

Greensands: East Hendred Parish Council's Response to Planning Application P19/V0301/RM

East Hendred Parish Council has several significant concerns (listed below) about this application and wishes to work closely with both the Planning Department and the developer to ensure that the development better meet local needs.

1. This reserved matters application only applies to the 65 houses at Greensands, whereas the outline approval applies to both the 65 houses and the 10 old people's homes behind Mather House. The combination of these two was beneficial in providing access for residents of Greensands to the village. The Parish Council was also in favour of these 10 older people's properties as they would meet a village need. We would ask that a requirement for the 10 older people's homes be re-stated as a condition of any approval.
2. Pre-application advice suggested that affordable housing should be distributed across the site rather than clustered together.
3. We note that a plan for access to the site has very recently been added by the applicant. We are concerned that a large number of vehicles from the site will be using Featherbed Lane in addition to the normal traffic and there appears to be no plans at the moment to upgrade this section of Featherbed Lane.
4. We would ask that the application be reviewed to ensure that it conforms to the Vale Design Guide, and Core Policy 37. specifically:
 - a. DG17: that proposals should take account of existing movement corridors;
 - b. DG11: that proposals should encourage walking and cycling (specifically in this case shared use path to the village and cycle storage);
 - c. DG55: that close board fencing and high walls should not be used on street frontages;
 - d. DG2: that the AONB must be taken into account regarding screening and light pollution. This site abuts the AONB and therefore needs to consider its impact (NPPF 115)
 - e. We note that the quality of house types being proposed is generally inferior to those recently completed on the adjacent development completed by Pye Homes. There is a lack in variety of house types. Little variety of materials is proposed. These house types are standard units and not developed with the local vernacular in mind. It may be sensible to introduce more render with detailing to match through with the adjacent Pye housing. Details such as string courses and arched window heads would help lift the design. Many roof pitches are shallow which will be visible when gables face onto street frontages. If possible, pitches should be 45 degrees. The introduction of open eaves details with exposed timber rafter feet would be welcome rather than plastic soffit and fascias. Some of the units have corbelled brick verges which isn't a detail typically found in the locality.

- f. Overall we request improvements to the design including varying house types, materials, open eaves with exposed rafter feet more in keeping with the local vernacular, and more landscaping/planting (including better resolving the northern border). Core Policies 37, 44 apply.
5. We would request that improvements be made to vehicular connectivity through the site. Local Plan Part 1 Core Policy 33 states that developments are designed in a way to promote sustainable transport access both within new sites, and linking with surrounding facilities and employment. The current plans require improvement to meet these requirements.
6. We request that shared use footpaths connect to the indicated road access, to the Pye 3 development, to the village and to the byway opposite Featherbed Lane. CP 35 ensures that new development is designed to encourage walking as the preferred means of transport, not only within the development, but also to nearby facilities and transport hubs. Core Policies 33 and CP 35 apply.
7. The footpath needs to be a shared-use path, including cycling. CP 35 requires that new development encourages and enables cycling not only through the internal design of the site, but also through the provision of cycle friendly infrastructure to link the new residents with nearby services etc.
8. The applicant should consider issues with maintaining a meadow – these have a tendency to revert to scrub if not actively maintained.
9. We request detailed plans of foul drainage plans (there are known issues with existing foul drainage at this part of the village).
10. This application will bring the total of new houses built on the north side of the A417 at East Hendred to about 120. The current developments have no children's play facilities. It is therefore vitally important to provide excellent facilities for play and exercise on this site. Core Policy 7 states that where appropriate, developers will be expected to collaborate on the provision of infrastructure which is needed to serve more than one site. Apart from the planned LEAP, which we hope will be well equipped, a good-size playing field could be built at the north-eastern border of the site (this is unsuitable for housing due to the overhead power lines). East Hendred Parish Council would be very interested to work with the developer to achieve these recreational areas which would reduce the need for children to cross the busy main road to access existing village play areas.