

1. Introduction The proposed development on a council-owned piece of land leased to Bellway Homes falls short of meeting the criteria set by council policy and the needs of the town in several key areas.
2. Social housing: Policy states that 47 units should be allocated for social housing, yet the application has 0% allocation.
3. Affordable housing: The allocation is mostly in one block, which has been shown to be ineffective in local developments. The affordable housing should be dispersed throughout the development.
4. Dwelling type: The application does not meet council policy for 62% of dwelling to be 3 and 4 bedrooms, with only 4.6% being 3 bedrooms and 0% being 4 bedrooms.
5. Density: The site's density of 150 dwellings per hectare is vastly greater than any other site in the town center and twice the desired density.
6. Local plan: The application increases the local plan's maximum allocation of 290 homes by 8% without adequate justification.
7. Height: The proposed 6-storey blocks are in violation of the council's town-wide policy of a maximum of 5 storeys.
8. Overlooking: The blocks at the north end of the site would encroach on neighboring properties' privacy.
9. Parking rate: The allocation of parking is 0.58 per dwelling, which is insufficient for the area's car ownership rate.
10. Parking split: The allocation of parking for affordable homes is insufficient and unjustified.
11. EV charging: The allocation of EV charging spaces is in contravention of building regulations.
12. Play space: There is a lack of space for older children to play ball games.
13. Design: The design lacks continuity between the blocks in and out of the conservation area.