

Campus Park East (Bellway Homes)
Application Reference: /6/2022/2801/MAJ

This land is owned by the council and leased to Bellway Homes. It is situated in a very visible area in the town and in the conservation area.

The application does not meet the criteria set by policy and the needs of the town in a number of ways.

1. The application has 0% social housing allocation but policy states that social housing allocation on this site should be 47 units. There is a large amount of people on the waiting list who need social housing. This is very unfair and upsetting to hear.
2. The allocation of affordable housing is mainly all in one block. This does not work well as we have seen in other local developments. Instead, the affordable housing should be mixed with the rest of the housing to avoid a divide.
3. The application only has 4.6% 3 bed and 0% 4 bed dwellings, but council policy states that 62% of dwellings on new developments should be 3 and 4 bedrooms.
4. There is a density of 150 dwellings per hectare. This is much more than any other site in the town and the desired density in the Broadwater Road Supplementary Planning Document
5. The local plan allocates for 290 homes maximum, but this application increases this by 8% without any justification.
6. There is a council policy of a maximum of 5 storeys in the town. The application is larger than this, being a 6-storey block. As it is within the conservation area this is not acceptable.
7. There are privacy issues for the neighbours as the blocks at the north end of the site are 4 or 5 storeys where they meet neighbouring properties.
8. The allocation of parking on the application is 0.58 per dwelling overall. Current evidence from the 2021 census shows that car ownership in the area is much higher than this and the average vehicle ownership is at least 1.2 so the application clearly does not have enough parking.
9. The affordable homes will only have 0.37 parking per home. There is not justification or evidence to support this and it is clear that 0.37 per home is not enough.
10. The allocation of spaces with EV is 50%, which does not meet building regulations Part S introduced in 2021.
11. There is no space for older children to play ball games. There is a large open space but there are too many trees which would not allow ball games to be able to be played. We all know how important it is for children to play sporting games and stay fit and this does not allow them to do so.
12. The design does not have the window style in the town centre design guide and also does not use the mansard roofs which is the style of dwellings in the town centre.
13. There is no cycle path that would encourage sustainable vehicle use.
14. It has not been mentioned where the children of the new residents will go to school. Schools will not have space to expand or have larger classes.