



## Part B

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Please provide any comments you have on the Draft Backland Development SPD in the box below. Please indicate the part, section, table number or diagram your comment(s) relate to. If possible and where relevant, if changes are proposed please set out how you would like the document changing.

### Comments

Berkswell Parish Council welcome this opportunity to submit comment on this consultation.

Backland Development is often contentious for residents as Backland often means back garden development which directly affects existing neighbours.

The Parish Council is not opposed to Backland Development Per Se., in fact much of the housing development in Balsall Common over the past 50 years has been on backland, but in recent years the pressure has grown, partly due to increased land prices and partly due to the absence of a meaningful Local Plan, for back garden development without regard to its impact on existing houses and often with the uncharacteristic design of the new.

Moving forward Backland development must demonstrate how scheme design has been fully considered and addressed, and should include:-

- a) Consideration of the local settlement pattern, building style and materials used.
- b) Housing density and landscape, to ensure it is in keeping with surroundings.
- c) At a scale not to be dominating existing dwellings by making them subservient to the new.
- d) Respecting the character and appearance of neighbouring dwellings.

With specific regards to garden backland any such development must :-

- a) Preserve or maintain the character of the area including any mature garden landscape.
- b) Not introduce an inappropriate form of development design and have regard for the characteristic open space between dwellings.
- c) Not significantly and demonstrably harm the amenity of the host dwelling(s) and neighbouring properties.

