

Eastern Area Planning Meeting 27th January 2020
Bradfield Parish Council submission
20/02410/RESMAJ – Land North of Stretton Close

Bradfield Parish Council were looking forward to the smooth integration of the proposed development into the settlement of Bradfield Southend, but the process has been far from that, hampered by missing and conflicted information, the piecemeal approach being adopted precluding discussion and comment of interrelated elements of the development as ‘not relevant’ and the perceived manipulation of WBC and officer processes. BPC object to this application.

Bradfield Parish Council and West Berkshire Councillors were on the same page with 17/03411/OUTMAJ, but that was approved at Appeal. The properties proposed are a mix of 1.5 and 2.5 storey dwellings and not the 1.5 storey dwellings that were approved. There is significant variation in the design of the properties and design characteristics that don’t fit with the local vernacular. With ridge heights of 8.5m on some proposed dwellings, dwarfing the existing adjacent properties, so hardly blending in with the surroundings.

The open appearance of the development has been compromised by the approval of a ‘shared surface’ for pedestrian and vehicle traffic. This is at the narrower highway width rather than the wider footway inclusive width. As the entire shared highway is to be block paved, transition onto private drives will be less visible in appearance. It is important that the ‘lost’ footway doesn’t result in boundary encroachment to the kerb. The safety of pedestrians is of great concern to Bradfield Parish Council – this development is within the AONB, a dark skies area.

There are covenants known by the developer concerning access restrictions of utilities to the site. The provision of utilities is therefore likely to have an impact to both appearance and landscape depending on access agreements. Topography, planting and surface treatments may require alteration from that currently proposed.

The topography of the site is to be extensively altered to accommodate the dwellings, the LPG provision and the SUD’s. The subsequent landscaping appears flawed particularly towards the east of the site, should there be issues with the SUD’s facilities. The introduction of the LPG supply to the plans (following ‘correction’ to individual plot irregularities noted by BPC) for heating requirements of the development doesn’t enhance the Ecological aspects of the development. Surely air source / ground source heat pumps for heating and solar would be more appropriate.

Bradfield Parish Council were supportive of the planned Bat and Bird boxes to be integral and attached to the individual dwellings. The Developer Decision to abandon this and place boxes around the site will alter the roosting area locations and clutter retained trees in the process. All rear gardens are to be enclosed by a 1.8m close-boarded fence. It is suggested that there should be hedgehog house provision and tunnels in the fence lines for hedgehogs and other mammals to pass through, in this wildlife rich area of Bradfield Southend. Bradfield Parish Council has great concern that there is no EV charging provision on the site for any dwelling. The development accounts and provides for 31 vehicles. There are 11 new properties and as such 11 EV charging points should be provided.

Bradfield Parish Council OBJECTS to this application.

Bradfield Parish Council 27.01.2021