



Welcome to **Community Matters**, a newsletter from Redrow, to keep you up to date with the latest plans for a new neighbourhood at Abbey Creek, Preston Fields, south of Canterbury Road, Faversham.



*Redrow's Highwood Green development in Marden*

## Background

Resolutions to grant outline planning consent on two separate sites at Preston Fields were secured in May 2022. The first planning application was for up to 250 homes, the second up to 70 homes. Redrow is now making two Reserved Matters submissions - one for each site - for 320 new homes in total, with associated infrastructure. These submissions include more details of our plans, which we are keen to share with the local community. The marketing name chosen for the development is Abbey Creek.

## What's happening when?

As a new neighbourhood of this size makes its way through planning, dates can frequently change, but we're working to the following:

January 2023

Start on site

End of 2023

First occupations



## Our plans

Our proposals for Abbey Creek ensure the best use of the land, to deliver a sustainable high quality residential development. The new homes will reflect traditional craftsmanship features through the design and use locally sourced materials.

### New sustainable homes

The overall scheme will include 320 high quality homes, a mix of houses and apartments with 2-5 bedrooms, including 35% affordable homes (for rent and shared ownership) and First Homes (discounted market homes for first time buyers).

Homes built after June 2022 will need to comply with 2021 building regulations, which have a 31% CO2 reduction compared to the current 2013 regulations. Redrow Homes will substantially exceed this standard and target a carbon reduction of 65%. From 2025, new homes built to the Future Homes Standards will have CO2 emissions at least 75% lower than those built to the current Building Regulations Standards.

Construction will incorporate sustainable techniques including water conservation and recycling, and use energy efficiency features such as low emission boilers and air source heat pumps. Some properties will be wheelchair adaptable.

Electric Vehicle Charging points will be provided for residents and visitors. All homes will have broadband access. Properties will have car parking provision as well as covered cycle parking.

### New public open space

Integral to the development is the sweeping central linear open space. This boulevard will provide opportunities for nature, exercise, and simple spaces for relaxing. It forms a spine to the development and will be an attractive natural space in the centre. It will be tree lined with extensive biodiversity opportunities being created along its length. Open space features will also be provided to the entrance with Canterbury Road; in the centre linked to the boulevard spine open space area and to the southern boundary of the site.

### Protecting and enhancing landscaping

The woodland will be preserved as a natural boundary. Important trees and hedgerows will be retained and enhanced with the addition of tree lined streets and many new trees and shrubs. A maintenance plan will be put in place to manage the landscaping for the future.

### Heritage conservation

The Grade II listed Orchard Cottages and Faversham Town Centre Conservation Area to the North West will be preserved and not impacted by the development.

### Enhanced biodiversity

We aim to enhance biodiversity in line with national policy requirements, through the use of tree planting, open space and open water drainage features. The scheme will provide approximately 200 additional street trees.

### Transport improvements

Land will be reserved for a future connection to the A251 with Salters Lane. Swale Borough Council will decide when to bring this forward - this is not part of Redrow's proposals. There will be two access points into the new development via Ashford Road (A251) and Canterbury Road (A2). A new network of pedestrian routes and cycleways will create a well-connected and integrated development to the existing area.

### Additional car parking

A new car park to the North of the site will provide spaces to accommodate existing on street parking on the A2.

### Support to local amenities

Once outline planning permission is granted, financial contributions towards local services and infrastructure will be confirmed.

### Job creation

Through our construction subcontractor team, including apprenticeships.

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## What's next?

Redrow is now submitting Reserved Matters Applications, detailing the layout, scale, appearance and landscaping plans. Once approved, the Redrow team will move onto site enabling works following which building will commence.

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## About Redrow

Redrow was established in 1974. Today we are one of the most successful and acclaimed homebuilders in the country, building over 5,500 premium new homes a year across England and Wales. Over Redrow's history, spanning more than 45 years, it has earned a unique reputation for quality, building beautiful homes, and creating a better way to live. Redrow's South East division has been building in Kent for many years. This will be the company's third development in Swale, following the success of Regent Quay and Amber Fields in Sittingbourne.

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## Want to know more?

This newsletter is being sent to residents and businesses adjacent to the land at Preston Fields, and to local stakeholders. If you have any questions or comments on the plans for this new community, please contact us by Monday 31 October. Visit [www.urbanissta.co.uk/contact](http://www.urbanissta.co.uk/contact), email [info@urbanissta.co.uk](mailto:info@urbanissta.co.uk) or call **0207 459 4549**.