

I write to object to the above application.

- 1.1 Whilst I support the principle of development of the subject site for new homes of an appropriate scale and character, provision of open space and opportunity to enhance nature and biodiversity, such development must be sympathetic to the local character and vernacular, and must not harm the amenity of existing or future residents.
- 1.2 The site is identified within the emerging local plan as suitable for housing, with initial capacity identified for 250 homes. Whilst development of such sites should be optimised, this must not be to the detriment of good design and sustainable patterns of development.
- 1.3 I consider the proposed development represents over development by virtue of its scale and massing. In particular, the 5 storey element of block E and F is out of character with the 2 storey properties along Gresley Close that forms the key character context for this part of the site.
- 1.4 Block E and F will have an overbearing and obtrusive impact on the character of this part of the site, contrary to Policy D2 of the adopted plan.
- 1.5 The block will also overlook the rear of existing residential properties and private gardens from proposed windows and balconies representing loss of open space and harm to existing residential amenity. Lighting from the upper windows of the proposed development is also likely to cause nuisance, due to the close proximity and height of the proposed windows.
- 1.6 Block A is also considered out of scale by virtue of its excessive height when assessed against other key buildings within the conservation area, and would fail to preserve or enhance the character of the conservation area, contrary to Policy D2 and NPPF.
- 1.7 Section 6.0 of the submitted DAS states that the proposals have been revised and reduced in height, in response to concerns raised by residents of adjacent off-site residential properties. Whilst block C and D is 3 storey with a Mansard, block E and F remains predominantly 5 storey in height.
- 1.8 Paragraph 5.2 of the Heritage and Townscape Visual Impact Assessment, states that blocks E, F and G are located adjacent to the railway that is considered a less sensitive area of the site. Block E is in close proximity to residential properties along Gresley Close that should not be viewed as a less sensitive part of the site. Indeed, Fig. 14 of the supporting DAS highlights the importance of key views into the site from Gresley Close when considering opportunities and constraints. Consideration should therefore be given to reducing the height of block E and F.
- 1.9 Policy D7 requires the design of new development to contribute to safer communities to help with the reduction of the fear of crime. The proposed gap between blocks D and E represents a pinch point and narrowing of the proposed open space running through the centre of the site from Gresley Close. The distance of separation between the 2 blocks should be widened to improve the attractiveness of this important cycle and pedestrian route through the site and to reduce risk of fear of crime and antisocial behaviour.

- 1.10 The proposed lighting scheme for the central landscape and pedestrian route comprises under seat lighting in the supporting documents. This is considered insufficient to provide a safe environment along the key pedestrian route and area of open space within the site, and is contrary to policy D7.
- 1.11 The plans show the main vehicle entrance to the site will be gated. Further detail is required to confirm that key pedestrian and cycle links will not be closed closed off at any time, and will remain lit.
- 1.12 The proposed development fails to provide adequately for family homes. Policy requires 62% of dwellings on new developments to be 3 and 4 bedrooms. The proposal fails to provide any 4 bed homes and only 4.6% are 3 bed. The applicant has not provided reasoned justification for a departure from the current preferred mix or council policy.
- 1.13 There is inconsistency between the DAS that indicates the proposed development comprises 317 dwellings, and the description of development that states 313 homes.
- 1.14 The DAS also sets out available open space and sports facilities with the local catchment of the site. Further detail of these facilities should be provided, given it is uncertain where some of the facilities referred to are situated and whether they are available for the public use.
- 1.15 The supporting daylight and sunlight report identifies that 49% of habitable rooms and 15% of bedrooms within the proposed development will fall below BRE guidelines for daylight illuminance. This would result in unacceptable amenity for proposed occupiers, and again points to the fact that the proposal represents over development of the site.
- 1.16 This could also result in an over reliance on the use of internal lighting by residents that does not align with the councils drive towards improved sustainability, reduced energy consumption and a drive towards net zero.
- 1.17 The proposal does not appear to provide detail of trees and vegetation that will be lost as part of the proposal.
- 1.18 There is an absence of any detail how the developer proposes to mitigate the impact the development may have through increased demand and pressure on existing facilities and services including play areas, sports and recreation, leisure, education and health. There is also a significant reliance on non-car modes of traffic given the limited provision of parking within the scheme. Further detail is required on whether a contribution to support public transport and sustainable modes of traffic is required. Details regarding the long term management and maintenance of the proposed open space is also required.

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