

DC/20/00330 Tabled Paper

Assessment of Local Community Needs - Commentary around the assessment of community needs is included as a section in the Planning Statement page 24, which shows consideration to the available information on identified local priorities from the Neighbourhood Plan questionnaire and the applicant's own public consultation. This in turn, links to the inclusion of land for the community building as proposed.

Enhanced Sustainability Measures - Members should be aware of the enhanced sustainability measures which are a key amendment from the previous application, which includes heat pumps and solar PV for the market dwellings to achieve carbon reductions beyond the requirements of current Building Regulations and the emerging plan target, with the development potentially achieving a 42% reduction in carbon emissions. This is set out in the Sustainability Statement.

Additional Benefit - The proposed drainage strategy includes a larger SUDS feature to enable the soakaway system serving the adjacent Station Fields development to be removed. This aspect was discussed by Members on the previous application, which the applicant has sought to include here as a means of improvement locally.