

From: [REDACTED]
To: [Planning](#)
Subject: Campus East development
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I would like to state my objection to the proposed planning application for 313 units on Campus Park East.

There are several reasons for my objection as follows:

1. There is no allocation for social housing on this proposal. As the council owns the land and will be leasing it to the developer surely this is the perfect opportunity for the council to ensure that the maximum social housing allocation is met.
2. The proposal does not meet the councils own policy regarding the type of dwellings. The amount of 3 and 4 bedroom properties is well below the 62% recommended for such developments.
3. The amount of properties has increased from 290 to 313 without any explanation or justification on a site which is already densely populated.
4. The density of properties is much greater than any other site/proposed site in the town on a plot which is small at only 2 hectares.
5. The proposed height of 6 storeys for some buildings is against the council / towns own policy regarding building heights. The block is also within the conservation area. What is the point of having a conservation area and not only going against the guidelines but allowing a 6 storey property to be constructed?!
6. The height of the blocks also presents issues with light, privacy and encroachment to existing neighbouring properties.
7. The allocated parking is also a potential issue in a town centre location where parking and car ownership is already a problem.
8. The increased traffic in a location with limited access, a college and a supermarket will certainly cause further problems and delays.
9. There is a lack of EV charging points at only 50% which is below the recommended level of building regulations. There is also a lack of cycle ways, which seems to go against the councils recent enthusiasm for such facilities.
11. The children housed on the site will require schooling. The schools in the area are already full in terms of numbers. What is the plan to solve this problem?
12. There does not appear to be adequate play areas for children in a busy town centre location.
13. The affordable housing on the site appears to be allocated mainly to 1 block. This is likely to cause a divide within the development potentially leading to other issues.

The council has a responsibility to uphold the principles of the design and aesthetic of the town which make WGC a unique and beautiful place to live. They should apply high standards to all proposed developments in order to ensure that developers are not just 'crowbarring' in as many units as possible without the correct or adequate number of facilities and infrastructure which maximise their profits.

This proposal appears to be more about money and profit rather than providing suitable housing with good facilities and infrastructure not to mention the aesthetic of town.

I strongly object to this development in its current form and urge the council to review the proposal and stick to their own guidelines which are there to uphold the principles of design to this 'Garden City'.

Regards

[REDACTED]

6 Blakemere Road

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[REDACTED]