

I would like to register my objection to the proposed development on the basis the plans:

- 1) Are not in keeping with the surrounding buildings in terms or design (windows, style etc) or height. There is little cohesion between the design of properties on each side of the conservation area boundary.
- 2) The drawings include a 6-storey section despite Bellway's website saying 'We have listened to the Council and residents by limiting the height to between four and five storeys' – they obviously have not listened.
- 3) Are too densely populated with more than 150 proposed homes in each hectare (double that of other proposals in the town).
- 4) The dwellings are all flats, not mixed housing and don't align to the council's own policy on 3-to-4-bedroom accommodation.
- 5) Worse still the council is effectively selling a council asset (granted technically it's a 250 year or so lease) and not one single property will be used for social housing to elevate the councils housing waiting list. I believe again this goes against the councils' own policies. The council has a responsibility to its current residents and community and selling/leasing one of its own assets for short term monetary gain with no social housing is neglecting its responsibility to its community. Furthermore, in the business world actions that change the value of an asset for your own financial gain are seen as market manipulation. This needs independent review!!
- 6) The parking proposed is inadequate, 0.58 per dwelling and that is skewed towards the private ownership, making this even worse for the affordable housing dwellings.
- 7) The parking spaces only support 50% EV and the council has a responsibility to ensure plans approved are in line with current regulations.
- 8) The affordable housing dwellings are all situated together towards the railway line there is no mixing of dwelling types. The West Side of the town still has mixed housing (albeit it social housing rather than just affordable housing) in adjacent roads such as Walden Road and Blakemere Road (and further afield in Handside Lane) and so the proposal to section off the affordable housing is out of line with the towns existing design for this part of town.
- 9) The town currently has hundreds of flats being built in other locations that are yet to prove that there is market for these types of properties in the garden city. Post covid most flat dwellers are seeking open spaces and houses, they need space to work from home (see item 4) and space to spend more time in and about the local community.
- 10) The documentation does not provide very much detail on the impact on views. A 6-story building poking out behind the council offices and Waitrose, which was the original site of the Cherry Tree pub as can be seen from the façade, will impact the views and look of the town centre.
- 11) There are little details of how the water supply services would be managed to support the extra properties in the town centre.
- 12) Finally, on the suitability of the site for the proposal dwellings. Given just before Christmas a sink hole appeared and the end of Blakemere Road nearest the proposed development and properties were evacuated has any risk assessment been done on the impact of building works on adjacent properties.