



Feering Parish Council

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BDC Planning Committee – 26 May 2020 - Written submission on behalf of Feering Parish Council

This is the first of several developments that are expected to come forward as part of the BDC Feering strategic growth location for up to 750 homes. Many aspects of the scheme remain of significant concern to the Parish Council. We continue to object to the detailed design of this 162 homes development and ask that it be rejected or amended further.

In December, the BDC Committee requested that the applicant consults with the wider community. The applicant has held a private meeting with the Parish Council but there has been NO wider community engagement.

At the December meeting, Councillors referred to the development as having elements of "ghettoisation". This still remains. The "Lanes" area continues to contain the vast majority of the affordable housing. The "Lanes" area is extremely cramped, with expanses of frontage parking, and shared surface streets with no continuous-pavements/footways. It also has no street lighting.

The scheme continues to embed two three-storey blocks of flats to which we strongly object. They are wholly out-of-character with Feering where there are no 3-storey buildings. The officer approved Site Wide Strategy (SWS) makes no mention of flats / 3 storey buildings.

The BDC officer's report states *"that the shared surface road within the "Street" character area would not wholly conform to the principles agreed in the "Site Wide Strategy"*. As this new type of "street" is included in this REM, it must therefore be possible to make changes from the SWS - which is contrary to officer's previous advice.

The layout of this development seriously undermines the Village Assessment & Design Guide, which has been adopted by the Parish Council, and the Feering Neighbourhood Plan. This is well advanced with the Regulation 14 consultation completed in March. The Feering Neighbourhood Plan statement expands on the negative interaction of this REM proposal with the Neighbourhood Plan.

BDC Local Plan policy LPP 80 Sustainable Urban Drainage Systems states that *"The dual use of land for Sustainable Urban Drainage and Open Space can be supported where neither use is compromised by the other"*. We remain unconvinced that these attenuation basins are *"safely usable as public open space"* as per policy LPP80 - especially the basin immediately adjacent to the children's play area. The drainage plans show a basin depth of 2.38 and 2.408 metres. Also, for **32%** /116 days of the year the basins would be wet [applicant's data of an average of 115.5 days of rainfall per year for 1981-2010].

In summary, we do not consider that the changes since the December Planning Committee have gone far enough to address previous concerns and to deliver a development of a quality suitable to be taken forward for the wider strategic site. Feering Parish Council therefore request that this application is either amended further or refused.