

Objection to planning application 19/01222/REM

- On the 17th December you restored my confidence in Braintree Council as an ambitious Authority that wants to see high quality development created via positive consultation with the local community.
- Despite some positive changes to this plan there remain significant issues, a key one being the on-going lack of community engagement and consultation. We have been ignored by the developer again.
- This continued lack of consultation with Feering Parish Council and Feering residents is a clear failure given the demands from this Planning Committee in December. You said you didn't want a repeat of it by the developer given the positivity of the Feering community to strategic development, but it has happened again.
- The Committee recognised that residents of Feering are supportive of strategic development in the village.
- We want to have a say especially since this is the beginning of strategic development that will double the size of our village.
- Many hundreds of hours have been spent by residents in defining what the future could look like, to get this right, both in terms of the Feering Design Guide and The Feering Plan.
- These will guide everything that happens moving forward in the village.
- This means this development will not fit in with anything that follows it – which is profound. This development will be an oddity. Neither in-keeping with the past nor guided by the Feering community plan that will influence all future development.
- Ongoing lack of consultation has now caused a significant negative feeling in the village.
- This is not just a development for 162 dwellings. Feering is at a fundamental crossroads with regards to the future design of the village.
- I also have concerns with regards to the heritage impact.
- The Committee Report states, "The Historic Buildings Consultant still identifies a less than substantial harm to the setting of the Grade II* Listed building from the development". This is unacceptable given it could have been designed with zero impact.
- Two 9m high 22m wide multi-dwelling blocks of houses have now been moved 15 metres nearer the grade 2* property than the 12 metre flats were in the previous plan. This Committee complained about the location of the 12m flats in December however these two structures are only 3 metres shorter but 15 metres nearer in this new design. This design is therefore more impactful than the one presented previously. The application is also incorrect to state there is a building severing the relationship between the development and the listed property. It adjoins the site as was evident at the previous committee meeting hence the demand by this Committee to move the 3-storey flats.
- To compound this there is a complete lack of landscaping between the development and the setting of the medieval listed building (and all existing properties along Inworth Road in fact – the scale of overlooking will be very bleak for everyone).
- There could have been single story properties moved to behind the grade 2* 1.5 story cottage and landscaping provided for all existing Inworth Road residents without affecting any of the benefits of the development to the community. The housing mix, tenure and massing would have been unchanged. This could have meant zero impact to the development benefits whilst profoundly reducing the impact to existing residents – had it been designed properly.

- The argument that the benefit of the development therefore outweighs the impact to the listed property is flawed. All the impact to the listed property could have been avoided without any negative effect on the benefits of the development to the wider community. This is not placing great weight to the protection heritage assets or the sensitive area along Inworth Road properties identified by the developer's own Design and Access Statement.
- The developer has not shown any interest in engaging with community or reducing the impact or providing landscaping to protect existing residents despite countless complaints about the design.
- This is arrogant behaviour towards a local community who have been 100% ready to embrace strategic development and the doubling of the size of their village.
- I urge you to continue to be an ambitious Authority that wants to see high quality development created via positive consultation with the local community, not against it.
- This application should be rejected outright and should restart properly with engagement and consultation with the local community.