



# **FAVERSHAM PLANNING COMMITTEE GUIDELINES FOR DEALING WITH MAJOR DEVELOPMENTS**

Adopted at the meeting of Faversham Town Council on 9<sup>th</sup> April 2018

## **ROAD LAYOUTS**

1. Maximum connectivity should be sought so that developments can link up with surrounding roads, & neighbouring developments. The traditional Faversham grid system should where possible be extended.
2. Maximum permeability should be sought whereby the roads within the development connect easily offering a choice of routes, cul de sacs should be avoided.
3. Permeable roads can be regularly bisected by raised platforms for pedestrian crossings and traffic calming. 20MPH to be designed into residential areas with the promotions of shared space.
4. Connecting roads should allow for parking as a traffic calming measure.
5. Designed to limit the necessity for signage.

## **PEDESTRIAN/CYCLE ACCESS**

1. All ancient footpaths to ideally be preserved, and upgraded where possible to allow cycle access
2. Care should be taken to provide safe and pleasant walking with designated cycling routes to the town, main attractions and access to bus routes.
3. Houses should have direct access to a garage/garden shed to allow for cycle/disabled scooter storage.

## **GREEN SPACES**

1. It is good policy to have houses overlooking play areas and public pathways for community and security purposes. All amenity space should be subject to good sympathetic design and planting with where appropriate hedges and trees.

## **HOUSING LAYOUTS**

1. Houses should front onto Connecting and Permeable roads and any surrounding roads where possible in order to “overlook” pavements & pathways for security and community purposes.
2. Residential and retail uses should be mixed for local amenity integration.

## **HOUSING DESIGN**

1. Facing materials etc should be in keeping with adjacent dwellings and of Faversham content.
2. There is both a place for historic design and modern design depending upon geography and area specificity.
3. Building specification should exceed the current standards to provide cheaper to run homes with a lower carbon footprint.
4. Fibre connectivity for each house to be standard.

## **DISABLED ACCESS**

1. Houses today are generally built with a downstairs toilet. Other modifications can be applied as necessary and the design should incorporate this possibility.
2. Footpaths and crossings should take into account the needs of prams/wheelchairs/mobility scooters.

## **ENVIRONMENTAL ISSUES**

1. It is desirable to have allocated parking adjacent to houses so that electricity charging points can be installed and used if wished.
2. It is desirable to have south facing roofs so that retrofit solar energy systems can be added if wished.
3. It is desirable to have connecting Green Corridors.
4. Provision to be made for wheelie bins/refuse storage, so not to cause obstruction.