated into the development.	This is discussed at paragraph 7.3.8
Suggest that the number of cycle spaces per flat is also increased.	This is discussed at paragraph 7.5.5
Arrangement and distribution of house sizes and types: <ul style="list-style-type: none">• Concern that the development is still not tenure neutral and socially inclusive as shown in the submitted ‘Tenure Plan, Revision A’.• The Town Council emphasises again that overall development makes a limited contribution to delivering carbon zero development.• The proposed revised 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.	Whilst it is acknowledged that the Faversham Town Council has raised concern in regard to housing and tenure mix and energy performance, the proposed amendments do not affect the number of dwellings or the mix of housing type and tenure nor the location of affordable housing within the development. There are also no changes proposed to the development’s energy and sustainability strategy. As such, these matters are not material considerations in this application.

Paragraphs 6.1 – 6.3

The Examiner for the draft Faversham Neighbourhood Development Plan has recently issued his report on the draft Plan. The Examiner concluded that subject to the modifications set out in the examination report the Plan meets the ‘Basic Conditions’.

The Examiner recommends that the Plan, once modified, proceeds to referendum on the basis that it has met all the relevant legal requirements.

Paragraph 6.3 of the Committee Report concludes that limited weight is afforded to the policies within the draft Plan. However, given the Examiner's most recent report and largely positive response, officers now consider that considerable weight can be afforded to the draft Faversham Neighbourhood Plan. Notwithstanding that, having considered the relevant draft Faversham Neighbourhood Plan policies again officers advise that the conclusions within the Committee Report remain unchanged and approval is recommended.

Ben Oates – 22/05/2024