

Subject: Capel St Mary - DC/19/02877

Hi Paul – could the following please be added to the late papers in relation to my Committee item:

- **DENSITY OF DEVELOPMENT** - The Net density of the proposed development is now 32.9 dwellings per hectare (dph), not 38 dph as stated at the start of the report. In addition, the density of the Boundary Oaks development is 28 dph (rounded up), not 30 dph as stated in paragraph 6.4 of the report. This is because the outline planning permission allowed 24no. units on the site but 22no. were eventually built.
- Following renotification of the **Parish Council** a further letter of objection has been received which is available to view on the Council's website. The following paragraph is included here by way of summary:

'...The Capel St Mary Parish Council does not agree with this statement made by Persimmon Homes with a poor design, high density cramped condensed layout, out of place 3 storey apartment block, lack of green space, no equipped play area, inadequate parking provision and an inappropriate SUDS. None of which are an effective use of the land and definitely do not improve the environment nor ensure safe and healthy living conditions.'

- **The Highway Authority** has advised that the updated layout has improved the parking provision for 4 bedroom dwellings. The Authority does not wish to restrict the grant of permission and recommends conditions are included as outline in its previous response.
- **The Strategic Housing Team Manager** has forwarded comments that are concluded as follows:

'...The developer has taken account of my previous comments and swapped the 3 bed houses they had included for 2 bed houses.

There are now: -

- 12 x 2 bed roomed homes for sale which equates to 18.5%
- 29 x 3 bed houses for sale which equates to 44.6% of the open market mix.
- There has been a slight increase in the number of 4 bed houses (from 22 to 24) which equates to 36.9% of the open market homes.

We would ideally have wanted more 2 bed units for sale on this site, but it is acknowledged that the applicant has made some changes to make the open market mix more acceptable.

- Further objection representations have been received from local residents, which raise issues similar to those identified in the original report to Committee. The comments made may be viewed in full on the Council's website.
- The original Committee report included a list summarised conditions, that were recommended for inclusion on a grant of planning permission. Members are advised that the list did not need to include a SuDS condition or a Construction Plan condition, as both were imposed as part of the outline planning permission.

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