

Objection Presentation 19/01222/REM – 26-MAY-20 – Mrs C Dobson

As previously stated I do not live on the boundary of this development and I would support the right development if it was sympathetic to the character of Feering.

Whilst I am pleased the applicant has made changes, those changes have come about because the community and this committee challenged their design. I am still not able to support this application at present for the following reasons;

Design & Layout

- The applicant has stated the site is now “tenure blind”. I would strongly dis-agree.
- The street scene pictures are misleading. The “Lanes” are urbanised, cramped, car centric and lack footways. The “Street” has a total of 1 tree within the public domain. A total contrast to the Boulevard which I observe will be green, spacious and privately owned.
- The housing mix does not reflect the Parish’s need for 2 and 3 bedroom homes.
- There is not enough connecting footways/cycle paths in and around the site.

3 Storey Flatted Buildings

- The 3 storey urban, generically designed flatted buildings are still there.
- They are not in keeping with the character of Feering, and bear no resemblance to the properties around them, including height form which is concerning, considering their proposed Topography. (See Appendix 1)
- They do not meet the definition of a “Landmark Building”.
- I disagree with the planning officer’s argument that there can be no prejudice against the wider allocation of 3 storey dwellings, considering he also acknowledges that they are not a current feature of Feering.
- The applicant also acknowledges this point in their supporting documentation.
- The current proposal therefore contradicts paragraph 127 of the NPPF and sets a dangerous precedent for future developments.
- Bearing in mind the current Covid-19 situation, and given that Feering is a village with enough space to provide even the poorest of our community with their own personal outside space, I am sure the applicants designers could come up with a better solution than the one currently proposed, and still satisfy the Housing Officers requirements.
- There are examples within the village where mews style, continuous form, can incorporate flats and which fit the character of Feering. (See Appendix 2)
- To Cllr Cunningham’s question in December, no there is no need to have three storey flatted buildings on this site at all.

SuDS

- The SuDS are still basic attenuation basins that also act as public open space, even though they may well be inaccessible for 116 days of the year.
- The SuDS Consultant, Ingent, has used UK rainfall data from 2008 to 2012 to provide its analysis which is outdated.
- There is a forward thinking, great, example in Frome where a SuDS runs a long side the pavement to terrace properties. As well as being functional it acts as a pleasant green corridor for wildlife and provides soft landscaping. (See appendix 3)

I would like the Committee now to refuse this application which would allow for meaningful public consultation which hasn't happened to date and is actively encouraged by the NPPG, and force the applicant to provide a scheme that fits within the Village's adopted Design Guide and ensures that this development fits the desires of the emerging and well thought out Neighbourhood Plan.

Appendix 1: Property heights adjacent to site



Google image of London Road Feering: Commercial units next to Site Entrance



Google image of London Road Feering opposite site entrance



Google image of Inworth Road properties that site backs on to.

Appendix 2: Continuous Frontage with Flats Incorporated



The Start of Feering Hill looking back towards the River Blackwater and Kelvedon



Picture taken from The Bridge over the River Blackwater showing the start of Feering Hill.



River View, Station Road Kelvedon which is the other side of the River Blackwater.

Appendix 3: SuDS Frome

