

KELVEDON PARISH COUNCIL

Statement for the BDC Planning Committee Meeting – Tuesday 15 December 2020 Application Number: 19/01025/FUL - Land West of Kelvedon Station

The Parish Council represents the views of the community and as such, acknowledges that additional housing is required to support projected population growth. The emerging Kelvedon Neighbourhood Plan policy, HO1, supports this and makes reference to this particular site.

However, this is the first significant development in the village for over 20 years and possibly not the last, and therefore this site needs to be designed to the highest standards to be able to set a benchmark for future proposals.

New development should reflect the genius loci of the village to ensure that the new residents in this development can feel that their surroundings are cohesive with the rest of the parish, instead of it being an outlier. Unfortunately, the Design and Access Statement cherry picks design features from around the village to support stock housing designs within character areas, rather than that character driving design holistically from the start. The Government's ethos of Building Better, Building Beautiful should be the mantra when considering all new development proposals. The Council does not believe that the current design proposals fulfil this, and that further design development should be undertaken prior to permission being granted.

The Parish Council also wants to see this development being as sustainable and as appropriate as possible and that these proposals not only meet expectations for new development in an age of climate change, but preferably exceed them. We do not believe that elements of the soft landscape - both in design and plant selections - are appropriate and that the proposals for SUDs do not go far enough to support green and blue infrastructure.

The decision should therefore be deferred until issues with building design, architecture, soft landscape design and SUDs have been resolved.