

Comment on Planning Application: 6/2022/2801/MAJ

I object to the proposed planning application for the following reasons:

The application is not appropriate for the location of the site in the heart of the conservation area due to height and density and its design which is inconsistent with the accepted window and roof styles prevalent in existing town centre buildings. The development also fails to meet planning policy criteria and the needs of the town.

The proposal has no social housing allocation, and the affordable housing allocation is sited mainly in one block, in a way which will create divide and stigma. The density of the proposed development is significantly greater than any other site in the town centre, the number of homes exceed the number assumed in the local plan, and the types of dwelling proposed fail to meet the council policy in terms of the percentage of 3 and 4 bedroom homes.

The design of the development which includes blocks of 6 storeys is inconsistent with the towns policy of a maximum of 5 storeys and should not be permitted within the conservation area. In addition, the height of some of the blocks will impact on the privacy of lower neighbouring houses.

The proposal provides insufficient parking overall, with a ratio of less than one parking space per home for the affordable homes. This will only add to parking issues in the area, where car ownership in the local area according to the census is 1.2 cars per home. The development is similarly under-provisioned with EV charging spaces. Local transport, education and health infrastructure is already under pressure, and the density of this proposal will add to these issues. The concerns raised during consultation do not seem to have been addressed.