

## **Introduction**

These comments should be read with my comments of 19<sup>th</sup> June and the applicants response.

## **Parameters Plans**

- As requested, the applicant has increased the width of Long Way to 25 meters to align with the illustrative material.
- As requested, the applicant has increased the width of the north-south active transport corridors to align with the illustrative material.
- I requested that the size and location of the western green should be fixed. The applicant has added a minimum area of 0.36 hectares on the Parameter Plan Legend. This approach is accepted but the word 'circa' needs to be deleted to avoid any ambiguity.
- I requested that important framed views to St. Mary's Church Spire are identified on the parameter plan. The suggests that this can be achieved through a reserved matters condition. I propose that the principles, which are set out and illustrated on page 57 of the DAS 'Framing Views to the Church Spire' are conditioned.

## **Density and Design Character**

As set out in my previous comments, my analysis of the illustrative masterplan suggests an average net density of around 39 dwellings per hectare. This is based on the commonly used definition of net density to assess the intensity of development. The calculation excludes primary roads and open space. As set out in my previous comments, proving layouts are required to demonstrate how various densities can be delivered across the site, whilst accommodating parking and high-quality public realm.

At page 65 of the amended Design and Access Statement, the applicant presents an alternative calculation, which suggests an average net density of 31 dwellings per hectare. This calculation includes all primary roads and some areas of open space including the western green. This presents a somewhat disingenuous understanding of what the actual net density of development will be. The illustrative material in the DAS gives the impression of low-density detached and semi-detached housing across the site, which will not be the case.

It is important that there is a clear understanding of densities proposed backed up by illustrative material to demonstrate deliverability in accordance with design policy and guidance. The amended information does not provide this reassurance.

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## **Summary**

- Parameter Plan: Please remove the word 'circa' in relation to the Western Green
- Additional Information: Based upon the illustrative masterplan please provide a clear indication of the densities proposed across the site and vignettes at key locations to demonstrate the approach to density/parking/ street scene to demonstrate the scheme can be delivered in accordance with policy, guidance and best practice.
- Conditions: As set out within my previous comments of the 19<sup>th</sup> June plus a condition to cover key views.