



## Feering Parish Council

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### **BDC Planning Committee – 26 May 2020 - Written submission on behalf of the Feering Neighbourhood Plan Committee**

Whilst this scheme has been modified since the BDC Committee meeting in December, the layout still seriously undermines the adopted Village Assessment & Design Guide and the emerging Feering Neighbourhood Plan. As such, it is requested that this application is either amended further or refused.

The Neighbourhood Plan is NOT at an early stage. The Regulation 14 consultation was completed in March with residents who responded endorsing the document as a whole. There are only TWO further steps - Regulation 15 and 16 - hardly a *"large number of further steps"* as stated by the BDC Officer.

This site 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. So, this should be an opportunity for Bloor Homes to work with the Feering Neighbourhood Plan and Design Guide to show how *"... Good design is a key aspect of sustainable development. Creates better places in which to live and work. And helps make development acceptable to communities"* - quoting paragraph 124 of the National Planning Policy Framework. We deplore the lack of community engagement by Bloor Homes.

Once beyond the entrance "Boulevard" area, the development is urban, with expanses of hard landscaping and built development. The proposal does not comply with the National Design Guide, which requires developments to *"reflect and respond positively to the scale, design, character, density and layout of existing development in the surrounding area"*.

The "Lanes" area is cramped, with swathes of frontage parking abutting shared surface streets. There are no continuous pavements so there is potential for pedestrian, cyclist, and vehicle conflict, especially as there is NO street lighting. There are only 4 visitor spaces for over 70 homes so on-street parking could further compromise visibility and pedestrian safety. The street scenes F.1 and F.2 are clearly for promotional purposes, as no cars are shown in any of the frontage parking spaces - the reality is that these streets will visually be a sea of cars.

This REM application introduces a layout not approved in the Site Wide Strategy - *a subsidiary shared surface road*. This again has no pavements and no street lighting.

The scheme continues to embed two full three-storey blocks of flats which are strongly objected to. The designs are generic, tall buildings and are wholly out-of-character with Feering where there are no 3-storey buildings. They will stand out above the lower ridge heights of the surrounding properties.

31% of the development is four-bedroom-homes. However, the neighbourhood plan housing needs survey showed that the local need is for 2-bedroom homes with some 1 bedroom & 3-bedroom homes.

The lack of street trees is a concern. The street scene illustrations show ghostly tall trees in the background where none exist, and none are planned. The “Streets” area has just one tree within the public realm, and only 77 trees are shown in the plans. The applicant suggests 108 trees – this should be clarified.

We object strongly to this development as the design does NOT reflect & respond positively to the surroundings and it is not aligned to the emerging Neighbourhood Plan and the adopted Design Guide. On behalf of the Feering Neighbourhood Plan it is requested that this reserved matters application is either amended further or refused.